

BROWNSTOWN TOWNSHIP PLANNING COMMISSION MEETING

Monday December 13, 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, December 13, 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 and Knappmann. Also present was Economic Development Manager, DiSanto.

EXCUSED: Shastal, Taft

AGENDA APPROVAL:

Motion by **Chapman**, supported by **Allen**, to approve the Planning Commission Agenda of December 13, 2010. All voting aye.

MINUTE APPROVAL:

Motion by Allen, supported by Armatis, to approve the Planning Commission minutes of November 22, 2010, as submitted. Ayes: Allen, Armatis, Knappmann, Zurawski
Abstain: Chapman Motion Carried.

Site Plan Review for a Self-Service Fueling Station in a B-2 zoning district at 23849 West Road, Brownstown, Michigan 48183

Jack Knowles of Dietrich, Bailey and Associates and Tom Frank of Kroger were present to represent Kroger. Members discussed the items in the LSL review and the email submitted by absent member Taft.

Motion by Knappmann, supported by Allen, to approve the site plan for a Self-Service Fueling Station in a B-2 zoning district for Kroger, 23849 West Road with the changes submitted and a notation that a letter of credit or a surety bond will be required for the West Road Drive approach. Ayes: Allen, Chapman, Knappmann, Zurawski; Nays: Armatis Motion carried.

Site Plan review for additional parking at existing restaurant at 33019 West Jefferson on vacant lots 46 and 47, Huron River Drive in a B-2 zoning district

Mr. and Mrs. Duque, owners, were present regarding this request.

Members discussed the LSL review and comments submitted by Taft. DiSanto had discussed the lighting, landscaping, sidewalk and waste receptacle requirements with the applicant after they received the LSL review. The required sidewalk would serve no purpose for many years to come since there are no other sidewalks or pathways in the area. The applicant intends to put security lighting for the parking lot on the garage. For circulation purposes, the waste receptacle should remain as shown on the site plan. Although Huron River Drive is considered a "major roadway", it ends just beyond this property.

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Motion by Knappmann, supported by Armatis, to recommend approval of 39 additional parking places at existing restaurant at 33019 West Jefferson on vacant lots 46 and 47, Huron River Drive in a B-2 zoning district, with the notations that the requirement for the non-motorized pathway along major roads (Article 25) be waived at this time, the lighting will be security lighting attached to the existing building, and the orientation of the waste receptacle shall be approved as submitted. All voting aye.

MJC Brownstown, LLC, requesting a revision in the brick requirement at Fox Creek South

Sam Loduca was present representing MJC Brownstown. Members discussed the location and the number of houses already built in this phase of Fox Creek. Only four houses currently are built. The most recent home took three years to sell.

Motion by Armatis, supported by Chapman, to approve this revision only for this phase of the development. Any homes built on the remaining lots in the first phase would be built with full first floor brick, as previously approved. All voting aye.

Staff Report:

None

Public Forum:

None

Adjournment: Motion by Chapman, supported by Allen, to adjourn meeting at 7:35 P.M. All voting aye.

David G. Zurawski Sr., Chairman

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