

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
REGULAR PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2014

Regular Planning Commission meeting of September 9, 2014, 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. Alan Fike, Ms. Shirley Stuba, Mr. Jeff Willer, Mr. Preston Abadie, Mr. James Robbins, Mr. Tim Neighbors, Mr. Joe Camilli, Mr. Vito Weeda

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

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

Moved by Mr. Robbins, seconded by Mr. Fike, to approve the Planning Commission meeting minutes of August 12, 2014.

AYES: Robbins, Fike, Weeda, Stuba, Willer, Abadie, Keating, Neighbors

NAYS: None

ABSTAIN: Camilli

MOTION CARRIED.

SIGN APPLICATION REVIEW:

Moved by Mr. Abadie, seconded by Mr. Camilli, to approve Sign Review Application SR 14-05; Signs by Crannie, (Firehouse Subs), 19265 West Road, with the following stipulations:

1. The following relate to sign illustrations received by the city on August 28, 2014.
2. The clearance pole with clearance height is approved.
3. Menu board canopy is approved without the Firehouse Subs signage.
4. Identify the setback for the direction sign nearest West Road. The Firehouse Subs signage will be removed from both directions signs, which are identified as sign #1 and Sign #3 on page 10.
5. The (3) three wall signs are approved.
6. The menu board must be dimensioned and the height may not exceed (8) feet.
7. The preview menu board is approved, as moved to new position west of the cooler.

MOTION CARRIED.

SITE PLAN APPLICATION REVIEW:

Moved by Ms. Stuba, seconded by Ms. Keating, to **TABLE** Site Plan Application SP 14-06/Special Use Permit Application SU 14-01; Nowak & Fraus, (White Castle), 20090 West Road, pending approval of ZBA Application. MOTION CARRIED.

UNFINISHED BUSINESS:

A. Planning Commission By-Laws.

Revisions will be made and discussed further at the next meeting.

B. Master Plan Implementation.

Discussion held on revising ordinance amendments.

C. Proposed Zoning Amendments to Chapter 110 Zoning, Article V, Supplementary Regulations, Division 6, Performance Standards, Sec. 110-682 Smoke, (New Sections) Sec. 110-688 Odors, Sec. 110-689 Waste Disposal, Sec. 110-690 Electrical Disturbance, electromagnetic, or Radio Frequency Interferences, Sec. 110-691 Hazardous Substances.

Discussion held. Will discuss further at the next meeting.

Moved by Mr. Weeda, seconded by Mr. Fike, to schedule a public hearing for a Proposed Zoning Changes and Amendments to Chapter 110 Zoning, Article III, Districts, Division 1, Generally, Sec. 110-142 Districts established, Division 12, P-1 Vehicular Parking Districts Sec. 110-471 thru Sec. 110-478, Article V, Supplementary Regulations, Division 3, Parking Regulations, Sec. 110-603, Off-street parking space layout standards, construction and maintenance. Division 7, Signs, Sec. 110-713 requirements relative to height, area and type, for October 14, 2014. MOTION CARRIED.

PLANNING CONSULTANT'S REPORT:

Mr. Enos would like to sign up the Board Members for the Michigan Association of Planning annual conference which will be held at Mackinac Island, October 8 – 10, 2014.

NEW BUSINESS:

A. Single-family Residential Structure Compatibility Determination.

Discussion held. Will discuss further at the next meeting.

B. Zoning Board of Appeals Feedback

None.

PUBLIC COMMENTS:

None.

Moved by Mr. Abadie, seconded by Ms. Stuba, the meeting be adjourned at 8:10 p.m. MOTION CARRIED.

Mr. James Robbins, Chairman

Ms. Angie Shurkus, Deputy Clerk