

MINUTES
PLANNING COMMISSION
TUESDAY, MAY 26, 2015 – 7:30 PM
MUNICIPAL BUILDING, CONFERENCE ROOM “A”

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

1. PLEDGE OF ALLEGIANCE:

2. ROLL CALL OF MEMBERS:

Present: Vice Chairman Bobcean, Commissioner Little, Farrar, Smith, Bruce

Absent: Smedley, Hopper, Gritton

Motion by Little to approve the absent members, support by Bobcean

All present voting yes, Motion carried unanimously

3. APPROVAL OF MINUTES:

a. April 27, 2015

Motion by Bobcean to approve the minutes as submitted, support by Little

All present voting yes, Motion carried unanimously

4. APPROVAL OF AGENDA:

a. Motion by Farrar to hear tabled item Site Plan 339-15 before Planners Corner, support by Little

All present voting yes, Motion carried unanimously

5. CITIZENS TO BE HEARD:

None

6. UNFINISHED BUSINESS:

None

7. NEW BUSINESS:

None

8. PLANNERS CORNER:

John Jackson, McKenna Associates began with an overview of the Michigan Place making curriculum (handout) listing the context for place making. Discussion on initiating a plan review and process for the planning commission to adopt an updated Master Plan for the City as well for the Parks and Recreation.

9. MEMBERS TO BE HEARD:

10. **TABLED ITEMS:**

- 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.

Parking lot screening. The parking lot adjacent to Hall Road was originally recommended to be screened by a berm on its eastern boundary closest to the right of way as the Zoning Ordinance required. A note on the site plan states that flood plains prohibit the construction of a berm as required by the zoning ordinance. Section 5.07 states the Planning Commission may modify the specific requirements outlines herin, provided that any such adjustment is in keeping with the intent of this Section and the Ordinance in general.

Outdoor storage Screening. Protective screening in the form of a berm or an obscuring wall was originally recommended for the western border of the property that abuts directly upon the land zoned for residential proposed. The revised site plan notes that the west border of the site is screened with an existing natural landscape buffer.

Discussion to waive the berm requirement in lieu of landscaping for outdoor storage.

Discussion to install stockade fence as screening

Motion by Bobcean to allow fencing along westerly and a portion of the northern property to enclose outdoor storage, contingent upon DEQ approval and landscaping along frontage, support by Bruce

All present voting yes, motion carried unanimously

Motion by Bobcean to grant preliminary and final site plan approval subject to; Wayne County Storm Water, DEQ permit and recommendations of McKenna letter dated, May 22, 2015

All present voting yes, motion carried unanimously

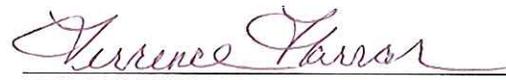
11. **INFORMATION \ CORRESPONDANCE:**

12. **ADJOURNMENT:**

Motion by Little to adjourn meeting, support by Bobcean

All present voting yes, motion carried unanimously

Meeting adjourned at 8:15 PM


TERRENCE FARRAR, CHAIRMAN


RODNEY HOPPER, SECRETARY

DATED: