

**MINUTES**  
**PLANNING COMMISSION**  
**MONDAY, FEBRUARY 22, 2016 – 7:30 PM**  
**MUNICIPAL BUILDING, CONFERENCE ROOM "A"**

Meeting called to order by Secretary Hopper at 7:30 P.M.

**1. PLEDGE OF ALLEGIANCE:**

**2. ROLL CALL OF MEMBERS:**

Present: Secretary Hopper, Commissioners Bruce, Beller, Smith, Maul, Smedley

Absent: Gritton, Farrar, Bobcean

Motion by Smedley to approve absent member, support by Smith

All present voting yes, motion carried unanimously

**3. APPROVAL OF MINUTES:**

- a. January 4, 2016 (Special Meeting)
- b. January 26, 2016 (No Meeting)

Motion by Smedley to approve minutes as submitted, support by Bruce

All present voting yes, motion carried unanimously

**4. APPROVAL OF AGENDA:**

Motion by Smedley to approve agenda as presented with the addition of information and correspondence from Economic development director under item 11 a., support by Smith

All present voting yes, motion carried unanimously

**5. CITIZENS TO BE HEARD:**

None

**6. UNFINISHED BUSINESS:**

None

**7. NEW BUSINESS:**

- a. **Site Plan #341-16** – Proposed Calder Dairy, 28190 Telegraph Road, near the intersection of Telegraph and the Detroit, Toledo, and Ironton Railroad (former Heier Hardware lot) (See letter from McKenna dated 2/18/2016)

Chris Khorey and Stephen Hannon from McKenna Associates began with an overview of the proposed Calder Dairy project, touching on zoning and use of the building including the dairy processing, ice cream parlor and retail convenience market store.

The landscaping was noted as being a concern due to over growth to the point of obscuring the existing signage.

A photometric plan was requested to be submitted for review for outdoor lighting. There is not currently any lighting in the parking lot for customers who may come to the site after daylight hours.

The architect noted there has been a correction to the calculations of the parking spaces and the number should be corrected to 47 spaces.

A direct connection from Telegraph road sidewalk with the proposed walk-up service at the ice cream parlor.

Outside storage tanks were discussed. The character of the tanks should be visually compatible to other site elements.

The existing gravel yard area and vehicle shelter area are currently gravel which when questioned if the area would be paved, the applicant indicated the area would remain gravel.

The Planning Commission is comfortable granting Preliminary and Final site plan approval subject to the applicant addressing the outstanding items mentioned in McKenna's letter dated 2/18/16 and requirements from City Engineer's letter dated 2/17/16

Motion by Beller to approve site plan 341-16 Calder Dairy, support by Smith

All present voting yes, motion carried unanimously

**8. PLANNERS CORNER:**

- a. **Discussion** – Regulation of Electronic Message Signs (See letter from McKenna dated 2/18/2016)

Brief discussion on electronic message center signs, projecting signs, temp (sandwich/ a-frame) signs.

**9. MEMBERS TO BE HEARD:**

**10. TABLED ITEMS:**

**11. INFORMATION \ CORRESPONDANCE:**

**12. ADJOURNMENT:**

Motion by Smedley to adjourn meeting, support by Bruce

All present voting yes, motion carried unanimously

Meeting adjourned at 8:34P.M.

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TERRENCE FARRAR, CHAIRMAN

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RODNEY HOPPER, SECRETARY

Carried: