

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
REGULAR PLANNING COMMISSION MEETING OF JULY 14, 2015

Regular Planning Commission meeting of July 14, 2015, held at Woodhaven City Hall, 21869 West Road, Woodhaven, Michigan. The meeting was called to order at 7:00 p.m. by Mr. James Robbins, Chairman.

PRESENT: Mr. Alan Fike, Ms. Shirley Stuba, Mr. Jeff Willer, Ms. Kate Odette, Ms. Karen Keating, Mr. Tim Neighbors, Mr. James Robbins, Mr. Bryan Castle

ABSENT: Mr. Preston Abadie (excused)

ALSO PRESENT: Mr. John Enos, City Planner, Mr. J.P. Cacciaglia, DDA & Economic Development Director, Ms. Angie Shurkus, Deputy Clerk

Moved by Mr. Willer, seconded by Ms. Keating, to excuse Mr. Abadie from tonight's meeting. MOTION CARRIED.

Moved by Mr. Fike, seconded by Ms. Stuba, to approve the Planning Commission Agenda as submitted. MOTION CARRIED.

Moved by Ms. Stuba, seconded by Mr. Willer, to approve the Planning Commission meeting Minutes of June 9, 2015. MOTION CARRIED.

Moved by Ms. Stuba, seconded by Ms. Keating, to nominate and elect Mr. Robbins to the Office of Chairman. MOTION CARRIED.

Moved by Mr. Robbins, seconded by Ms. Stuba, to nominate and elect Mr. Fike to the Office of Vice-Chairman. MOTION CARRIED.

Moved by Mr. Robbins, seconded by Mr. Fike, to nominate and elect Ms. Keating to the Office of Secretary. MOTION CARRIED.

SIGN APPLICATION REVIEW:

None.

SITE PLAN APPLICATION REVIEW:

None.

PUBLIC HEARING:

A PUBLIC HEARING WAS HELD ON SIGN REVIEW APPLICATION SR-EMC 15-01; WOODHAVEN FREE WILL BAPTIST CHURCH, (AAA SIGN CO.), 26191 ALLEN ROAD.

No public comments were received.

Moved by Mr. Willer, seconded by Ms. Stuba, to close the Public Hearing for Sign Application SR-EMC 15-01; Woodhaven Free Will Baptist Church, (AAA Sign Co.), 26191 Allen Road. MOTION CARRIED.

Moved by Mr. Robbins, seconded by Mr. Fike, to approve Sign Application SR-EMC 15-01; Woodhaven Free Will Baptist Church, (AAA Sign Co.), 26191 Allen Road, with the following stipulations:

1. Provide detail of “Woodhaven Free Will Baptist” illumination.
2. EMC’s may be operated from 8:00 a.m. to 10:00 p.m. only.
3. Frequency of message change shall be no more than once every 30 seconds.
4. There shall be no message change from dusk to 10:00 p.m.
5. All EMC’s shall include light sensors, and be capable of programming variable light output.
6. Light output shall be programmed to dim in response to ambient light.
7. Light output shall be dimmed to 30 percent after dusk.
8. Scrolling messages are not permitted.
9. EMC owners shall permit city, state, and federal governments to post messages in the event of an emergency.
10. Message copy shall not include flashing light.

MOTION CARRIED.

A PUBLIC HEARING WAS HELD ON A PROPOSED ORDINANCE CHANGE TO ARTICLE V. SUPPLEMENTARY REGULATIONS, DIVISION 8, SITE PLAN REQUIREMENTS, SEC. 110-741(D)(11) SITE PLAN REVIEW.

No public comments were received.

Moved by Ms. Stuba, seconded by Mr. Willer, to close the public hearing on a proposed ordinance change to Article V. Supplementary Regulations, Division 8, Site Plan Requirements, Sec. 110-741(d)(11) Site Plan Review. MOTION CARRIED.

Moved by Mr. Robbins, seconded by Mr. Fike, to recommend City Council approve the proposed ordinance change to Article V. Supplementary Regulations, Division 8, Site Plan Requirements, Sec. 110-741(d)(11) Site Plan Review. MOTION CARRIED.

UNFINISHED BUSINESS:

A. Master Plan Implementation.-Woodhaven Commercial Design Standards.

Discussion held. Will send to DDA for their review. Will discuss at the next meeting.

B. Parking Requirements.

Moved by Mr. Fike, seconded by Ms. Keating, to schedule a Public Hearing for a proposed ordinance change to Article III, Districts, Division 13, CBD Central Business District, Sec. 110-490, Landscape and screening requirements, and Article V, Supplementary Regulations, Division 3, Parking Regulations, Sec. 110-603(7)(9), Off-street parking space layout standards, construction and maintenance,

for August 11, 2015. MOTION CARRIED.

PLANNING CONSULTANT'S REPORT:

None.

NEW BUSINESS:

A. Zoning Board of Appeals Feedback

At the July 1st, ZBA Meeting, Speedway was granted all (6) variances for property at 19900 West Road.

PUBLIC COMMENTS:

None.

Moved by Mr. Robbins, seconded by Ms. Stuba, the meeting be adjourned at 7:40 p.m. MOTION CARRIED.

Mr. James Robbins, Chairman

Ms. Angie Shurkus, Deputy Clerk