

**MINUTES**  
**PLANNING COMMISSION**  
**MONDAY OCTOBER 28TH – 7:30 PM**

Meeting called to order by Chairman Lambrix at 7:30 PM

**1. PLEDGE OF ALLEGIANCE:**

**2. ROLL CALL OF MEMBERS:**

Present: Chairman Lambrix, Commissioner Farrar, Ballard, Bergeron, Little, Hendley, Smedley, Bobcean

Absent: Commissioner Sell

Motion by Farrar to excuse the absent member, support by Bobcean

Motion carried unanimously

**3. APPROVAL OF MINUTES:**

- a. September 23, 2013
- b. October 8, 2013 (Special Meeting)

Motion by Bobcean to approve minutes as presented with the addition of Commissioner Hendley to the approved minutes, support by Farrar

Motion carried unanimously

**4. APPROVAL OF AGENDA:**

Motion by Farrar to approve agenda as presented, support by Bobcean

All present voting yes, motion carried unanimously

**5. CITIZENS TO BE HEARD:**

None

**6. UNFINISHED BUSINESS:**

**7. NEW BUSINESS:**

- a. **Public Hearing** – To hear and consider Zoning Ordinance text amendments for drive-in/thru restaurants and commercial business in the C-2 and C-3 Districts

Motion by Ballard to open public hearing, support by Farrar

All present voting yes, public hearing open

No public comments were made

Motion by Bobcean to close public hearing, support by Farrar

All present voting yes, public hearing closed

Discussion

Motion by Farar to recommend approval to city council, support by Bobcean

All present voting yes, Motion carried unanimously

- b. **Site Plan 337-13** – Samir Salami, 27003 Telegraph, Flat Rock, 48134 – Applicant is proposing a 1,500 square foot commercial re-development for the purpose of a Jimmy John’s restaurant/drive thru in the former Pizza Hut building. (Review letter from C.E. Raines dated 10/23/2013)

Applicant began with an overview of the proposed Jimmy John’s re – development project.

There was much discussion as to the ingress and egress points from Telegraph and also Vreeland. The installation of an island in the Telegraph Road access drive was discussed.

Separation of the outdoor eating area with the sidewalk was discussed along with the landscaping & dumpster enclosure.

Due to the nature and extent of modifications necessary the planning commission is recommending to table Site Plan 337-13 until further discussion with the engineer and items of McKenna’s letter dated October 23, 2013 can be addressed.

Motion by Bobcean to table site plan 337-13, support by Farrar

All present voting yes, motion carried unanimously

**8. PLANNERS CORNER:**

No items

**9. TABLED ITEMS:**

**10. INFORMATION \ CORRESPONDANCE:**

**11. ADJOURNMENT:**

Motion by Little to adjourn meeting, support by Ballard

All present voting yes, motion carried unanimously

Meeting adjourned at 8:15 PM

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DAVID LAMBRIX, CHAIRMAN