

4:00 P.M. – Agenda Review – 3<sup>rd</sup> Floor Conference Room

Chairperson Werth called the meeting to order at 4:30p.m.

I. Roll Call

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

Absent: David Hardin, Commissioner

Also Present: Larry Lockwood, Superintendent of Planning and Zoning  
Scott Alef, Planner II  
Amy Williams, Administrative Specialist  
Rob Merinsky, Director/ Engineer

General Public of approximately 15

II. Approval of the July 23, 2019 Planning Commission meeting minutes as printed.

**MOTION AND VOTE**

*Moved by Kramer*

*Supported by Reno; Resolved to **APPROVE** the Minutes of the July 23, 2019 Special Planning Commission Meeting.*

**MOTION CARRIED UNANIMOUSLY  
(6-0)**

III. Approval of August 13, 2019 Planning Commission Special meeting agenda.

**MOTION AND VOTE**

*Moved by Bartolotta*

*Supported by Kramer; Resolved to **APPROVE** the Agenda of the August 13, 2019 Special Planning Commission Meeting.*

**MOTION CARRIED UNANIMOUSLY  
(6-0)**

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IV. Approval of Consent Agenda

**MOTION AND VOTE**

*Moved by Bartolotta*

*Supported by Reno; Resolved to **APPROVE** the Consent Agenda with the stipulation that the board would like to call back 4180 Dixie for further site plan review.*

**MOTION CARRIED UNANIMOUSLY**

**(6-0)**

V. Public Hearings

a. Rezoning Case No. 19-07-01, Joe Attisha (Staff Reviewer – Scott Alef)

Location: 4235 & 4255 Cass Elizabeth Rd.  
Request: Rezone from R-1C, Single-Family Residential District and C-1, Neighborhood Business District to R-1D, Duplex Residential District.  
Parcel I.D. Nos.: 13-34-427-001, 13-34-427-002, 13-34-427-003 & 13-34-427-020  
Applicant: Joseph Attisha

Applicant or representative present: Joseph Attisha

**Mr. Alef** gave a brief history and visual presentation of this request to rezone four parcels that are currently zoned, R-1C single family residential and C-1 neighborhood business to R-1D, Duplex residential district. The applicant plans to rehabilitate two existing buildings and change the zoning to what makes sense in this area. The previous commercial zoned properties have been in a constant state of nonconformity and been converted and used for residential and outdoor storage without proper Township approval.

During the public portion of the meeting the following spoke in favor of this request.

**Mark Geis** of 976 Sunset Drive stated that he represented Walters Beach Association across the street and that Mr. Attisha, who owns the adjacent Grapes & Hops Market, currently runs a very professional business and his plans will be a great improvement to the current conditions.

Mike Higgs of 4468 Cass Elizabeth voiced his support of this request.

**Board member Kramer** questioned the current state of the buildings and to verify that there were 4 parcels to be combined so that there would be no further development.

**Board member Bartolotta** questioned if the applicant planned to tear down the existing

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structures or rehabilitate. He was advised by the applicant that his plans were to rehabilitate.

**Board member Kramer** questioned the staff on amending the Master Plan.

**Mr. Lockwood** spoke to advise no, due to the current ongoing situation, the zoning is no longer appropriate for the property.

**MOTION AND VOTE**

*Moved by Reno*

*Supported by Bartolotta; to forward a favorable recommendation in Case No. 19-07-01 on to the Township Board, to rezone the subject property of this application from R-1C, Single-Family Residential and C-1, Neighborhood Business to R-1D, Duplex Residential District based on the following findings and conclusions under the Ordinance approval recommendation guidelines which are based on assessment of the information and statements presented in this case by or for the Township Staff, Applicant, and members of the public.*

**Findings:**

- A. *The requested zoning change **is not** consistent with the adopted Master Plan as amended.*
- B. *The requested zoning change **is** consistent with existing uses and zoning classifications of properties within the general area of the subject zoning lot.*
- C. *The subject zoning lot **is** physically suitable to provide all dimensional and site requirements for the range of uses permitted under the proposed zoning classification.*
- D. *The trend of development in the general area of the subject zoning lot **is** consistent with the requested zoning change.*
- E. *The Township and other public agencies **do** possess the capacity to provide all utility and public safety services that would be required for the range of land uses permitted under the proposed zoning classification.*
- F. *The requested zoning change and the resulting range of uses permitted under the proposed zoning classification **will not** result in any significant environmental impacts.*
- G. *The proposed zoning amendment **will not** be detrimental to the public interest.*

**MOTION CARRIED UNANIMOUSLY  
(6-0)**

VI. Development Reviews

1.) Site Plan No. PSP19-1343 , Lessing Storage Building (Staff Reviewer – Scott Alef)

Location: 4305 Lessing  
Parcel I.D. Nos.: 13-05-127-050  
Action: Minor Site Plan Review  
Applicant: Dale Verhey

Applicant or representative present: Dale Verhey

**Mr. Alef** gave a visual presentation of the proposed site and facility.

**Mr. Verhey** had nothing further to add except that they would not be working out of this facility. It would be used only for storage.

**MOTION AND VOTE**

*Moved by Kramer*

*Supported by Bartolotta; Resolved to **APPROVE** Site Plan No. PSP19-1343 as it meets the requirements of the zoning ordinance with the conditions that the building does not preclude other improvements on the property and that a special use application be submitted for all outdoor activity within a reasonable timeframe of one month.*

**MOTION CARRIED UNANIMOUSLY  
(6-0)**

VII. Discussion

VIII. All Else

IX. Adjourn

Chairperson Werth adjourned the meeting at 4:55pm.