

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
REGULAR PLANNING COMMISSION MEETING OF OCTOBER 13, 2015

Regular Planning Commission meeting of October 13, 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, Mr. Preston Abadie, Mr. Tim Neighbors, Mr. James Robbins, Ms. Kate Odette, Ms. Karen Keating, Mr. Bryan Castle

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

Moved by Mr. Abadie, seconded by Ms. Keating, 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 September 8, 2015. MOTION CARRIED.

Moved by Mr. Abadie, seconded by Mr. Willer, to approve the Special Planning Commission meeting Minutes of September 29, 2015. MOTION CARRIED.

SIGN APPLICATION REVIEW:

None.

SITE PLAN APPLICATION REVIEW:

Moved by Ms. Stuba, seconded by Mr. Abadie, to approve Site Plan Application SP 15-06; A.F.Jonna Development, (Serra-Marko & Associates), Woodhaven Commons Outlot, 23303 Allen Road, with the following stipulations:

1. Provide the type, size, and quantity of all plantings. Arborvitae around the dumpster enclosure shall be maintained at the height of the enclosure.*
2. As the dumpster enclosure is visible from Allen Road, the doors must be closed except when servicing.*
3. Utilities on the east side of the building shall be obscured.
4. The proposed metal awnings shall be of a single solid color.
5. All signage must be approved by the Planning Commission.
6. Approval is contingent on resolving any engineering and public safety concerns.

*Applicant shall advise all leaseholders regarding these two operating conditions.

MOTION CARRIED.

PUBLIC HEARING:

None.

UNFINISHED BUSINESS:

A. Master Plan Implementation-Woodhaven Commercial Design Standards.

Postponed until City Attorney has reviewed.

B. 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.

Postponed until City Attorney has reviewed.

PLANNING CONSULTANT'S REPORT:

None.

NEW BUSINESS:

Moved by Mr. Abadie, seconded by Ms. Keating, to approve a (1) year extension on Site Plan Application SP 14-06; White Castle, (Nowak & Fraus), 20090 West Road, expiring on October 14, 2016, with the following stipulations:

1. Modify rear (north) parking setback from 6.7' to meet the 10' requirement.
2. Parking spaces provided, which are (10) less than required, are approved based on applicant supplied evidence of their other restaurant's actual parking demands.
3. Deliveries will be made during non-peak hours as noted on SP-1.*
4. The West Road knee wall setback from the sidewalk will be moved north as much as possible without encroaching into the storm sewer easement.
5. A cash landscape escrow in the amount of \$5,108.50 will be established by the applicant.
6. The (2) menu board sign areas must be reduced to 20 sq. ft. each (vs. 30.24 sq. ft. requested) or a ZBA variance be obtained.
7. The size of the one secondary wall sign will be reduced to 30.25 sq. ft.
8. The patio surface to be stamped concrete. Note on SP-1.
9. The dumpster enclosure doors must be closed except when being serviced.*
10. Address the Hennessey Engineering concerns letter dated October 3, 2014.

*Applicant will advise the restaurant manager regarding these two operating conditions.

MOTION CARRIED.

B. Zoning Board of Appeals Feedback.

None.

Moved by Mr. Fike, seconded by Mr. Abadie, to schedule a Public Hearing for a proposed Ordinance change to Article III, Districts, Division 13, CBD, Sec. 110-493(e)(4) and add (f), and Article V, Supplementary Regulations, Division 7, Signs, Sec. 110-711 add (12)(c), for November 10, 2015. MOTION CARRIED.

PUBLIC COMMENTS:

None.

Moved by Mr. Abadie, seconded by Ms. Stuba, the meeting be adjourned at 7:31 p.m. MOTION CARRIED.

Mr. James Robbins, Chairman

Ms. Angie Shurkus, Deputy Clerk