

BROWNSTOWN TOWNSHIP PLANNING COMMISSION

Monday, April 28, 2014

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, April 28, 2014. Chairman Chapman called the meeting to order at 7:04 p.m.

PRESENT: Chairman Chapman, Members: Armatis, Bober, Hussey, Knappmann and Walters. Also present was Economic Development Manager DiSanto.

EXCUSED: Allen

AGENDA APPROVAL:

Motion by Armatis, supported by Bober, to approve the Planning Commission Agenda of April 28, 2014. All voting aye.

MINUTE APPROVAL:

Motion by Knappmann, supported by Bober, to approve the Planning Commission Minutes of April 14, 2014, as submitted. All voting aye.

Site Plan approval for a proposed Montessori School on the east side of Allen Road, north of 19723 Allen Road, parcel #70-036-01-0001-000, submitted by Marie Liburdi, Children's Place Montessori, 19117 Allen Road, Brownstown, Michigan, 48183 Michael Brock, Hennessy Engineers, was present representing Children's Place Montessori.

Mr. Brock answered questions from the Commissioners regarding the lighting, landscaping, screening for the dumpster enclosure, playground sized and the shared approach.

Motion by Bober, supported by Armatis, to recommend approval to the Township Board for a proposed Montessori School on parcel #70-036-01-0001-000, submitted by Marie Liburdi, Children's Place Montessori, 19117 Allen Road, Brownstown, Michigan, 48183. All present voting aye.

Public Hearing - Special Land Use of a proposed Auto Care facility on parcel number 70-031-02-0020-000, requested by Downriver Complete Auto Care, 20100 Trentwood Court, Brownstown, MI 48183

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

Fred Krabach, the applicant, gave a description and history of the proposed business use. He explained that he was in communication with the property owner and adjacent tenant to coordinate a shared dumpster location and parking lot improvements. The only outdoor storage on the property will be vehicles that are being repaired. There are a few there now that he is in the process of disposing of due to unpaid repair bills; however, he has not yet received titles on them and it may take a few more weeks.

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

Motion by Knappmann, supported by Armatis, to recommend Special Land Use approval to the Township Board for a proposed Auto Care facility for minor repair of personal and commercial light duty vehicles in an I-1 zoning district, parcel number 70-031-02-0010-000 for Downriver Complete Auto Care, 20100 Trentwood Court, Brownstown, MI 48183. All voting aye.

Public Hearing - Special Land Use approval for proposed outdoor seating at Big Al's Sports Grill, 34927 West Jefferson, located in a B-1 zoning district, parcel number 70-171-04-0049-300.

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

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Larry Dishaw and Al Proudlock, the applicants, described the business, the proposal and plans for future improvements on the property. The business currently is open from 7:00 a.m. – midnight, Sunday through Thursday and until 2:00 a.m. on the weekends. Heavy landscape is planned for noise screening.

The following people voiced opposition to the outdoor seating:

Joseph Ochab, 25044 East River, Grosse Ile (also gave history of adjacent property and plans for future use)

Andrew Ochab, 25044 East River Road, Grosse Ile

Eva Leon, 23469 Annapolis, Dearborn Heights

Urszula Ochab, 25044 East River Road, Grosse Ile

James Ochab, 25044 East River Road, Grosse Ile

The following people supported the proposal:

Judy Howells, 15740 Heide, Brownstown, with the notation that she still has concerns for the noise issue that were further explained in the correspondence she previously submitted to the Commission.

Richard Whitwam, 35251 Marcus, Brownstown (also gave a history of the subject property)

Fred Krabach, 20537 Sibley Road, Brownstown

Motion by Knappmann, supported by Armatis, to close the Public Hearing. All voting aye.

Motion by Armatis, supported by Knappmann, to recommend Special Land Use approval to the Township Board of proposed outdoor seating at Big Al's Sports Grill, 34927 West Jefferson, located in a B-1 zoning district, parcel number 70-171-04-0049-300 with the notation that outdoor seating would be closed at 11:00 p.m. and the Planning Commission will review again after 12 months of operation. All voting aye.

Kennel License – Christina Daniels, 17285 Inkster Road, Brownstown, requesting a revision of the Kennel Ordinance to allow for a kennel license in a residential zoning district.

Motion by Armatis, supported by Bober, to request a language proposal for a revision of the Kennel Ordinance to allow for a kennel license in a residential zoning district. All present voting aye.

Staff Report: DiSanto requested that members review the copy of the proposed Master Plan revision for the City of Taylor and send any comments or concerns back to him before the next meeting.

DiSanto advised members of the results of the meeting between Redwood and the neighbors surrounding the proposed Peninsula Ridge development. Site plan review will be scheduled as soon as revised plans are submitted.

Administrative Review: none

Public Forum: none

Adjournment: Motion by Bober, supported by Knappmann, to adjourn meeting at 8:30 p.m. All present voting aye.

lap

David Chapman, Chairman