

CITY OF WOODHAVEN  
COUNTY OF WAYNE, STATE OF MICHIGAN  
REGULAR PLANNING COMMISSION MEETING OF JUNE 14, 2016

Regular Planning Commission meeting of June 14, 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: Mr. Tim Neighbors, Mr. James Robbins, Ms. Kate Odette, Mr. Bryan Castle,  
Mr. Preston Abadie, Ms. Karen Keating, Mr. Jeff Willer, Mr. Alan Fike

ABSENT: Ms. Shirley Stuba

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

Moved by Mr. Robbins, seconded by Mr. Abadie, to approve the Planning Commission meeting Minutes of May 10, 2016. MOTION CARRIED.

**SIGN APPLICATION REVIEW:**

None.

**SITE PLAN APPLICATION REVIEW:**

None.

**PUBLIC HEARING:**

A PUBLIC HEARING WAS HELD FOR SPECIAL USE PERMIT APPLICATION SU 16-01/SITE PLAN APPLICATION SP 16-02; LOAY ALI ALFASIH, (GHASSAN KHALAF), 21015 ALLEN ROAD, USED CAR DEALERSHIP.

No public comments were received.

Moved by Mr. Willer, seconded by Mr. Abadie, to close the Public Hearing for Special Use Permit Application SU 16-01/Site Plan Application SP 16-02;Loay Ali Alfasih, (Ghassan Khalaf), 21015 Allen Road, Used Car Dealership. MOTION CARRIED.

Moved by Mr. Abadie, seconded by Ms. Keating, to recommend City Council approve Special Use Permit Application SU 16-01; Loay Ali Alfasih, (Ghassan Khalaf), 21015 Allen Road, Used Car Dealership. MOTION CARRIED.

Moved by Ms. Keating, seconded by Mr. Fike, approve Site Plan Application SP 16-02; Loay Ali Alfasih, (Ghassan Khalaf), 21015 Allen Road, Used Car Dealership, with the following stipulations:

1. Dumpster enclosure gates shall be closed except when being serviced.
2. Dumpster enclosure exterior shall be decorative masonry.
3. The existing free standing sign may be refaced with no further modification, and a permit is required.
4. Any future proposed wall signs shall require city approval.
5. A cash landscape escrow in the amount of \$3,640.00 shall be established.
6. No outside storage of any products or materials, except vehicles for sale, is permitted.
7. All six (6) light poles shall not exceed 16 feet in height.
8. All pole and wall pack lights shall be installed and adjusted as full cut-off with no glare.

**MOTION CARRIED.**

**A PUBLIC HEARING WAS HELD ON A PROPOSED ORDINANCE AMENDMENT FOR CHAPTER 110, ARTICLE 111, DIVISION 15 - PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT – SEC. 110-498 THROUGH 110-507.**

No public comments were received.

Moved by Mr. Willer, seconded by Ms. Odette, to close the Public Hearing on a proposed ordinance amendment to Chapter 110, Article 111, Division 15, Planned Unit Development (PUD) Overlay District, Sec. 110-498 through 110-507. **MOTION CARRIED.**

Moved by Mr. Abadie, seconded by Mr. Fike, to recommend City Council approve a proposed ordinance amendment to Chapter 110, Article 111, Division 15, Planned Unit Development (PUD) Overlay District, Sec. 110-498 through 110-507. **MOTION CARRIED.**

**UNFINISHED BUSINESS:**

A. Open ordinance amendments:

Moved by Mr. Abadie, seconded by Mr. Fike, to schedule a Public Hearing for a proposed ordinance amendments for Sec. 110-516 Dissimilar Standards for Residential Structures, Sec. 110-741(d)(11) Commercial Design Standards, Sec. 110-603 (7) Obscuring Devices, Sec. 110-603 (9) Parking Lot Landscaping, for July 12, 2016. **MOTION CARRIED.**

**PLANNING CONSULTANT’S REPORT:**

Clearzoning and Giffels Webster have announced a merger of two of the AE/Planning Industry’s consulting firms – very exciting time. Clients of Clearzoning will continue to receive the same responsive service.

**NEW BUSINESS:**

A. Zoning Board of Appeals Feedback.

None.

B. Electric Charging Stations Draft Ordinance.

Discussion held. Will review and make revisions and discuss at the next meeting.

**PUBLIC COMMENTS:**

None.

Moved by Mr. Abadie, seconded by Ms. Odette, the meeting be adjourned at 7:50 p.m. MOTION CARRIED.

---

Mr. James Robbins, Chairman

---

Ms. Angie Shurkus, Deputy Clerk