

BROWNSTOWN TOWNSHIP PLANNING COMMISSION MEETING

Monday, May 14, 2012

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, May 14, 2012. Chairman Zurawski called the meeting to order at 7:00 P.M. followed by the Pledge of Allegiance.

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

ABSENT and EXCUSED: Allen, Bober

AGENDA APPROVAL:

Motion by **Chapman**, supported by **Taft**, to approve the Planning Commission Agenda of May 14, 2012. All voting aye.

MINUTE APPROVAL:

Motion by **Armatis**, supported by **Chapman**, to approve the Planning Commission Minutes of April 9, 2012, as submitted. Ayes: Zurawski, Armatis, Chapman. Nays: none. Abstain: Knappmann, Taft. Motion carried.

Public Hearing for request of King Road Ventures LLC, 30100 Telegraph Road, Bingham Farms, Michigan 48025, to rezone parcel #70-030-99-0030-700, located on the east side of Dix-Toledo Road, north and east of 19999 Dix Toledo Road, 12.88 acres, from B-2 Community Business and OR-1 Office Retail to B-1.

Motion by **Taft**, supported by **Armatis** to open the Public Hearing. All present voting aye.

Borden presented the highlights of his review, stating the process involved in rezoning of a property and the criteria required.

Chuck DiMaggio, Burton-Katzman was present to represent King-Road Ventures LLC. DiMaggio gave a presentation covering a brief history of the changes that have taken place since the applicant acquired the property and since the first time this request was presented 7 or 8 years ago. He listed and explained changes affecting the property such as: the economy, the uses of surrounding properties, and the zoning options that are now available that were not available at the time of the first request.

In the ten years of ownership, King Road Ventures has not had any development inquiries for Office Retail. Given that this is one of their development markets, it seems unlikely that they would find anyone interested in that type of development for this property in the near future, especially considering the decreases in the past 3 years for non-residential, medical and commercial development.

There has been an increase in demand for multi-family developments in recent years. The compatibility of multi-family use with the surrounding and adjacent property increases the likelihood that the property would find someone interested in that type of development, especially with portion of MDOT property adjacent that cannot be developed.

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Members discussed several questions, including possible uses. Since the uses for B-1 are less intense than those allowed in B-2 and OR-1,

No members of the audience spoke regarding this property.

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

Motion of Knappmann, supported by Armatis, to recommend that the Township Board approve the request to rezone parcel #70-030-99-0030-700, located on the east side of Dix-Toledo Road, north and east of 19999 Dix Toledo Road, 12.88 acres, from B-2 Community Business and OR-1 Office Retail to B-1. All present voting aye.

Public Hearing for Special Land Use request of Tim Horton's, 565 East Grand River Avenue, Suite 101, Brighton, Michigan, 48116, for a proposed drive-thru restaurant on parcel #70-028-99-0010-004, located on the east side of Telegraph Road, south of 19051 Telegraph Road.

Motion by **Knappmann**, supported by Taft, to open the Public Hearing. All present voting aye.

Borden presented the main points of his review explaining that the proposed use is consistent with the Master Plan and the zoning district, and is also adjacent to a property with a similar use. He also defined the Specific Use Requirements as they relate to the proposed project, pointing out which standards are met and which may need further attention, should the commission choose to approve the project.

Mark Kellenberger, Tim Hortons, 565 East Grand River Avenue, Suite 101, Brighton, Michigan, 48116, was present regarding this request. Kellenberger commented that Tim Hortons did not have any objections to the comments in the LSL plan review. He also stated that a building like the one proposed opened at Telegraph and Warren in November of 2011.

DiSanto noted that the Telegraph improvements currently in plan review stage for this area are expected by 2015.

Sharon Killian, Cedar Ridge, requested that the Planning Commission take a second look at the plans as they relate to Cadillac School Drive.

Motion by **Chapman**, supported by **Armatis**, to close the Public Hearing. All present voting aye.

Motion by **Armatis**, supported by **Taft**, to recommend that the Township Board approve the Special Land Use request of Tim Horton's, 565 East Grand River Avenue, Suite 101, Brighton, Michigan, 48116, for a proposed drive-thru restaurant on parcel #70-028-99-0010-004, located on the east side of Telegraph Road, south of 19051 Telegraph Road and have the applicant return for Site Plan Review. All present voting aye.

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Public Hearing for Special Land Use request of Sibley Real Estate Holding LLC, 1484 Rivona Drive, Waterford, Michigan, 48328, for temporary storage of recreational vehicles on parcels #70-005-99-0001-000, 70-005-99-0002-000 and 70-005-01-0001-000, located on Sibley Court, south of Sibley Road and west of I-75.

Motion by **Knappmann**, supported by **Taft**, to open the Public Hearing. All present voting aye.

As with the previous requests, Borden gave highlights of his review and reminded the members of the procedure required for Special Land Use. He noted the Site Plan Review requirements, as well.

Ferris Atty, Sibley Real Estate Holding, LLC, was present regarding this request.

Members had various questions regarding the Agreement between the applicant and the Township. A Special Land Use generally stays with the property; however, in this case, the Agreement would limit the time frame.

The following people also had comments or questions regarding this request:
Sharon Killiam, **23936 Cedar Ridge**
Richard Sexton, **21555 Allen Road**

Motion by **Chapman**, supported by **Armatis**, to close the Public Hearing. All present voting aye.

Discussion on Outdoor Donation Box Ordinance:

Borden gave members samples of similar ordinances from other communities for their consideration. He requested that they review them and make suggestions prior to the next meeting of any changes they would like to see for the Brownstown ordinance.

Staff Report: (none)

Administrative Review: (none)

Public Forum: (none)

Adjournment: Motion by **Chapman**, supported by **Taft**, to adjourn meeting at **9:00 P.M.**
All voting aye.

David G. Zurawski Sr., Chairman

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