

BROWNSTOWN TOWNSHIP PLANNING COMMISSION

Monday, February 9, 2015

The meeting of the Charter Township of Brownstown Planning Commission was held in the Brownstown Township, 21313 Telegraph Road, Brownstown, Michigan 48183 on Monday, February 9, 2015. Chairman Chapman called the meeting to order at 7:03 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 Bober, supported by Allen, to approve the Planning Commission Agenda of February 9, 2015. All voting aye.

MINUTE APPROVAL: Motion by Armatis, supported by Allen, to approve the Planning Commission Minutes of December 22, 2014, as submitted. All voting aye.

Election of Officers: Motion of Armatis, supported by Allen, to retain Chapman as Chairman, Allen as Vice Chairman, and Armatis as secretary. All present voting aye.

Motion of Armatis, supported by Bober, to retain Allen as the Liaison to the Zoning Board of Appeals. All voting aye.

Site Plan Review: Our Lady of Hope Cemetery, proposed mausoleum and prayer chapel in front of existing chapel, 18303 Allen Road, submitted by Hubbell, Roth & Clark, Inc, 555 Hulet Drive, P O Box 824, Bloomfield Hills, Michigan 48302 for the Archdiocesan Cemeteries.

Gary Tressel, Hubbell, Roth & Clark, Inc., presented the proposal for The Catholic Cemeteries of the Archdiocese of Detroit. The new mausoleum and prayer chapel will be in front of the existing one. The project is near the center of the property and will be over 1,000 feet from any neighboring properties. The plans allow for future expansion. Utilities will be relocated and trees will need to be removed and replaced with new trees. The existing prayer chapel will be used for maintenance and storage until a new maintenance building can be built.

There will be a small circular drive to accommodate the front entrance. The drive between the new and existing buildings will be wide enough to accommodate parking for services. There will be no additional exterior lighting, except for wall sconces on the exterior of the building.

Motion of Knappmann, supported by Armatis, to approve the Mausoleum and Prayer Chapel proposal at Our Lady of Hope Cemetery, 18303 Allen Road, as submitted by Hubbell, Roth & Clark, with the proposed height of the spire on the chapel of 41 feet per Section 12.06 of the Zoning Ordinance. All voting aye.

Site Plan Review: Proposed Haladjian Medical Office Building Parcel #70-036-01-0003-000 Allen Road, submitted by C R & R Properties, LLC, 21 Stratton Place, Grosse Pointe Shore, Michigan 48236.

Anthony Garbarino, AZD Associates Architects gave a brief description of the Haladjian medical office proposal. DiSanto explained that the applicant has already received a variance for

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the front landscape setback and many of the concerns in the LSL plan review have since been addressed either in the revised plans or in the letter that was presented with the revised plans. Mike Brock, Hennessy Engineering, addressed concerns regarding dumpsters and waste removal, stating that the dumpster location has been reconfigured to accommodate the trucks without disturbing other parked cars in the lot. It was also noted by Mr. Garbarino that the color scheme of the materials would be in the same color family as the building next door.

Motion by Bober, supported by Knappmann, to approve the proposed Haladjian Medical Office Building on parcel #70-036-01-0003-000 to proceed with the actual Site Plan review process. All voting aye.

Site Plan Review: Cambridge Meadows Subdivision West Preliminary Plat

DiSanto explained that this project was previously approved and then set aside until the economy could recover. Some changes have been made to the plans, including the extension of the lots to the edge of the property.

Motion by Armatis, supported by Allen, to approve the Preliminary Plat for Cambridge Meadows Subdivision West on parcel #70-151-99-0003-703, submitted by Mr. Oakwood and Jason Kelly, 50714 Van Dyke Avenue, Shelby Township, Michigan. All voting aye.

Staff Report: DiSanto updated the Commissioners on the status of Red Hawk Landing and Peninsula Ridge. Possible upcoming projects include a Taco Bell, and a C*MAC expansion.

Administrative Review: None.

Public Forum: None.

Adjournment: Motion by Bober, supported by Knappmann, to adjourn the meeting at 7:15 p.m. All voting aye.

David Chapman, Chairman

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