

**MINUTES**  
**PLANNING COMMISSION**  
**MONDAY APRIL 27, 2015 – 7:30 PM**  
**MUNICIPAL BUILDING, CONFERENCE ROOM “A”**

Meeting called to order by Vice Chairman Bobcean at 7:30P.M.

**1. PLEDGE OF ALLEGIANCE:**

**2. ROLL CALL OF MEMBERS:**

Present: Vice Chairman Bobcean, Commissioner Little, Farrar, Smith, Bruce. Hopper, Gritton, Smedley

**3. APPROVAL OF MINUTES:**

a. January 26, 2015

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

All present voting yes, motion carried unanimously

**4. APPROVAL OF AGENDA:**

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

All present voting yes, motion carried unanimously

**5. CITIZENS TO BE HEARD:**

None

**6. UNFINISHED BUSINESS:**

**7. NEW BUSINESS:**

a. **Site Plan 339-15** – Faro Properties, LLC site located at 27900 Hall Road, north of Roche Ave. Applicant is proposing to develop approximately 9,014 sq. ft. office and shop space. (see ltr from McKenna Assoc. dated April 20, 2015

Mason Brown, representing Mason Brown Associates began with an overview of the proposed development of office and shop space of approximately 9,014 square feet

Dominic Gaglio, owner of the property located at 27900 Hall Rd., indicated that Penske logistics has signed a long term lease and due to expanding business have the need to expand the site to accommodate their fleet.

John Jackson, McKenna Associates, is asking for a slightly more detailed explanation of the use, some additional details on building elevations, any outdoor storage will need to be screened and how the screening will be added. Additionally, outdoor lighting cut sheets are required.

Commissioner Farrar, would like the applicant to address the outstanding issues prior to giving preliminary approval. Commissioner Little, suggested the berms and greenbelt be eliminated. Commissioner Little suggested a fence in place of the berm or an easement agreement with the adjoining property in the rear for the preservation of the existing wooded area.

Motion by Commissioner Farrar to table the site plan until all outstanding items are addressed, support by Smedley

Discussion on the motion

The purpose of not giving Preliminary approval at this time is there are too many outstanding issues to grant preliminary, the applicant must demonstrate compliance with even the basic issues to be able to grant preliminary.

All present voting yes, to table item until May meeting

Motion carried unanimously

Motion by Commissioner Little to remove greenbelt in interior area, support by Farrar

All present voting yes

Motion carried unanimously

Discussion to allow construction to begin on four (4) additional parking spaces in front of the current building to alleviate current parking congestion, Additional parking spaces to be included on site plan documents.

Motion by Smith to allow the construction of four (4) additional parking spaces prior to site plan approval, support by Hopper

All present voting

Motion carried 7 – 1 Commissioner Farrar opposing

**8. PLANNERS CORNER:**

a. Master Plan Discussion

John Jackson, McKenna Associates began with a brief description of the Mater plan review. The state requires Mater Plan review every five (5) years. A work plan will take place for reviewing the City Mater plan as well as the Park and Recreation Master Plan.

The process for Mater Plan update typically takes about nine to twelve months.

Commissioner Hopper, commented on concerns of Ordinance enforcement along Telegraph road and the upcoming Meijer soon to be constructed uniformity on enforcement especially with additional signage is of concern.

Motion by Farrar to send letter to Mayor and Council to allow the building official to advertise and hire Ordinance enforcement officer without Act 54, support by Commissioner Gritton.

All present voting yes

Motion carried unanimously

**9. TABLED ITEMS:**

a. Election of officers - Chairman & Secretary

Motion by Farrar to remove tabled items for discussion, support by Commissioner Smith

All present voting yes, motion carried unanimously

Nominations for Chairman, Motion to nominate Rod Hopper, Commissioner Farrar would like to see someone with more experience on the planning commission be nominated to fill the Chairman vacancy.

Discussion

Commissioner Bobcean entertained a motion by show of hands those in favor of Commissioner Hopper as Chairman, three support

Motion by Chairman Bobcean, support by Little to nominate Commissioner Farrar as Chairman, 5 support

Commissioner Farrar has been nominated as Chairman by majority vote.

Motion by Commissioner Bobcean to nominate Commissioner Hopper as Secretary to planning commission, support by Commissioner Farrar

All present voting yes,

Motion carried, Commissioner Hopper is Secretary of Planning Commission

Request to have Russ Whittman, City Engineer attend the May planning Commission meeting.

**10. INFORMATION \ CORRESPONDANCE:**

**11. ADJOURNMENT:**

Motion by Commissioner Little to adjourn meeting, support by Farrar

All present voting yes

Motion carried unanimously, meeting adjourned at 8:36PM

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LEE BOBCEAN, ACTING CHAIRMAN