

BROWNSTOWN TOWNSHIP PLANNING COMMISSION

Monday, June 30, 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, June 30, 2014. Chairman Chapman called the meeting to order at 7:05 p.m.

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

ABSENT: none

AGENDA APPROVAL:

Motion by Armatis, supported by Bober, to approve the Planning Commission Agenda of June 30, 2014. All voting aye.

MINUTE APPROVAL:

Motion by Walters, supported by Allen, to approve the Planning Commission Minutes of May 12, 2014, as submitted. All voting aye.

Site Plan Review for proposed outdoor seating at Big Al's Sports Grill, 34927 West Jefferson, Brownstown, Michigan 48173, located in a B-1 zoning district, parcel number 70-171-04-0049-300, submitted by Larry Dishaw.

DiSanto gave a history of this submittal and the work that has been done by Mr. Dishaw to make changes that are now acceptable to the adjacent property owners, including enhancements such as screening, landscaping, paving and drainage.

Motion by Bober, supported by Armatis, to approve the outdoor seating at Big Al's Sports Grill, 34927 West Jefferson, Brownstown, Michigan 48173 as currently proposed, located in a B-1 zoning district, parcel number 70-171-04-0049-300. All voting aye.

Continuous Use Agreement – Proposed Telegraph Storage, 21516 Telegraph Road, Brownstown, MI, 48183 in a Town Center District, parcel number 70-047-99-0002-000, submitted by David Adamczyk, 3301 Biddle Avenue, Wyandotte, MI 48192

Mr. Adamczyk introduced the concept of the storage units as proposed. DiSanto stated that since 1967, the facility has been operating as a fabrication, storage and warehouse for manufacturing. The proposed use of climate control and self-storage would be a good adaptive re-use of this facility, a 55,000 square foot building in need of updating and would have a lower impact than most other potential manufacturing uses which may generate noise and heavy truck traffic. DiSanto, Earl and Chief Drouillard visited the structure on numerous occasions and went over plans

Motion by Walters, supported by Allen, to approve a Continuous Use Agreement for Telegraph Storage, 21516 Telegraph Road, Brownstown, MI, 48183 in a Town Center District, parcel number 70-047-99-0002-000, with landscaping plans coming back for approval at a later date. All voting aye.

Schedule Public Hearing for zoning amendment to the Kennel Ordinance.

Motion by Allen, supported by Armatis, to schedule a Public Hearing on August 25, 2014 for zoning amendment to the Kennel Ordinance Section 25.07(b), Ordinance 141 Section 3.02 table of uses #5 and Section 11.02(f) . All voting aye.

Administrative Review: Site plan review for parking lot expansion at 20051 Telegraph Road, Brownstown, MI 48183, parcel number 70-029-99-0017-302, submitted by Baldo's Restaurant, 20051 Telegraph, Brownstown, MI 48183

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Baldo's Restaurant on Telegraph would like remove two homes that they currently own and expand the parking lot to the south by 20 spaces and realign existing spaces. A demo plan was provided. New landscaping would be provided along the north side as well.

Public Forum: none

Adjournment: Motion by Bober, supported by Knappmann, to adjourn meeting at 7:48 p.m. All present voting aye.

lap

David Chapman, Chairman