

BROWNSTOWN TOWNSHIP PLANNING COMMISSION MEETING

Monday, February 8, 2010

The meeting of the Charter Township of Brownstown Planning Commission was held in the Brownstown Township Hall, 21313 Telegraph Road, Brownstown, MI 48183 on Monday, February 8, 2010. Chairman Zurawski called the meeting to order at 7:00 P.M. followed by the Pledge of Allegiance.

PRESENT: Chairman Zurawski, Members Allen, Armatis, Chapman, Knappmann, Shastal and Taft. Also present were Brian Borden from LSL Planning and Economic Development Manager DiSanto.

ABSENT: none

AGENDA APPROVAL:

Motion by Chapman, supported by Allen, to approve the Planning Commission Agenda of February 8, 2010. All voting aye.

MINUTE APPROVAL:

Motion by Chapman, supported by Armatis, to approve the Planning Commission minutes of January 25, 2010. All voting aye.

Election of Liaison to Zoning Board of Appeals:

Motion by Chapman, supported by Taft, to nominate John Knappmann as Liaison to the Zoning Board of Appeals. All voting aye.

Schedule public hearing for 20571 Gibraltar Road:

Motion by Chapman, supported by Taft, to schedule public hearing for Monday, March 8, 2010, to amend Special Conditional Use dated September 17, 2007, to allow for Sunday business hours for the property located at 20571 Gibraltar Road, in a B-2 zoning district. All voting aye.

Public hearing for Special Conditional Use for the parking of movie production rental trailers for the property located at 24354 King Road, in an I-1 zoning district. Submitted by David Haddad, 221 Curry Hollow Road, Pittsburg, PA 15236:

David Haddad, owner, gave a brief description of the nature of his business, designing and building "RV" type, specialized semi-trailers for the movie industry. He explained that he does intend to purchase this property for the purpose of parking this equipment when not in use.

Members asked about the time-line for purchase, building use, how many might be parked at any given time, type of security, and employment opportunities.

Mr. Haddad explained that he would like to begin as soon as possible. He would like to rent the building to other vendors for office space, or other uses such as filming. Ideally,

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the number of vehicles parked at any given time would be zero because they should always be in use, however, he did not foresee parking more than 40 during down-time such as December. They do have their own security in the form of personnel or video surveillance. He may need to hire 2 to 4 local employees.

Motion by Taft, supported by Chapman, to open the Public Hearing. All voting aye.

No one was present that wished to speak regarding this matter.

Motion by Chapman, supported by Taft, to close the Public Hearing. All voting aye.

Brian Borden, LSL Planning, gave an overview of his review. Three of the more important items that would be addressed during the Site Plan review process are:

- Screening to protect the surrounding properties
- Placement – parking of the trailers
- Set-backs as required by zoning standards

DiSanto explained that what makes this property attractive to the applicant is that it is already developed and meets some of the requirements that will likely be needed for Site Plan approval and the location was researched for some time before they chose it.

Motion by Knappmann, supported by Taft, to recommend approval, subject to Site Plan approval, to the Township Board. All voting aye.

Staff Report: (none)

Administrative Review:(none)

Public Forum: (none)

Adjournment: Motion by Allen, supported by Armatis, to adjourn meeting at 7:30 P.M. All voting aye.

David G. Zurawski Sr., Chairman

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