

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
REGULAR PLANNING COMMISSION MEETING OF MARCH 8, 2016

Regular Planning Commission meeting of March 8, 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. Preston Abadie, Ms. Shirley Stuba, Mr. Jeff Willer,
Mr. James Robbins, Ms. Kate Odette, Mr. Tim Neighbors, Mr. Bryan Castle

ABSENT: Mr. Al Fike (excused), Mr. Tim Neighbors

ALSO PRESENT: Mr. Rod Arroyo, Clearzoning, Inc., Mr. Joe Tangari, Clearzoning, Inc.

Moved by Mr. Robbins, seconded by Mr. Abadie, to excuse Mr. Fike from tonight's meeting.
MOTION CARRIED.

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

Moved by Mr. Robbins, seconded by Mr. Willer, to approve the Planning Commission meeting Minutes of February 9, 2016. MOTION CARRIED.

SIGN APPLICATION REVIEW:

None.

SITE PLAN APPLICATION REVIEW:

None.

PUBLIC HEARING:

A PUBLIC HEARING WAS HELD FOR SIGN REVIEW APPLICATION SR-EMC 16-01;AL SENDY INC. DBA FS SIGNS, (FAMILY GENTLE DENTIST), 22319 KING ROAD.

No public comments were received.

Moved by Mr. Abadie, seconded by Mr. Willer, to close the public hearing on Sign Review Application SR-EMC 16-01;Al Sendy Inc. DBA FS Signs, (Family Gentle Dentist), 22319 King Road. MOTION CARRIED.

Moved by Mr. Abadie, seconded by Ms. Odette, to approve Sign Review Application SR-EMC 16-01;Al Sendy Inc. DBA FS Signs, (Family Gentle Dentist), 22319 King Road, with the following stipulations:

1. Detailed construction prints are required for the proposed wall sign including light levels.
2. Approval of the monument sign is based on an illustration dated 2/16/16, subsequently revised, and received in an email dated 3/4/16. Actual height of the existing Pilates and Performax signs are 12” and not 10” as illustrated.
3. Detailed construction prints are required for the proposed monument sign additions including:
 - a. Upper panel copy sign including illumination detail.
 - b. Electronic Message Center (EMC) including all construction and electronic detail.
4. EMC Conditions:
 - a. Frequency of message change shall be no more than once every 30 seconds.
 - b. EMC shall include light sensors; and be capable of programming variable light output.
 - c. Light output shall be programmed to dim in response to ambient light to 30% after dusk.
 - d. Scrolling messages are not permitted.
 - e. EMC owners shall permit city, state, and federal governments to post messages in the event of an emergency.
 - f. Message copy shall not include flashing light.

MOTION CARRIED.

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.

Discussion held on (9) ordinance changes. Mr. Arroyo to revise selected amendments and we will review at the April meeting.

PLANNING CONSULTANT’S REPORT:

None.

NEW BUSINESS:

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

Commissioners to review PUD Overlay document.

B. Zoning Board of Appeals Feedback.

None.

PUBLIC COMMENTS:

None.

Moved by Mr. Abadie, seconded by Ms. Stuba, the meeting be adjourned at 8:37 p.m. MOTION CARRIED.

Mr. James Robbins, Chairman

Ms. Karen Keating, Secretary