

BROWNSTOWN TOWNSHIP PLANNING COMMISSION MEETING

Monday November 22, 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, November 22, 2010. Chairman Zurawski called the meeting to order at 6:58 P.M. followed by the Pledge of Allegiance.

PRESENT: Chairman Zurawski, Members Allen, Armatis, Knappmann, and Taft. Also present were LSL Planner Borden and Building Official Earl.

EXCUSED: Chapman, Shastal

AGENDA APPROVAL:

Motion by **Armatis**, supported by **Taft**, to approve the Planning Commission Agenda of November 22, 2010, with the notation that item number two will be tabled for additional information. All voting aye.

MINUTE APPROVAL:

Motion by Allen, supported by Armatis, to approve the Planning Commission minutes of November 8, 2010, as submitted. All present voting aye.

Public Hearing for November 22, 2010, for Special Land Use for a Self-Service Fueling Station in a B-2 zoning district at 23849 West Road, Brownstown, Michigan 48183.

Jack Knowles and Tom Frank were present to represent Kroger.

Motion by Knappmann, supported by Armatis, to open the Public Hearing. All voting aye.

Borden highlighted points of concern from his review letter. Special Land Use standards can be met provided the applicant fully complies the specific use requirements and site plan review standards. (Such items are specifically addressed in the motion that follows.)

The following people were present to comment:

Mary Ann Andrus, 23556 McCort

A letter of dissent was presented to the commissioners from Lamarre Labadie, 23772 West Lake Circle.

Comments were also made by the Commissioners. Jack Knowles of Dietrich, Bailey and Associates and Tom Frank of Kroger responded favorably to the suggestions and concerns and requested that the site plan be approved with the changes.

Motion by Taft, supported by Allen, to close the Public Hearing.

Motion by Taft, supported by Allen, to recommend approval of Special Land Use for a Self-Service fueling Station in a B-2 zoning district at 23849 West Road, Brownstown, Michigan to the Township Board with the following notations:

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1. Confirmation of the Wayne County commitment to make changes to the driveways when West Road is widened in 2012.
2. The Canopy will be finished in efface material and/or brick to match the Shopping Center building and the kiosk.
3. Kroger will work within the existing ordinance parameters on signage. The price modification on the existing sign will be abandoned.
4. The kiosk will be built with wing walls to accommodate the vending and ice machines. Outdoor storage pallets at the pumps will be eliminated.
5. The circulation will be revised again. Signs and striping will be added to reduce or eliminate traffic and parking in the truck lane area.
6. Kroger will comply with the maximum requirements for lighting and lights will be recessed into the canopy.
7. Additional trees will be included in the landscaping to meet the ordinance requirements.
8. Site Plan revisions must be reviewed by the Planning Commission.

Ayes: Allen, Knappmann, Taft, Zurawski; Nays: Armatiss Motion carried.

Staff Report:

None

Public Forum:

James Jorgensen, 23763 McCort

Richard Sexton, 19155 Allen

Mary Ann Andrus, 23556 McCort

Adjournment: Motion by **Knappmann**, supported by **Taft**, to adjourn meeting at 8:00 P.M. All voting aye.

David G. Zurawski Sr., Chairman

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