

**CHARTER TOWNSHIP OF COMMERCE
PLANNING COMMISSION MEETING**

Monday, October 5, 2015

2009 Township Drive

Commerce Township, Michigan 48390

CALL TO ORDER: Chairperson Haber, called the meeting to order at 7:00pm.

ROLL CALL: Present:

Larry Haber, Chairperson
Tom Jones, Vice Chairperson
Brian Winkler, Secretary
Bill McKeever
Jay Czarnecki
John Hindo
Russ Schinzing

Also Present:

Amy Neary, Planning Consultant, McKenna Assoc.
Jay James, Engineer/Building Inspector
Mark Stacey, DDA Director
Randy Thomas, Insite Commercial

APPROVAL OF MINUTES

MOTION by Jones, supported by Czarnecki, to approve the Planning Commission Special Meeting Minutes of September 16, 2015, with a typo correction on Page 2, change an to and, and on Page 12, change the meeting day from Wednesday to Monday.

MOTION CARRIED UNANIMOUSLY

UPDATE OF ACTIVITIES

Bill McKeever – Zoning Board of Appeals

- We granted a variance for an egress window in the side yard setback.

John Hindo – Township Board of Trustees

- There's a lot going on and we are in the process of working on the budget.
- We are in the middle of union negotiations as the contract is up.
- At Dodge Park, they've started some clearing work for the new Library.
- We are still in the process of interviewing planners and deciding whether to hire a full-time employee or work with a consulting firm such as McKenna.

Brian Winkler – Downtown Development Authority

- Our last meeting was September 22nd, which was a week later than usual.
- We appointed Tim Hoy as temporary Chairperson of the DDA as Jim Gotts' is on a medical leave.
- We reviewed the 5-year budget prepared by Mark Stacey and Tim Hoy.

Jay James – Building Department

- We remain steady with new housing and renovations.
- The library, water tower and other new projects are also underway.

Amy Neary – Planning Department

- We continue to stay busy in the Planning Department and we have a number of applications that will be coming before the Planning Commission soon.

PUBLIC DISCUSSION OF MATTERS NOT ON THE AGENDA

None

>>Chairperson Haber proposed that Item 6 be heard first and there were no objections from the Commissioners.

Chairperson Haber proposed that Item 1 be kept on the table to allow Amy Neary to meet with residential developers and get their input on the draft single family design standards.

MOTION by Jones, supported by Winkler, to keep Item PZ15-0007 on the table.

MOTION CARRIED UNANIMOUSLY

ITEM 1: PZ15-0007 – COMMERCE TOWNSHIP – TEXT AMENDMENT –TABLED FROM 9-16-15

Charter Township of Commerce is requesting an amendment to the Commerce Township Zoning Ordinance No. 3.000, Articles 9, 10, 11, 12 & 27 to amend and add residential dwelling design standards for all new single and two family residential developments. **REMAIN TABLED**

>>Amy Neary proposed that Items 2 and 3 be reviewed concurrently, with separate motions to be made for each. There were no objections.

ITEM 2: PSU15-006 - MERRILL PARK – SPECIAL LAND USE – PUBLIC HEARING

Hunter Pasteur Homes of Farmington Hills MI is requesting a Special Land Use for a new single family development in the TC, Town Center Overlay District located on the east side of the Martin Parkway, south of Oakley Park Road.

Sidwell No.: pt. of 17-24-200-049

ITEM 3: PSP15-0031 - MERRILL PARK

Hunter Pasteur Homes of Farmington Hills MI is requesting site plan approval for a new single family development located on the east side of the Martin Parkway, south of Oakley Park Road. Sidwell No.: pt. of 17-24-200-049

Amy Neary, Planning Consultant, gave a review. She explained that she met with the Township Engineer, Landscape Architect and the developer last Thursday, after the reviews had been sent out. The initial reviews included a list of issues to be addressed prior to Planning Commission approval. During the meeting, items were discussed by the landscape architect, engineer, planner and the applicant. Updated letters were provided to the Commissioners from the applicant and the engineer. The engineer was comfortable with the responses he'd received at the meeting regarding the prior issues.

Amy reviewed the issues the applicant agreed to address and how they would address them. The main concerns that remain at this point regarding this residential development was the wetland area, the impact on the 25' required setback and filling in of the wetland where the new southernmost road is proposed. The applicant will require

a DEQ permit to conduct minor fill in that area. If DEQ permit is approved, the required setback will then be modified at that time and they will make any shifts in the road to comply with the setback. She clarified that the wetland has grown outside of the established conservation easement.

Preservation of existing vegetation, particularly along the northern property line where the site abuts the driving range and industrial area was discussed. The applicant has stated that they will preserve as much vegetation as possible in this area but the exact limits of disturbance are unknown until a final grading plan is approved. Where they can't preserve vegetation due to grading and/or utilities, they have agreed to put in large 12' evergreens planted no less than 20' on center.

The park area was also discussed as the landscape architect had some concerns with this area. He is suggesting that the final plantings be a condition of any approval to be decided administratively, and the applicant has agreed. This would be based upon the ultimate final grade and soil conditions because at this time it is difficult to determine where those plantings would be most beneficial. The extent and final grading cannot yet be determined until soil conditions are clearly identified.

The development includes several different building designs and variations. Although the residential design standards amendment has not yet been adopted, the applicant is aware of the township concerns of creating cookie cutter appearances and they have agreed that the same model or façade will not be placed next to each other.

Other minor details to be addressed are in the McKenna letter, including lighting, landscaping and entrance ways which can be administratively approved at the Commission's discretion. Design standards are being developed for the DDA and these would need to be consistent.

Chairperson Haber discussed the DDA design standards and branding with Mark Stacey, DDA Director. Mark stated that a meeting had been held today with GMA and the developers to address these plans.

Randy Wertheimer, Hunter Pasteur Homes, 32255 Northwestern Highway, Farmington Hills, MI, was present along with Andy Milia and Whitney Findlay of Franklin Properties, 300 South Old Woodward, Birmingham MI, to address the request.

Randy Wertheimer gave a review of Merrill Park. This will be a similar concept to Wynclyff and 71 single-family homes are proposed with 90' lots. There will be landscaping and a 7-acre park at the back of the site with a 1/2 mile walking path, ponds and an area for a future play structure if the association chooses to install it. These amenities will be available to the residents of Merrill Park and the Commerce community. He reviewed the high quality landscaping plans, entrances and the overall design standards.

Jones - On the last project, you came back to change some of the lot sizes to make them larger. This new project looks very carefully laid out. Is it possible that you will come back and enlarge these lots also?

Randy Wertheimer - No, we learned our lesson the first time. All of these are the larger lots and larger homes which are what has been selling at Wynclyff.

Andy Milia - This was originally planned as 90 to 100 units, but based upon the success at Wynclyff, it was reduced to 71 lots which are 90' or larger. As Ms. Neary addressed, we are in agreement with all of those issues, moving the road, additional tree screening, augmentation of the park area and architectural design. The engineer has approved it as noted, and the fire department has also approved it.

Randy Wertheimer - I want to mention that at the driving range, our goal is to keep as many trees as possible.

Chairperson Haber and Randy Wertheimer discussed disturbance of tree roots during construction, replacement of trees that are damaged, and concerns with golf balls from the driving range.

Chairperson Haber opened the public hearing.

No comments.

Chairperson Haber closed the public hearing.

Chairperson Haber stated that Jay Czarnecki requested recusal because he has worked on some of this project. There were no objections from the Commissioners.

Commission Comments:

McKeever - My concerns have all been addressed.

Hindo - No issues.

Jones - No issues.

Schinzing - My concerns would be with the driving range and damage to houses by golf balls. A 12' tree will not stop a golf ball.

Winkler - No additional comments.

Chairperson Haber initiated discussions with the applicants regarding moving the southern portion of the road, encroachment, dealing with the DEQ, what could happen if the DEQ permit request is denied, the conservation easement, overgrowth of the wetlands and the 25' setback. The site plan will be contingent upon DEQ approval.

Haber - Can you explain the screening of the houses and view from the Martin Parkway?

Randy Wertheimer - The elevations of a couple of the houses along the front will be higher than the road due to the topography. For these homes, we have agreed to construct the side and back facades be more appealing with 100% brick. In addition, we've agreed to plant 20' mature trees on those lots to help with screening.
Haber - You will work with the DDA consultants regarding lighting?

Randy Werthheimer - Yes.

Haber - Is the pathway concrete?

Randy Wertheimer - It's asphalt.

Haber - Standard 5'?

Andy Milia - Yes.

Jones - We had something in there about 8'?

Haber - There was some discussion in other areas that it would be wider, external versus internal.

Randy Wertheimer - The pathways along the front are wider.

MOTION by Jones, supported by McKeever, that the Planning Commission approves, contingent upon site plan approval and any conditions of said site plan approval, Item PSU15-006, Merrill Park, Special Land Use, the request by Hunter Pasteur Homes of Farmington Hills MI for a Special Land Use for a new single family development in the TC, Town Center Overlay District located on the east side of the Martin Parkway, south of Oakley Park Road. Sidwell No.: pt. of 17-24-200-049.

Approval is for the reason that the information submitted by the applicant and the information presented to the Planning Commission demonstrates that the proposed meets the requirements and standards of the Commerce Township Zoning Ordinance.

MOTION CARRIED

Recused: Czarnecki

Chairperson Haber discussed open issues with Randy Wertheimer with regard to the site plan.

McKeever - I've dealt with these issues before. As far as the DEQ permits, it's pretty standard practice. They have to have all their information in order to put together the request before approaching the DEQ. I understand this from that perspective.

Haber - Will we see this again after the project moves forward?

Amy Neary - If you were to grant site plan approval tonight, they would go to the Township Board because it's a condominium, but they would not return to the Planning

Commission. If they do not receive DEQ approval for some reason, then they would have to change the site plan and may have to come back then. They have agreed to address these wetland, screening, housing styles, park design and landscaping, but you don't have a revised the plan to see them.

Jones - If there are other issues here that would not normally be administratively approved, they could come back to address them at that time. Where are the Planner's conditions if site plan approval is considered? Giffels Webster has a list of items that would be included.

Amy Neary - If you were to approve this, I suggest conditioning it upon the issues in our letter, dated October 1st, with the exceptions of the items in the applicant's letter dated October 2nd that addressed some of those issues. The other issues they did not address in their letter would still be conditions, including detailing the sidewalk, landscaping, and signage.

Jones - I'd be happy to let you administratively approve those things.

Haber - When we approve this, normally we see this with conditions in other areas.

Amy Neary - I was not recommending this for approval prior to our recent meeting with them.

Haber - Anything that's in this packet is a condition.

MOTION by Jones, supported by Schinzing, that the Planning Commission recommends approval, with conditions, of Item PSP15-0031, Merrill Park, the request by Hunter Pasteur Homes of Farmington Hills MI for site plan approval for a new single family development located on the east side of the Martin Parkway, south of Oakley Park Road. Sidwell No.: pt. of 17-24-200-049

Approval is for the reason that the information submitted by the applicant and the information presented to the Planning Commission demonstrates that the proposed meets the requirements and standards of the Commerce Township Zoning Ordinance.

Approval is subject to the following conditions:

1. DEQ approval as discussed herein;
2. Review letters in the packet; including Giffels Webster Landscaping and Engineering, the Fire Department, the RCOC, and the McKenna Report;
3. It is noted that some of the items in the McKenna Report dated 10/1/15 have been addressed by the applicant in their letter dated 10/2/15 as discussed and agreed to at this meeting.

MOTION CARRIED

Recused: Czarnecki

Chairperson Haber proposed that both Items 4 & 5 be reviewed concurrently, with separate motions to be made for each. There were no objections.

ITEM 4: PSU15-005 – MI TOURNAMENT FLEET – SPECIAL LAND USE – PUBLIC HEARING

Steve Schickel of West Bloomfield MI is requesting a Special Land Use to allow an equipment rental use in a B-3 General Business District located at 1947 Haggerty Road. Sidwell No.: 17-25-226-013

ITEM 5: PSP15-0030 – MI TOURNAMENT FLEET

Steve Schickel of West Bloomfield MI is requesting site plan approval for an equipment rental business located at 1947 Haggerty Road. Sidwell No.: 17-25-226-013

Amy Neary, Planning Consultant, gave a review. The use is permitted in the district and this is a nonconforming site. The applicant is proposing to improve the exterior of the building, install overhead doors, add stone to the base of the office portion of the building, paint the exterior and clean up the building and site. They will be repaving a portion of the parking lot. The rear parking area will remain as is. They will add landscaping to the entrance and along the foundation and some of the parking area. The fence and gate at Haggerty Road will be removed, and a new gate will be installed toward the rear of the building and won't be visible from the road. They will also be adding a sidewalk which hopefully can ultimately connect to the trail.

In the plans, there are a few minor items that are suggested as conditions of any approval for special land use and/or site plan. The Planning Commission would need to decide upon deferring the striping of some of the parking spaces. They have ample room for parking, but don't need all of it, so they're asking to only stripe and maintain the necessary number of parking spaces. Should they need more in the future, they could stripe and utilize the back area. Details such as height of the gate and fence need to be included on the site plan. The applicant should address loading to the Commission's satisfaction. Landscaping suggestions were included for design and planting in the front area, along with parking areas. It's planned natural at this time, but a more defined entrance is suggested and this could be worked on administratively. Landscaping maintenance and irrigation also need to be addressed. Trash should be addressed as there is no dumpster enclosure identified. No new lighting or signage is proposed.

David Leclair with Livingston Engineering, 3300 S. Old US 23, Brighton, MI was present along with Steve Schickel, Owner, 2111 Haggerty Road, Commerce Township, MI, to address the request.

David Leclair - Amy did a good job summarizing. We will be happy to answer some of those questions. The new 6' gates will be even with the building on the right side and toward the rear of the building on the left. These will be closed for security when the building is not occupied.

As for the loading area, Michigan Fleet distributes golf carts to golf courses and to other events, such as Arts, Beats and Eats. They are delivered on 40' trailers that are pulled by a normal pickup truck. Trucks come around the back to load and then pull out for delivery. The same circulation will be used for drop off and this loading area will be designated on the plans. Trailers are stored in the back when not in use.

We'll be happy to work with Amy regarding the plantings and sprucing up the landscaping.

This facility does not need a dumpster on the outside. Trash will be handled with rollaway carts that will be inside the building and placed out on trash day. I'm assuming trash collection will use the same circulation.

There is no new lighting on the site. The existing sign will stay there and be refaced for this business. A permit will be obtained through the Township.

I did not see the letter from Giffels Webster, but we are not changing the grade on the site. The gray area indicated will be resurfaced and the back area will remain unchanged.

Chairperson Haber opened the public hearing.

No comments.

Chairperson Haber closed the public hearing.

Commission Comments:

Haber - Was there a fence on the south side? It's right where the trail is going to be, right?

Steve Schickel - There is a fence there.

Haber - Will it remain?

Steve Schickel - Yes.

Haber - But there will be no fence in the front yard?

Steve Schickel - That's correct.

Winkler - No issues. I agree with Amy's review regarding the improvements to be made. It's nonconforming, but they will improve it based upon the business standards in Commerce Township.

Schinzing - Nothing to add.

Jones - Nothing.

Czarnecki - I agree with what Brian said. I think Amy has covered this well.

Hindo - No issues.

McKeever - Was there any consideration given to the comment about the irrigation system?

David Leclair - I'm not sure what the Township requires, but we will certainly meet the requirements.

McKeever - And this will all fall in under administrative approval.

Amy Neary - Yes.

Haber - The one thing I had was the trash and that was addressed. On the landscaping, you've addressed this with them already. I wouldn't have a problem with having landscaping administratively approved. If lighting is to be changed, that also has to conform and could also be administratively approved.

Jones - I noticed on here that it's T1-11. What's the condition of that? Does it need to be painted?

Steve Schickel - Absolutely. The whole thing needs painting and some areas may need repair or replacement. It all needs a facelift.

Jones - Look into the best type of paint to take care of this properly, otherwise you can have big problems.

MOTION by Jones, supported by Czarnecki, that the Planning Commission approves, contingent upon site plan approval and any conditions of said site plan, Item PSU15-005, MI Tournament Fleet, Special Land Use, the request by Steve Schickel of West Bloomfield MI for a Special Land Use to allow an equipment rental use in a B-3 General Business District located at 1947 Haggerty Road. Sidwell No.: 17-25-226-013
Approval is for the reason that the information submitted by the applicant and the information presented to the Planning Commission demonstrates that the proposed meets the requirements and standards of the Commerce Township Zoning Ordinance.

MOTION CARRIED UNANIMOUSLY

MOTION by Jones, supported by Winkler, that the Planning Commission approves, with conditions, Item PSP15-0030, MI Tournament Fleet, the request by Steve Schickel of West Bloomfield MI for site plan approval for an equipment rental business located at 1947 Haggerty Road. Sidwell No.: 17-25-226-013

Approval is subject to the following:

1. The conditions as spelled out in the Planner's report, and as discussed herein.
2. administrative approval of the landscaping
3. In-ground automatic irrigation be provided for landscaped areas
4. The conditions of the Fire Department's letter.
5. Deferment of the striping of the parking spaces as illustrated on the site plan.

Approval is for the reason that the information submitted by the applicant and the information presented to the Planning Commission demonstrates that the proposed meets the requirements and standards of the Commerce Township Zoning Ordinance.

MOTION CARRIED UNANIMOUSLY

ITEM 6: PSP14-0008 – MAPLE RIDGE

MM Beck LLC of Farmington Hills MI is requesting an amendment to an approved site plan and conditional rezoning agreement for a rental multiple family development located on the south east corner of Maple and Beck Roads. Sidwell No.: 17-33-151-016

Amy Neary, Planning Consultant, gave a review. One issue identified was with the layout of the buildings and separation. Building 12 in the corner, closest to the high school, is required to be setback 50' because the adjacent triangular piece is zoned single-family, however, it is owned by Consumers and there is a utility easement. The zoning dictates the setback. Included in the Amended Conditional Rezoning is that in the event the applicant could not acquire the property or arrive at an agreement with Consumers, they seek a variance. Ultimately, if these things do not transpire, the site plan would have to be modified and/or Building 12 could not be built.

One major issue in the report that has been addressed is the site area. The ordinance requires those 2-bedroom units with den/office to be considered a 3-bedroom unit. A 3-bedroom unit requires 6,500 square feet of lot area per unit, whereas a 2-bedroom unit only require 5,000 square feet. Therefore, there wasn't enough lot area based upon the new mix of unit types. The applicant has agreed to meet the requirements and no more than 42 3-bedroom units will be on the site.

Jim Galbraith, M. Shapiro, 31550 Northwestern Hwy # 220, Farmington Hills, MI, was present to address the request. He explained the 3-bedroom unit option and clarified that the lot area requirements would not be exceeded. He discussed the designation of a 3rd bedroom versus a den with the Commission, elaborated on the requirements of the ordinance for lot sizes, and discussed the marketability of 2 and 3-bedroom units, the variations of the buildings and the garages.

He also addressed the application to purchase the unbuildable triangle parcel that is currently owned by Consumers.

Commission Comments:

McKeever - If he wasn't able to purchase the parcel, would we still have the ability to rezone it as multiple?

Amy Neary - That is another option.

Jim Galbraith - That's an option. I don't favor going for a variance, although I think the argument could be made in this case. That's a last resort. I'm optimistic about purchasing from Consumers, however, we won't know anything from them for 60 to 90 days, and we need to proceed.

Haber - My feeling here is that we want to see you move forward on this, but there are a lot of contingencies. You might not be able to build that one building.

Jim Galbraith - That's the risk I would take. We have not deviated from the circulation of the plan you originally approved. I went to my architect and explained that I want to have flexibility for renters by choice for this long-term asset to be able to retain residents

longer, therefore I want to do all 2-car garages. I wanted a building designed that would fit in that same footprint and the result was that we lost one unit per building. We then added 2 buildings for a total of 17, but we have 13 less units.

Haber - It is a wise move to have 2-car garages. That would be appealing to me. Amy, is everything here essentially the same, such as landscaping et cetera, or do we have to go through the whole thing again?

Amy Neary - Landscaping was revised to accommodate the additional buildings, but the landscape architect did review and recommends approval. You now also have the clubhouse which was not on the plans before and it is also in compliance.

Haber - We would need to put a contingency in here regarding the purchase of the property from Consumers as it relates to Building 12. You are rolling the dice here. You may lose a building, you may have to go for a variance, or you may have to modify the plans.

Winkler - I wanted to mention the elevations of the buildings. They appear to have changed from the original and it's in a very positive, wonderful way. Also, the reduction in the number of units has allowed for the facades to be offset and this is an enhancement too. I think the improvements offset the vinyl siding.

Amy Neary - Yes, these are new elevations.

Haber - Yes, and it's conforming to what things are going to be to avoid the cookie cutter appearance.

Jim Galbraith elaborated on the design variations, elevations, parking port, 2-car garages, visitor parking, circulation including some side entry garages, interesting materials, and other improvements.

Schinzing - What about the Fire Department requirement for the turning radius?

Jim Galbraith - In final engineering, we'll put down the template to make sure that's satisfied. We will certainly conform to that.

Jay James - I think that's a standard item that Todd puts in all of this letters.

Schinzing - When he says "may" I get concerned.

Jones - That would fall under engineering.

Jay James - Yes, and we do check that.

Jones - What improvements are you going to do on the roads? I thought our initial discussions were that there would be a right turn at the corner of Beck and Maple. I see

the entrance from Maple lining up with road across the street and I do see crosshatching at the entrance into another subdivision here.

Jim Galbraith - We agreed from the onset that we would coordinate road improvements with the City of Wixom which is under control of Beck Road. Maple is under control of the RCOC. Our revised detailed engineering plans will continue to show an extended right hand turn lane, northbound Beck to eastbound Maple. There will be left hand turn lanes, westbound to southbound onto Beck. There will be improvements to both roads. We have not worked out the final details yet but we are committed to those improvements.

Amy Neary - It's in the Conditional Rezoning agreement so it is tied to this site and site plan.

Czarnecki - The parcel that goes to the trailhead, you're going to do all the landscaping and improvements on it?

Jim Galbraith - Yes.

Czarnecki - Once that's done, who is responsible for maintaining it?

Jim Galbraith - That will be the combined trailhead organization which includes Commerce, Wixom and Walled Lake. We will be doing the curb cut and approach, putting down materials for the parking surface that is consistent with the Trail Council, and putting in the landscaping and 20 conventional parking spaces including ADA parking. We felt that was a greater benefit to them so that they could spend their money on the mainline improvements to the trail.

Czarnecki - Will you be irrigating that?

Jim Galbraith - I don't expect that we would irrigate that. If we needed to, it would be part of our system.

Czarnecki - I read a comment about adding more connections to the sidewalks.

McKeever - That was connection to the trails.

Amy Neary - That was from me, and he disagrees. We have a few connections, however, somebody living in the development would have to go out to the entrance to get to any of the surrounding sidewalks. I was looking to be more accommodating as people tend to take the path of least resistance, so more connections from the units to adjacent roadways other than the entrance drive.

Jim Galbraith clarified the pathways and connections on the map. Discussions continued regarding areas of grass, brick pavers, the breakaway gate, pedestrian circulation, bike paths, trail linkage internally and externally and details of the landscaping. Jim added that the pathway would be 8' concrete for durability and to

coincide with width considerations to accommodate the extensive utilities, especially along the Maple frontage.

MOTION by Winkler, supported by Jones, that the Planning Commission recommends approval, to the Commerce Township Board of Trustees, of Item PSP14-0008, Maple Ridge, the request by MM Beck LLC of Farmington Hills MI for **an amendment to an approved conditional rezoning agreement** for a rental multiple family development located on the south east corner of Maple and Beck Roads, as resubmitted by the petitioner. Sidwell No.: 17-33-151-016

Approval is for the reason that the information submitted by the applicant and the information presented to the Planning Commission demonstrates that the proposed meets the requirements and standards of the Commerce Township Zoning Ordinance.

MOTION CARRIED UNANIMOUSLY

MOTION by Winkler, supported by Jones, that the Planning Commission approves, with conditions, Item PSP14-0008, Maple Ridge, the request by MM Beck LLC of Farmington Hills MI for **an amendment to an approved site plan** for a rental multiple family development located on the south east corner of Maple and Beck Roads, as resubmitted by the petitioner. Sidwell No.: 17-33-151-016

Approval is for the reason that the information submitted by the applicant and the information presented to the Planning Commission demonstrates that the proposed meets the requirements and standards of the Commerce Township Zoning Ordinance.

Approval is subject to the following:

1. The Fire Department's review letter;
2. The Giffels Webster review letter;
3. Administrative review and approval of the lighting and photometric plan;
4. The acquisition of the parcel from Consumers Energy, or rezoning, or a variance being obtained, as discussed herein, and any necessary modifications regarding the setback issue affecting Building 12 as a result are to be reviewed and approved administratively.
5. The fire lane along Beck will be constructed so it can also be used to access the path along roadway.

Discussion -

Haber - If you don't get this from Consumers, and you have problems with a variance or rezoning, and you have to remove Building 12, will that change your site plan?

Jim Galbraith - It would just be removed.

Jones - Is it possible to remove just part of that building?

Jim Galbraith - No. If this is zoned multiple, it's a 30' setback, and it's 50' if it's zoned single-family. The building would just have to be deleted.

McKeever - Is there any issue with that being rezoned multiple? It's not buildable.

Jim Galbraith - It's not buildable.

McKeever - Worst case, Consumers does not want to sell. What would be wrong with us handling it as a housekeeping issue and rezoning?

Amy Neary - I think we could do that and we've discussed it.

Jim Galbraith - I would love to buy it.

Amy Neary - It gives him more land area.

Haber - If this doesn't happen, we don't have to see this again. Building 12 just won't be built.

Amy Neary - Correct. Everything else is the same.

Haber - Okay.

MOTION CARRIED UNANIMOUSLY

ITEM 7: PSP14-0033 – GRANGER, FIRST & MAIN

Granger Group of Wyoming MI is requesting an extension of their approval to construct a senior living facility located east off the Martin Parkway, south of Oakley Park Road.

Sidwell No.: 17-24-401-054

Amy Neary, Planning Consultant, gave a review.

Dan Colella, Director of Development for Granger Group, 2221 Health Drive SW, Ste 2200, Wyoming, MI, was present to address the extension request. Chairperson Haber informed Mr. Colella that the Commission usually does not allow a developer to go past the extension date. If a second extension is necessary, they would be required to reapply and pay the fees accordingly. Mr. Colella replied that he understood.

MOTION by Jones, supported by McKeever, that the Planning Commission approves Item PSP14-0033, Granger, First & Main, the request by Granger Group of Wyoming MI for a one year extension to construct a senior living facility located east off the Martin Parkway, south of Oakley Park Road. Sidwell No.: 17-24-401-054

MOTION CARRIED UNANIMOUSLY

OTHER MATTERS TO COME BEFORE THE COMMISSION


McKeever initiated discussion regarding Blazing Bagels with Jay James, addressing improvements that were to be made to the parking lot, issues with trash, et cetera. Jay explained that they have a site plan revision coming before the Commission soon and those items could be reviewed.

The next regularly scheduled Planning Commission meeting will be MONDAY, NOVEMBER 2, 2015 at 7:00pm.

ADJOURNMENT

MOTION by Czarnecki, supported by Haber, to adjourn the meeting at 8:26pm.

MOTION CARRIED UNANIMOUSLY



Brian Winkler, Secretary