

## BROWNSTOWN TOWNSHIP PLANNING COMMISSION

Monday, June 8, 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, June 8, 2015. Chairman Chapman called the meeting to order at 7:00 p.m.

PRESENT: Chairman Chapman, Members: Allen, Armatis, Hussey, Knappmann, and Walters. Also present were Building Official Earl and LSL Planner Borden.

EXCUSED: Bober.

**AGENDA APPROVAL:** Motion by Walters, supported by Allen, to approve the Planning Commission Agenda of June 8, 2015. All voting aye.

**MINUTE APPROVAL:** Motion by Walters, supported by Knappmann, to approve the Planning Commission Minutes of May 11, 2015, as submitted. All voting aye.

**Public Hearing: Special Land Use for a Private Kennel license for Christina Daniels, 17285 Inkster Road.** Christina Daniels was present to answer questions from the commissioners regarding her request.

Motion by Armatis, supported by Allen, to open the public hearing. All present voting aye.

Members were each given copies of letters that were sent in by the following neighbors:

Robert and June Mann, 17351 Inkster Road  
Tim Sacka for Blanche Sacka, 17485 Inkster Road  
Larry Kurtsel, 17215 Inkster Road  
Carrie Curtis, 17257 Inkster Road

Motion by Hussey, supported by Armatis, to close the public hearing. All present voting aye.

Motion by Allen, supported by Armatis to recommend approval of Special Land Use for a Private Kennel license as described in Ordinance No 141-51, for Christina Daniels at 17285 Inkster Road, Brownstown, Michigan, parcel #016-99-0006-002, in a R-3 zoning district, with the notation that annual inspections will be required by Animal Control and the Ordinance department will monitor any complaints received. All present voting aye.

**Public Hearing: Special land use for outdoor use at 20176 Dix-Toledo Road, parcel #70-030-99-0027-707 for Wallace's Superior Outdoor Services, Incorporated.** Craig Wallace was present regarding this request.

Motion by Armatis, supported by Allen to open the public hearing. All present voting aye.

Motion by Armatis, supported by Allen to close the public hearing. All present voting aye.

Motion by Allen, supported by Armatis, to recommend approval of Special Land Use for outdoor use of a cement mixer/u-cart ready mix at 20176 Dix-Toledo Road, Brownstown, Michigan parcel #70-030-99-0027-707 in a B-3 zoning district for Wallace's Superior Outdoor Services, Incorporated with operating hours to begin no earlier than 7:00 a.m. and an annual review by staff for off-site impact of noise or dust. All present voting aye.

Member Knappmann arrived at 7:15 p.m.

**Site Plan Review: GPD Group, 520 South Main Street, Suite 2531, Akron, Ohio 44311, requesting site plan approval for a proposed Taco Bell restaurant on the south side of West Road, in a Town Center District, parcel #70-064-99-0005-001.** Ellen Selle, GPD Group, was present regarding this request.

Ms. Selle described the proposal, addressing the concerns noted on the LSL review. The photometric will be revised. Cross access has not yet been granted, but GPD and DiSanto are working diligently to come to an agreement with Kroger. She also described the landscaping and screening features of the proposal.

Motion by Walters, supported by Armatis, to approve the site plan for Taco Bell restaurant on West Road, parcel #70-064-99-0005-001 in a Town Center zoning district, with the architectural modifications, as submitted and with administrative review of the lighting and landscaping modifications to be submitted prior to the issuance of building permits. All voting aye.

**Public Hearing: Zoning Ordinance Amendments**

Motion by Armatis, supported by Allen to open the public hearing. All voting aye.

Knappman will abstain from voting on the amendments, due to a conflict of interest.

Motion by Allen, supported by Armatis to close the public hearing. All voting aye.

Borden gave a brief explanation of the proposed definitions for Funeral Homes and Mortuary Establishments, and the changes to the sign ordinance.

Motion by Armatis, supported by Allen, to recommend the following text amendments to the Zoning ordinance, as submitted:

- a. Purpose and Title, Section 1.03 Conflicting Regulations
- b. Town Center Article 7 (multiple sections)
- c. Water Frontage, Section 13.04
- d. Signs, Section 16.06
- e. Definitions: Section 25.04 (n) Funeral Home, Section 25.08 (h) Mortuary Establishment , remaining subsections of 25.08 to be re-numbered (i) through (p)

Ayes: Allen, Armatis, Chapman, Hussey, Walters. Nays: none. Abstain: Knappmann. Motion Carried.

**Staff Report:** None.

**Administrative Review:** None.

**Public Forum:** None.

**Adjournment:** Motion by Knappmann, supported by Hussey, to adjourn the meeting at 7:50 p.m. All voting aye.

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David Chapman, Chairman

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