

BROWNSTOWN TOWNSHIP PLANNING COMMISSION

Monday, August 26, 2013

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, August 26, 2013. 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, and Walters. Also present were Economic Development Manager DiSanto and LSL Planner Borden

ABSENT AND EXCUSED: Knappmann (Armatis excused at 7:45)

AGENDA APPROVAL:

Motion by Chapman, supported by Allen, to approve the Planning Commission Agenda of August 26 2013, as submitted. All voting aye.

MINUTE APPROVAL:

Motion by Allen, supported by Walters, to approve the Planning Commission Minutes of July 22, 2013, as submitted. All present voting aye.

Public Hearing: Special Land Use request for the sale used vehicles at 19810 Allen Road, Brownstown, Michigan 48183, parcel #70-034-99-0010-003. Submitted by Lawrence Feagin, The Collision Shop, 19810 Allen Road, Brownstown, Michigan.

John Wilkie of Wilkie and Zanley Architects explained that the purpose of the request is to allow Mr. Feagin to occasionally purchase vehicles from insurance companies and sell them at auction. Neither task is allowable without a dealer license. The vehicles would be stored inside The Collision Shop until they are transported to the auction.

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

Motion of Chapman, supported by Allen to close the Public Hearing since no one was present to speak. All voting aye.

Motion of Bober, supported by Chapman to recommend approval based on DiSanto's letter of August 22, 2013 with the notation that a copy of the Agreement forwarded to the Planning Commissioners as confirmation of the conditions. All present voting aye.

U S Silica Company, 20837 N Huron River Drive, Rockwood, Michigan, Annual Mining permit renewal 70-164-99-0001-000 and 70-164-99-0013-000.

Stephen Danko, attorney, and Tim Whitmarsh of U.S. Silica were present on behalf of U.S. Silica.

Motion by Chapman, supported by Allen, to approve the renewal of the Annual Mining permit for U.S. Silica for 2013/2014, as submitted. All voting aye.

Site Plan Approval – Red Hawk Landing, a 115 unit Multi-Family Development proposed for the Town Center area, Phase I, at the northwest corner of West Road and Telegraph Road.

Richard Batt of Redwood Development gave a presentation of the proposed development. Each apartment unit is one-story, ADA compliant, has 2 bedrooms, 2 bathrooms, 2 car garage and a private patio. Although they look like condominiums, they are built and managed as rental properties and Redwood still owns and manages the first development they built. They are built with maintenance-free materials so that they can focus on other services they provide.

Motion by Allen, supported by Bober, to table this item until September 4, 2013, to allow members more time to review the site plan and possibly visit another Redwood property site. All voting aye.

August 26, 2013

Page 2

Staff Report

Public Hearing scheduled for September 9, 2013 for Special Land Use for a proposed 3 unit strip mall with Dunkin Donuts drive-thru on one end just north of PNC Bank at 24905 Telegraph (Van Horn intersection).

Site Plan Review for Ultimate Dental at 19636 Allen Road, north of the entrance to Sportway of Brownstown, 19640 Allen Road, will also be on the September 9th agenda.

Planner Borden advised the Commission that one of the ordinance sections is under review and an amendment is being drafted. The Township is also due for the five year review of the Master Plan. After the review, the Commission will need to decide if an update is required.

Administrative Review

Site Plan Review for Family Restaurant, 33518 West Jefferson, submitted by R.J. Howey, Inc for Jennifer Chamberlain.

DiSanto distributed copies of the site plan for the existing building proposed to be remodeled for use as a restaurant. Since the building is existing and only parking lot and landscaping are required, administrative review is being requested.

Motion by Bober, supported by Allen, to approve Administrative Review of the site plan for the Family Restaurant, 33518 West Jefferson. All present voting aye.

Public Forum

Adjournment: Motion by Chapman, supported by Walters, to adjourn meeting at 8:22 P.M. All present voting aye.

lap

David Zurawski, Chairman