

CITY OF WOODHAVEN  
COUNTY OF WAYNE, STATE OF MICHIGAN  
REGULAR PLANNING COMMISSION MEETING OF APRIL 12, 2016

Regular Planning Commission meeting of April 12, 2016, 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: Ms. Karen Keating, Mr. Tim Neighbors, Ms. Shirley Stuba, Mr. Jeff Willer, Mr. James Robbins, Ms. Kate Odette, Mr. Bryan Castle (arrived at 7:27 p.m.), Mr. Alan Fike

ABSENT: Mr. Preston Abadie (excused)

ALSO PRESENT: Mr. Rod Arroyo, Clearzoning, Inc., Mr. Joe Tangari, Clearzoning, Inc., Ms. Angie Shurkus, Deputy Clerk, Mr. J.P. Cacciaglia, DDA & Economic Development Director

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

Moved by Mr. Robbins, seconded by Ms. Keating, to approve the Planning Commission meeting Minutes of March 8, 2016. MOTION CARRIED.

**SIGN APPLICATION REVIEW:**

Moved by Ms. Stuba, seconded by Ms. Keating, to approve the walls sign; and the monument sign which exceeds the height code of 8' but is a reskin of ½ sign surface, and will not become more non-compliant, for Sign Review Application SR 16-01; Allied Signs, Inc. (Best Western), 21700 West Road. MOTION CARRIED.

Moved by Mr. Fike, seconded by Ms. Odette, to deny the two (2) proposed pylon signs which exceed the 20' height allowance. Both would become more non-compliant in height and one non-compliant in surface area, for Sign Review Application SR 16-01; Allied Signs, Inc. (Best Western), 21700 West Road. MOTION CARRIED.

**SITE PLAN APPLICATION REVIEW:**

None.

**PUBLIC HEARING:**

None.

**UNFINISHED BUSINESS:**

- A. Nine open ordinance amendments – Sec. 110-516 Residential Compatibility, Sec. 110-682, Sec. 110-688 thru 110-691 Hazardous Material, Sec. 110-741 Commercial Design Standards, Sec. 110-493 (e)(4) Update of DDA process in line with the Commercial Design Standards Amendment, Sec. 110-493 (f) Removes DDA approval requirement for signs in the CBD, Sec. 110-711(12) EMC Signs to require approval when added to an existing non-compliant sign,

Sec. 110-490 Increase screen walls from 3.5' to 4.0' in height in commercial districts, Sec. 110-603 (7) Obscuring Devices Sec. 110-603 (9) Parking Lot Landscaping.

Mr. Arroyo to revise selected amendments and send to City Attorney for review.

**PLANNING CONSULTANT'S REPORT:**

None.

**NEW BUSINESS:**

A. Planned Unit Development (PUD) Overlay District – Sec. 110-498.

Will make revisions and have City Attorney review and discuss at the next meeting.

B. Zoning Board of Appeals Feedback.

None.

**PUBLIC COMMENTS:**

None.

Moved by Ms. Stuba, seconded by Ms. Keating, the meeting be adjourned at 8:36 p.m. MOTION CARRIED.

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Mr. James Robbins, Chairman

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Ms. Angie Shurkus, Deputy Clerk