

4:00 P.M. – Agenda Review – 3rd Floor Conference Room

4:30 P.M. – Call the Meeting to Order – Main Floor Auditorium
Chairperson Werth called the meeting to order at 4:35pm

I. Roll Call

Present: Sandra Werth, Chairperson
Steve Reno, Vice Chairperson
Matt Ray, Secretary
Tony Bartolotta, Commissioner
David Hardin, Commissioner
Dave Kramer, Commissioner
Scott Sintkowski, Commissioner

Also Present: Larry Lockwood, Superintendent of Planning and Zoning
Amy Williams, Administrative Specialist
Rob Merinsky, Director of Development Services
Gary Dovre, Township Attorney
Gary Wall, Township Supervisor

General Public attendance of approximately 12

II. Approval of May 8, 2018 Planning Commission meeting minutes as printed.

MOTION AND VOTE

Moved by Reno

*Supported by Bartolotta; Resolved to **APPROVE** the Minutes of the May 8, 2018 Regular Meeting of the Planning Commission.*

MOTION CARRIED UNANIMOUSLY

(7-0)

III. Approval of June 28, 2018 Planning Commission meeting agenda.

MOTION AND VOTE

Moved by Reno

*Supported by Bartolotta; Resolved to **APPROVE** the Agenda for the June 28, 2018 Special Meeting of the Planning Commission.*

MOTION CARRIED UNANIMOUSLY

(7-0)

IV. Announcements: Welcome New Planning Commissioner, David Hardin

V. Public Hearings

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

Location: 5341 Tubbs Rd.

Parcel I.D. No.: 13-16-401-023

Action: Rezone from PL, Public Lands District to R-1A, Single Family Residential District

Applicant: County of Oakland – Oakland County International Airport

Applicant or representative present:

Cheryl Bush, Airport Manager

Mr. Lockwood gave a brief history of this property and how the Airport acquired it in 2002. The house was remodeled and used to show homeowners in close proximity to the airport how noise related issues could be reduced or mitigated. The airport has split this half acre parcel from the larger parcel and wish to re zone it for residential use and sell it as a single family residence.

Ms. Bush further stated that the airport no longer had a purpose for the property and wished to dispose of it.

During the public portion of the meeting no one spoke regarding this request.

MOTION AND VOTE

Moved by Reno

Supported by Bartolota; Resolved to offer a favorable recommendation to the Township Board for rezoning.

MOTION CARRIED UNANIMOUSLY

(7-0)

VI. Development Reviews

1.) Site Plan No. 1289-B, Lakeland Investments, LLC (Staff Reviewer – Larry Lockwood)

Location: 6477 Highland Rd.

Parcel I.D. No.: 13-20-201-022

Action: Concept Plan Review

Applicant: Judy Anderson, Lakeland Investments, LLC

Postponed

VII. Discussion

1.) Location: 435 N. Telegraph Rd.

Parcel I.D. No.: 13-25-200-032

Applicant: Arie Leibovitz, Ari-EL Enterprises, Inc.

Applicant or representative present: Karen Atkins for Sears and John Erb, Real Estate group for DTE

Mr. Lockwood gave a brief overview of DTE's concept plan to use the former Sears Property as a Public Utility Regional Service Center. He further explained that this was being submitted under the Zoning Ordinance's Section 3-202, Unclassified uses.

Mr. Erb said that DTE was looking to build a state of the art Regional Service Center on this 20+ acre property. The proposed 50,000 sq.ft building would house approximately 200 employees and the hope is that this could be the catalyst of re-development of this area.

Commissioner Bartolotta stated that he was pleased with the overall concept plan presented and his primary concern was the proposed outdoor storage component and how that could be addressed.

Commissioner Reno questioned the extent of the outdoor storage area and if this could become indoor storage? He went on to state, if the plan calls for outdoor storage, what can be done to help screen this storage area from the adjacent properties and public's view?

Commissioner Sintkowski questioned what level or extent of vehicle maintenance or service work will be performed in the new facility? He added that this area is located within a wellhead protection zone.

Commissioner Hardin asked that DTE's team come back with more details on the proposed greenbelt and screening around the outdoor storage area. He questioned how this plan relates to surrounding properties.

During the meeting after his initial comments, **Mr. Erb** responded to the comments and questions from Planning Commissioners, including those from Commissioner Bartolotta, Reno, Sintkowski and Hardin, by indicating that DTE would check on those and provide responses to the Planning Commission.

Attorney Dovre stated for clarification, that the primary issue in this case is the proposed land use as a Public Utility Regional Service Center along with its outdoor storage component, which is not currently identified as a permitted land use in the C-4 Zoning District. He went on to add that in order to move the discussion on the intended land use forward, that would depend on how long before DTE could bring back a plan with more detail. He recommended the Commission may want to postpone action until this information could be provided.

Emily Palacios, Attorney for DTE, stated that they agree with the suggestion to postpone until more information can be provided for the Planning Commission's consideration.

MOTION AND VOTE

Moved by Reno

Supported by Bartolota; Resolved to postpone any decision until the next Planning Commission Meeting when more information could be presented.

MOTION CARRIED UNANIMOUSLY

(7-0)

VIII. All Else

VIII. Adjourn

Meeting was adjourned at 5:05pm