

MINUTES
PLANNING COMMISSION
MONDAY, NOVEMBER 23, 2015 – 7:30 PM
MUNICIPAL BUILDING, CONFERENCE ROOM “A”

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

1. PLEDGE OF ALLEGIANCE:

2. ROLL CALL OF MEMBERS:

Present: Secretary Hopper, Commissioner Little, Bruce, Hopper, Gritton, Smith

Absent: Bobcean, Farrar, Smedley

3. APPROVAL OF MINUTES:

- a. July 27, 2015
- b. August 24, 2015 (No Meeting)
- c. September 28, 2015 (No Meeting)
- d. October 26, 2015 (No Meeting)

4. APPROVAL OF AGENDA:

Motion by Little to approve agenda as with the addition of item “c” under New Business, letter of extension for proposed O’ Reilly Auto, support by Commissioner Bruce

All present voting yes, Motion carried unanimously

5. CITIZENS TO BE HEARD:

6. UNFINISHED BUSINESS:

7. NEW BUSINESS:

- a. **Public Hearing Special Land Use #022-15** – To hear and consider a SLU for a fast food restaurant to be located at 28801 Telegraph Road (Formerly Ray Hunter Florist)

John Jackson, with McKenna Associates began with a brief overview of the proposed project, citing the factors reviewed with such a project. Beginning with compatibility with adjacent uses, compatibility with Master Plan, is it in keeping with public service? Does the project have an impact on surrounding traffic? Does the business offer improvement to the area?

Motion by Little to open the public hearing for public comment, support by Gtitton

Public hearing open

Seeing no public for comment

Motion by Little to close the public hearing, support by Smith

All present voting yes to close public hearing, Motion carried unanimously

Discussion

Motion by Gritton to approve the S.L.U #022-15, subject to conditions of Site Plan approval, support by Bruce

All present voting yes to approve S.L.U #022-15, motion carried unanimously

- b. **Preliminary Site Plan #340 -15** - The applicant is proposing to re- purpose an existing building to construct a Captain Nemo's sub shop at the south east corner of Telegraph and East Huron River Drive.

Due to the lack of information submitted for site plan review, it is recommended to table the site plan for further documentation.

Motion by Gritton to table Site Plan 340-15, support by Smith

All present voting yes, Motion carried unanimously, item tabled

- c. **Buddy D. Webb, Architect – Consultant** – on behalf of O' Reilly Auto Enterprises, LLC, would like to request an extension of the Site Plan approval

In a letter submitted October 26, 2015 by Buddy D. Webb Architects, on behalf of O' Reilly Auto, to request Site Plan extension to allow for the completion of the remaining review process with Wayne County

Motion by Little to approve a twelve (12) month extension, support by Bruce

All present voting yes, Motion carried unanimously, extension granted

8. PLANNERS CORNER:

Brief discussion regarding committee master plan meeting and the upcoming items the master plan committee has planned.

9. MEMBERS TO BE HEARD:

10. TABLED ITEMS:

11. INFORMATION \ CORRESPONDANCE:

12. ADJOURNMENT:

Motion by Little to adjourn meeting, support by Gritton

All present voting yes, motion carried unanimously

Meeting adjourned at 7:50

Carried: January 4, 2016

RODNEY HOPPER, SECRETARY