

Chairperson Werth called the meeting to order at 4:35 P.M.

I. Roll Call

Present: Sandra Werth, Chairperson
Steve Reno, Vice Chairperson
Matt Ray, Secretary
Tony Bartolotta, Commissioner
Ted Taylor, Commissioner
Dave Kramer, Commissioner

Absent: Scott Sintkowski, Commissioner

Also Present: Larry Lockwood, Superintendent of Planning and Zoning
Amy Williams, Administrative Specialist
Rob Merinsky, Director of Development Services

General Public attendance of approximately 20

II. Approval of March 27, 2018 Planning Commission meeting minutes as printed.

MOTION AND VOTE

Moved by Kramer

*Supported by Taylor; Resolved to **APPROVE** the Minutes of the March 27, 2018 Regular Meeting of the Planning Commission with correction.*

MOTION CARRIED UNANIMOUSLY

(6-0) with Sintkowski absent

III. Approval of May 8, 2018 Planning Commission meeting agenda.

MOTION AND VOTE

Moved by Bartolotta

*Supported by Taylor; Resolved to **APPROVE** the Agenda of the May 8, 2018 Regular Meeting of the Planning Commission with correction.*

MOTION CARRIED UNANIMOUSLY

(6-0) with Sintkowski absent

IV. Consent Agenda

1.) Site Plan No. 1305, Balian Commercial Storage Condominium

Location: Vacant land located west off Balian Drive and north of 5380 Highland Rd.
Zoning: C-4 Extensive Business District

This project was initially brought before the Planning Commission in 2015 under Case No. 15-03-01, which was a request for rezoning (from C-3 to C-4) along with special approval to construct an indoor, climate controlled commercial storage condominium. Following those approvals, staff finalized the site plan and condominium documents through administrative review.

The applicant, Edward Huebner then submitted plans for the Township's construction plan review process. As that portion of the Township's review neared completion, the applicant communicated with staff that they were still in the process of securing financing for the project. The applicant has now secured the necessary financing for the project and is ready to move forward.

Due to the fact that site plan approval has a validity of one (1) year, and that time has now passed, the project is being brought back to the Planning Commission to request a renewal of site plan approval. There are no changes to the site plan that would require further review by staff or any outside agencies. The applicant, Mr. Huebner will be present to address the Planning Commission on the reasons for the delay in getting this project started. Staff is supportive of this request to renew site plan approval for this project.

2.) Site Plan No. 77-B, Mack's Auto – Auto Parts Salvage Yard

Location: 3297 Warren Dr.
Zoning: M-2, General Industrial

This project is a request by Larry Dixon, owner of Mack's Auto to construct a 40' X 100' (4000 sq. ft.) cold storage building in conjunction with the existing auto parts/salvage business on Warren Dr. Mr. Dixon had requested special approval under Case 15-01-01 to allow a solid waste transfer station to be established in conjunction with the auto parts/salvage business. That case was subsequently denied and Mr. Dixon has ceased that prior operation.

Mr. Dixon now desires to construct a new building for indoor storage of heavy equipment and trucks, used in combination with the auto parts salvage business. Staff will also be working with Mr. Dixon to further clean up the road frontage of this property with new obscuring fencing. No variances are being requested for the proposed storage building and it will adhere to all setback requirements.

3.) Site Plan No. 339-B, Arby's – Remodel

Location: 5911 Highland Rd.
Zoning: C-2 Small Business

This project by Arby's corporation is just concluding... The project involved an in-store remodel, which included a new vestibule addition to improve the functionality of the dining room area. The former post pylon sign (with cowboy hat), exceeded the Zoning Ordinances allowable square footage and height and has now been replaced with a new smaller and lower sign which effectively reduced this nonconformity.

4.) Site Plan No. 264-D, McDonald's Remodel and Drive-Thru modifications

Location: 4772 Dixie Highway (Dixie & Walton Blvd.)
Zoning: C-3, General Business

McDonald's Inc. has recently been remodeling many stores in the southeast Michigan region. As part of this corporate mandate, they have also been reviewing the existing drive-thru service area for improved "speed of service" and customer safety. At this, they are proposing a partial in-store update, new barrier free access improvements along with re-configuring the existing drive-thru service lanes.

Township staff, including the Fire Marshal recently met with the project architect to discuss how the on-site circulation for the drive-thru service area can be functionally improved for customer safety. Based on the comments generated from that meeting, the plans are now being revised to reflect the Township's concerns.

MOTION AND VOTE

Moved by Kramer

*Supported by Reno; Resolved to **APPROVE** the Consent Agenda.*

MOTION CARRIED UNANIMOUSLY

(6-0) with Sintkowski absent

IV. Public Hearings

1.) Rezoning Case No. 18-04-01, County of Oakland – Oakland County International Airport (Staff Reviewer – Larry Lockwood)

Location: 5341 Tubbs Road
Parcel I.D. No.: 13-16-401-023
Action: Rezone from P, Public Lands District to R-1A, Single Family Residential District
Applicant: County of Oakland – Oakland County International Airport

Postponed

V. Development Reviews

1.) Site Plan No. 1327, Vandervelde Estates Site Condominium (Staff Reviewer – Larry Lockwood)

Location: 1215 S. Williams Lake Rd.
Parcel I.D. Nos.: 13-31-351-001 and 002
Action: Concept Plan Review
Applicant: Crest Homes

Applicant or representative present: Dave Plautz and Pat McWilliams

Mr. Lockwood gave a visual presentation of this Site and the staff review findings.

Mr. Plautz made further comments regarding this proposed development site.

MOTION AND VOTE

Moved by Reno

*Supported by Bartolotta; Resolved to **APPROVE** the Concept site plan.*

MOTION CARRIED UNANIMOUSLY

(6-0) with Sintkowski absent

2.) Site Plan No. 1328, Club Royale Sales and Service Inc. (Staff Reviewer – Larry Lockwood)

Location: 4825 Highland Rd.
Parcel I.D. Nos.: 13-22-151-039 and 018
Action: Concept Plan Review
Applicant: Club Royale Sales and Service Inc. – Robert Davis

Applicant or representative present: Robert Davis

Mr. Lockwood gave a visual presentation of the proposed site and noted the proposed changes. There will be a change of use, and they would be repurposing the existing building. The hair salon on the front of this site will not be affected; and they will maintain their existing use. The existing single family home located to the rear of this property will eventually be torn down when the current tenant moves out.

Commissioner Bartolotta questioned the applicant on the number of boats to be stored, and how may he planned on having out front for visual promotion. The reply from applicant was the he had approximately 500 boats and would only have 3 – 4 boats in the front.

Commissioner Ray questioned if MDot would be requiring any change in driveway access, and was told not at this time. Vehicles pulling boats need a wide area for pulling in and the existing property has currently 3 curb cuts.

MOTION AND VOTE

Moved by Reno

*Supported by Kramer; Resolved to **APPROVE** the Concept site plan.*

MOTION CARRIED UNANIMOUSLY

(6-0) with Sintkowski absent

3.) Site Plan No. 1329, DDK Properties, LLC (Staff Reviewer – Larry Lockwood)

Location: Vacant property located on the east side of Airport Rd., north of Williams Lake Rd.
Parcel I.D. No.: 13-04-351-019
Action: Concept Plan Review
Applicant: DDK Properties – Dennis Malugin

Applicant or representative present: Dennis Malugin

Mr. Lockwood gave a visual presentation and a history of the property. The applicant is proposing an outdoor RV storage lot with screening.

Mr. Malugin said that he wished to use 6' concrete fencing along South property line and fencing with possible inward barbed wire along East side property line which is conducive with this zoning.

MOTION AND VOTE

Moved by Taylor

*Supported by Reno; Resolved to **APPROVE** the Concept site plan.*

MOTION CARRIED UNANIMOUSLY

(6-0) with Sintkowski absent

4.) Site Plan No. 311-B, Skipper Properties, LLC (Staff Reviewer – Larry Lockwood)

Location: 3981 Cass Elizabeth Rd.
Parcel I.D. No.: 13-35-301-021
Action: Concept Plan Review – Revised
Applicant: Skipper Properties, LLC – Mark Ellerbrock

Applicant or representative present: Mark Ellerbrock and Chris Somers

Mr. Lockwood used a visual presentation to show changes to the previous conceptual site plan that was approved in December.

Mr. Ellerbrock gave reasons for the changes he made that would reduce the size of the building and the setback would be greater from Parkway and residential buildings.

MOTION AND VOTE

Moved by Reno

*Supported by Bartolotta; Resolved to **APPROVE** the Concept site plan as presented.*

MOTION CARRIED UNANIMOUSLY

(6-0) with Sintkowski absent

I. Discussion

1.) Concept Plan for 906-932 W. Huron St.

Applicant: Remy Jonna, Jonna Companies

Applicant present: Remy Jonna

Mr. Lockwood presented a visual of the proposed site that Jonna Companies is hoping to re develop.

Mr. Jonna voiced his difficulties and asked for comments from the Commission.

Commissioner Kramer questioned if the owner of the pawn show would be willing to do a uniform façade improvement across the front and the possibility to integrate some type of green space even if in the form of planters.

Commissioner Taylor questioned the current parking situation and questioned the possibility of a decorative wall as a buffer to the very close roadway.

Mr. Lockwood brought up the FLAP grant program and possibility of utilizing funds for this project.

II. All Else

III. Adjourn

Chairperson Werth adjourned the meeting at 6:00pm