

## **BROWNSTOWN TOWNSHIP PLANNING COMMISSION MEETING**

**Monday, September 26, 2011**

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, September 26, 2011. Chairman Zurawski called the meeting to order at 7:00 P.M. followed by the Pledge of Allegiance.

PRESENT: **Chairman Zurawski, Members Allen, Armatis, Bober, Chapman, Knappmann and Taft.** Also present were Economic Development Manager DiSanto and LSL Planner Borden.

ABSENT: none

### **AGENDA APPROVAL:**

Motion by **Allen**, supported by **Chapman**, to approve the Planning Commission Agenda of September 26, 2011. All voting aye.

### **MINUTE APPROVAL:**

Motion by **Chapman**, supported by **Armatis**, to approve the Planning Commission minutes of September 12, 2011, as submitted.

**Family Dollar - Site Plan approval at Telegraph Road, north of Sibley Road in a B-2 zoning district, Tel/Brown LLC, 31000 Northwestern Highway, Farmington Hills, Michigan 48334.** Sam Yaldo was present representing Tel/Brown LLC.

Borden gave an explanation of his plan review with a few additional comments. Members then were given an opportunity for questions and discussion. DiSanto also noted that this property qualifies as a Brownfield.

Motion by Allen, supported by Armatis, to approve the site plan with the following conditions:

The rooftop units will be properly screened.

Zoning Board of Appeals approval required, as directed by Economic Development Manager, for the greenbelt.

Upward light will be replaced with a downward light.

The sign will have a brick base to match the building.

Three additional trees will be added at the north and south ends of the building.

Parking lot electrical poles shall not exceed 20 feet in height.

Sidewalks will be 5 feet wide.

The 3 additional parking spaces are to be included as approved.

All voting aye.

**Bruce's Pond Shop, 20708 Gudith Road, Brownstown, Michigan 48183, requesting time extension to complete parking lot.**

Motion by Taft, supported by Knappmann, to table this item for additional information.  
All voting aye.  
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**Staff Report:** (none)

**Administrative Review:** (none)

**Public Forum:**

Sharon Killian, 23936 Cedar Ridge Ct, voiced concerns about traffic issues that residents of her subdivision already experience trying to exit the subdivision onto Telegraph Road. Richard Sexton, 19155 Allen Road, expressed his opinion regarding the sidewalks.

**Adjournment:** Motion by Chapman, supported by Taft, to adjourn meeting at 8:05 P.M.  
All voting aye.

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David G. Zurawski Sr., Chairman

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