

BROWNSTOWN TOWNSHIP PLANNING COMMISSION

Monday, May 9, 2016

The meeting of the Charter Township of Brownstown Planning Commission was held in the Brownstown Township, 21313 Telegraph Road, Brownstown, Michigan 48183 on Monday, May 9, 2016. Chairman Chapman called the meeting to order at 7:00 p.m.

PRESENT: Chairman Chapman, Members: Allen, Armatis, Bober, Burgor, and Walters. Also present were LSL Planner Foster and Economic Development Manager DiSanto

EXCUSED: Hussey

ABSENT: None

AGENDA APPROVAL: Motion by Bober, supported by Allen, to approve the Planning Commission Agenda of May 9, 2016. All voting aye.

MINUTE APPROVAL: Motion by Armatis, supported by Allen, to approve the Planning Commission Minutes of April 11, 2016, as submitted. All voting aye.

Public Hearing - Rezoning Application – The Villas at Hampton Square - Contrarian Real Estate Holdings, LLC, 51410 Milano Drive, Suite 115, Macomb, Michigan, 48042, requesting Rezoning for detached condominiums in a R3 Single Family Residential to a Planned Unit Development (PUD), parcel # 70-019-99-0003-702. The vacant parcel is located on the south side of Sibley Road between Inkster and Beech Daly Roads.

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

Kristofer Enlow, Beckett& Raeder, 535 W. William St, Suite 101, Ann Arbor, MI 48103, was available to answer questions. The applicant did not attend the meeting.

DiSanto explained the applicant is requesting the current R-3 Single Family Residential zoning be rezoned to a Planned Unit Development (PUD). The applicant is taking over an abandoned project. The rezoning includes 44 detached units on lot sizes that fit the existing infrastructure. The development preserves wetland areas and Brownstown Creek which runs through the site.

The following residents were present to voice concerns:

Michael Abbott, 19391 Heiden Drive
Arthenia Abbott, 19391 Heiden Drive
Linda Merkerson, 19261 Heiden Drive
Darlene Rakoczy, 19591 Veronica Drive
Frank Rakoczy, 19591 Veronica Drive
Lillian Pool, 19541 Heiden Drive
John Pool, 19541 Heiden Drive
Owen Christie, 26252 Sibley Road
Judy Andres, 19421 Heiden Drive
Ken Bragenzer, 19168 Heiden Drive
Shannon Ferguson, 19320 Heiden Drive
Julie Konarske, 19129 Duncan

Harrison Cassel, 19340 Heiden Drive
Mike Balati, 25762 Veronica Drive
John Barkley, 19451 Heiden Drive

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

Motion by Bober, supported by Armatis, to table this PUD rezoning application until the developer/applicant can answer questions. All voting aye.

Amended Preliminary Plat Plan – Praire Creek Village – King Sibley Associates – Dave Gerish, P.O. Box 481, Trenton, Michigan, 48183, requesting an Amended Preliminary Plat Plan for Part of Parcel # 70-029-99-0002-002 & 70-029-99-0001-000. Prairie Creek Village Phase 3 now converted to Phase 3 & 4.

Dave Gerish, the applicant, gave a description of the purpose for this request. The Amended Preliminary Plat Plan will split Prairie Creek Village Phase 3 in to 2 phases. Phase 3 will have 30 single family homes and Phase 4 will have 30 single family homes.

Motion by Bober, supported by Armatis, to approve the Amended Preliminary Plat Plan for Prairie Creek Village for Part of Parcel #70-029-99-0002-002 & 70-029-99-0001-000. Phase 3 now converted to Phase 3 & 4. All voting aye.

Public Hearing – Special Land Use Approval

The Boutrous Companies LLC, 596 N. Lapeer Road, Lake Orion, Michigan 48362 requests Special Land Use approval for a retail business whose principal activity is the sale of merchandise within a completely enclosed building of 60,000 square feet or more, in the TC Town Center District, parcel No. 70-050-0012-000.

The Boutrous Companies LLC, 596 N. Lapeer Road, Lake Orion, Michigan 48362 requests Special Land Use approval for a pharmacy drive thru, in the TC Town Center District, parcel No. 70-050-0012-000.

The Boutrous Companies LLC, 596 N. Lapeer Road, Lake Orion, Michigan 48362 requests Special Land Use approval for an outdoor retail sales area, in the TC Town Center District, parcel No. 70-050-0012-000.

The Boutrous Companies LLC, 596 N. Lapeer Road, Lake Orion, Michigan 48362 requests Special Land Use approval for a quick service restaurant drive thru, in the TC Town Center District, parcel No. 70-050-0012-000.

The Boutrous Companies LLC, 596 N. Lapeer Road, Lake Orion, Michigan 48362 requests Special Land Use approval for an automobile filling station, in the TC Town Center District, parcel No. 70-050-0011-000.

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

Downtown Development Assistant Director Vern Gustafsson described the Town Center Phase 1 Retail Development project, in detail, with a visual presentation. The proposed Phase 1 development includes approximately 129,000 square foot Kroger Marketplace, a Kroger Fuel Center, and two support retail developments about 17,000 square feet, and a Community Pavilion.

The following residents were present to voice concerns:

James Sute, 22332 Telegraph, JJS Seven
Jennifer Newsome, 22081 Cherrylawn Drive
Susan Girard, 22059 Cherrylawn Drive

The members were in agreement and strongly opposed the display of merchandise and outdoor storage. The reach-in cabinet north of the fuel station kiosk and the nesting cages at each pump are beyond 10' from the kiosk and are not permitted.

Matthew Pisko, Fuel Center Expert for Kroger, 37704 Hills Tech, Farmington Hills, MI 48331, addressed the marketing/branding of outdoor storage and merchandise display at the fuel station.

Ed Boutrous, The Boutrous Companies LLC was present to answer any concerns of the Planning Commission. Also in attendance were Tom Boutrous, The Boutrous Companies LLC, and Representatives from Kroger Co of MI, and their Architectural and Engineering Consultants.

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

Motion by Walters, supported by Bober, to approve the Special Land Use for:

- A Retail Business whose principal activity is the sale of merchandise within a completely enclosed building of 60,000 square feet or more, in the TC Town Center District, parcel No. 70-050-0012-000.
- A Pharmacy Drive Thru, in the TC Town Center District, parcel No. 70-050-0012-000.
- An Outdoor Retail Sales Area, in the TC Town Center District, parcel No. 70-050-0012-000.
- A Quick Service Restaurant Drive Thru, in the TC Town Center District, parcel No. 70-050-0012-000.
- Automobile Filling Station, in the TC Town Center District, parcel No. 70-050-0011-000.

Any outdoor sales and storage of materials to be approved at Site Plan Review. All voting aye.

Site Plan Review - The Boutrous Companies LLC, 596 N. Lapeer Road, Lake Orion, Michigan 48362, requests Site Plan Review approval for a retail shopping center in the TC Town Center District, parcel No. 70-050-0012-000, 70-050-0007-000, 70-050-99-0013-000 and 70-050-99-0011-000.

It was agreed to review the Site Plan at a later date, once the plans include all requested information and modifications.

Staff Report: None.

Administrative Review: None.

Public Forum: None.

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

Adjournment: Motion by Armatis, supported by Allen, to adjourn the meeting at 9: 10 p.m. All voting aye.

David Chapman, Chairman

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