

## **BROWNSTOWN TOWNSHIP PLANNING COMMISSION**

**Monday, September 9, 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, September 9, 2013. Chairman Zurawski called the meeting to order at 7:00 P.M. followed by the Pledge of Allegiance.

PRESENT: Chairman Zurawski, Members Allen, Bober, Knappmann, and Walters. Also present was Building Official Earl

ABSENT: Chapman

EXCUSED: Armatis

### **AGENDA APPROVAL:**

Motion by Allen, supported by Bober, to approve the Planning Commission Agenda of September 9, 2013, as submitted. All voting aye.

### **MINUTE APPROVAL:**

Motion by Walters, supported by Allen, to approve the Planning Commission Minutes of September 4, 2013, as submitted. All present voting aye.

**Public Hearing: 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 Parcel # 70-062-99-0020-705, submitted by TEJ 902 LLC, 27223 Starkey Lane, Brownstown, Michigan.**

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

Chandresh Patel, TEJ 902 LLC, gave a brief description of the purpose and future plans for this development.

The following people expressed concerns about this request:

Judy Nagy, 24851 Marguerite

Tina Stachulski, 24682 Sylvan Ave

Gail Wiseman, 24814 Marguerite

Motion by Allen, supported by Bober, to close the Public Hearing. All voting aye.

Members discussed the concerns of the residents with Chris Biggers, Foresta Architects LLC. Biggers stated that the plans do show landscape screening in addition to the brick wall that should provide adequate screening for light and sound. The location of the menu board for ordering was also discussed.

It was also noted that no additional curb cuts are planned for Telegraph. Earl stated that a shared access agreement is already in place with the bank.

Patel stated that the proposed hours of operation are 5:00 A.M. to 10:00 P.M.

Motion by Walters, supported by Bober, to recommend approval of Special Land Use for a proposed 3 unit strip mall with Dunkin Donuts drive-thru on one end, Parcel # 70-062-99-0020-705, with special conditions to be agreed upon or included prior to final site plan approval. All present voting aye.

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**Staff Report :**

Members were emailed a copy of the Special Land Use Agreement between the Township, Joseph and Nicolina Susin (property owners) and Lawrence Feagin (Lessee) with conditions for the sale of used vehicles at 19810 Allen Road. This will serve as confirmation that the conditions proposed at the August 26<sup>th</sup> Planning Commission meeting were included in the agreement.

**Administrative Review:** none

**Public Forum:** Ernest Segura Sr, 24842 Marguerite, added comments regarding the Dunkin Donuts drive thru proposal.

**Adjournment:** Motion by Knappmann, supported by Allen, to adjourn meeting at 7:30 P.M. All present voting aye.

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David Zurawski, Chairman