

BROWNSTOWN TOWNSHIP PLANNING COMMISSION MEETING

Tuesday, October 9, 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 Tuesday, October 9, 2012. Chairman Zurawski called the meeting to order at 7:00 P.M. followed by the Pledge of Allegiance.

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

EXCUSED: Armatis

AGENDA APPROVAL:

Motion by Chapman, supported by Allen, to approve the Planning Commission Agenda of October 9, 2012. All present voting aye.

MINUTE APPROVAL:

Motion by Bober, supported by Chapman, to approve the Planning Commission Minutes of August 27, 2012, as submitted. All present voting aye.

Public Hearing for Special Land Use to allow a Self-Service Gas Station in a B-2 zoning district at 20645 Gibraltar Road, Brownstown, Michigan, 48183

Motion by Chapman, supported by Allen, to open the public hearing. All present voting aye.

Jack Knowles of Spaulding, Dedecker and Associates was invited to give a brief presentation of the proposal for Kroger, the applicant.

The following people spoke in opposition of this development:

Mark Lemerand, 20314 Gibraltar Road
Ken Alexander, 29201 Helman Blvd
Curt Boller, 20280 Indiana
Pam Adkins, 21084 Briarwood St
James Bajcz, 20073 Red Cedar
Tammy Barnes, 20823 Busenbark Ln
Clara Sype, 20372 Gibraltar Rd
Suzanne Harris, 20398 Gibraltar Rd
David Wood, 20576 Gibraltar Rd
Lorretta Kempfer, 20386 Gibraltar Rd
Ron Charara, 20913 Gibraltar Rd (owner of Citgo)

Tom Frank, Kroger Real Estate, shared the frustration of the residents concerning the maintenance of the common areas and offered additional information in response to the concerns of the citizens who spoke. He stated that the lease modification includes a maintenance agreement, at Kroger's expense. He also stated that the parking lot is scheduled to be repaved in the near future.

October 9, 2012

Page 2

DiSanto also responded to certain comments and complaints made by residents. He further explained some of the projects planned for the near future, such as the widening of Gibraltar Rd. He also explained why certain issues appear to have not been addressed. The Township has been diligently working to take care of some of these problems; however, due to budget constraints at the county level, they cannot be taken care of at this time.

Motion by Chapman, supported by Allen, to close the public hearing. All present voting aye.

Motion by Bober, supported by Taft, to table this item for additional information, including: landscaping changes, maintenance (housekeeping and landscape maintenance) of existing property, traffic and safety concerns, comments from Chief Drouillard, crime information related to one mile radius, turning canopy 90 degrees. All present voting aye.

Administrative Review: None.

Public Forum: Mr. Lemerand offered public apology for certain comments during the public hearing.

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

David G. Zurawski Sr., Chairman

lap