

**MINUTES**  
**PLANNING COMMISSION**  
**MONDAY, MARCH 25, 2013**

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

**1. PLEDGE OF ALLEGIANCE:**

**2. ROLL CALL OF MEMBERS:**

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

Absent: Commissioner Sell,

Others Present: Becky Klein (SSOE), Robert Doran (Meijer), John Holm (Arcadis)  
representing Wayne Disposal

Motion by Commissioner Farrar to excuse the absent member

All present voting yes, motion carried unanimously

**3. APPROVAL OF MINUTES:**

a. February 25, 2013

Motion by Commissioner Farrar to approve minutes as submitted, support by  
Commissioner Bobcean

All present voting yes, motion carried unanimously

**4. APPROVAL OF AGENDA:**

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

All present voting yes, motion carried unanimously

**5. CITIZENS TO BE HEARD:**

None

**6. UNFINISHED BUSINESS:**

a. **Site Plan # 319-09 Tabled Item** – Arsenal Road Landfill, Wayne Disposal, Inc.  
Construct improvements on the closed landfill to remove waste water (“leachate”).  
(See McKenna’s letter dated 3/21/2013) (Minutes from 3/23/2009) (C.E. Raines Co.  
letter dated 3/19/2013)

Motion by Commissioner Bobcean to remove Arsenal road landfill from the table, support  
by Commissioner Farrar

All present voting yes, motion carried unanimously

John Holm, on behalf of Wayne Disposal began with an overview of the proposed improvements on the closed landfill, which includes installing additional clay soils to prevent water from infiltrating through the cap, constructing a new building to house a “pre-treatment” facility to treat leachate, constructing trenches to collect leachate and direct it to the pre-treatment facility, constructing trenches and vents to collect and vent methane gas, a driveway and paved area near the treatment facility to vehicular access, a detention pond on the east end of the site.

John Jackson, McKenna Associates, began with an overview of the site plan review.

#### Discussion

Motion by Commissioner Farrar to approve site plan for site improvements on the Arsenal road landfill, subject to the conditions listed in McKenna’s site plan review March 21, 2013, support by Commissioner Bobcean

All present voting yes, motion carried unanimously

#### 7. NEW BUSINESS:

- a. **Public Hearing to Amend the Official Zoning Map** – Meijer Inc. to rezone approx. 25.68 acres from PUD (R-1B, Single –Family Residential) to PUD (C-3, General Commercial underlying district) for the purpose of constructing a Meijer Inc. store, located East of Arsenal and North of Vreeland Road. (See C.E. Raines letter dated 3/19/2013)

Bob Doran, on behalf of Meijer, began with an overview of the proposed Meijer development project. Additionally, Becky Klein with SSOE civil engineering provided supporting information regarding the project.

John Jackson, McKenna Associates, presented an overview of the preliminary development plan and stated when the city looked at the master plan in deciding what uses would be appropriate it was anticipated this particular property would be developed with the extension of Vreeland road, there wasn’t a definitive use for this area and a flexible designation was established.

There are a lot of areas based on the nature of the community that have residential adjacent to commercial and this is true of a lot of communities in southeastern Michigan.

The PUD approach required this use to put in a lot more screening and landscaping than the regular zoning ordinance.

Motion by Commissioner Bobcean to open public hearing, support by Commissioner Farrar All present voting yes, motion carried unanimously, public hearing open.

There were approximately fifty –six signatures on the sign in sheet for the public hearing, of those signatures approximately twenty –five spoke in opposition to the proposed Meijer development.

After two and half (2.5) hours of public comment a motion was made to close.

Motion by Commissioner Farrar to close public hearing, support by Commissioner Bobcean

All present voting yes, motion carried unanimously

Motion by Commissioner Farrar to recommend approval of rezoning and preliminary site plan

Motion failed, lack of support

Motion by Commissioner Bobcean to table the rezoning and site plan, support by Commissioner Smedley

Motion carried, 7-1 (Farrar opposed), item tabled

**8. PLANNERS CORNER:**

- a. Tim Horton's Building Re-Use of the former Wendy's site (See McKenna letter, dated 3/21/2013)
- b. Memorandum: Changes to the Zoning Ordinance allowing outdoor Dining in Commercial Use Districts

Motion by Commissioner Little to set a public hearing for special land use for outdoor dining in Commercial Districts, support by Hendley

All present voting yes, motion carried unanimously

**9. TABLED ITEMS:**

See unfinished business

**10. INFORMATION \ CORRESPONDANCE:**

- a. McKenna Invoice for services rendered February 2013
- b. George Mans letter, dated 3/19/2013

**11. ADJOURNMENT:**

Motion by Commissioner Little to adjourn meeting, support by Commissioner Bergeron

All present voting yes, meeting adjourned at 10:10 PM

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DAVID LAMBRIX, CHAIRMAN