

BROWNSTOWN TOWNSHIP PLANNING COMMISSION

Monday, June 27, 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, June 27, 2016. Chairman Chapman called the meeting to order at 7:00 p.m.

PRESENT: Chairman Chapman, Members: Allen, Armatis, Bober, Burgor, Hussey, and Walters. Also present was Economic Development Manager DiSanto and Assistant Downtown Development Authority Director Gustafsson.

EXCUSED: None

ABSENT: None

AGENDA APPROVAL: Motion by Armatis, supported by Allen, to approve the Planning Commission Agenda of June 27, 2016. All voting aye.

MINUTE APPROVAL: Motion by Walters, supported by Armatis, to approve the Planning Commission Minutes of June 13, 2016, as submitted. All voting aye.

Site Plan Review – Kroger – Town Center Phase I Retail Development – The Boutrous Companies LLC & The Kroger Co. of Michigan.

Assistant Downtown Development Authority Director Gustafsson introduced Ed Boutrous and his Development Team to address any questions and concerns by the Commissioners. The Planning Commission heard public comments.

Motion by Armatis, supported by Bober, to approve the Site Development Plans for the Phase I Retail Development at the Town Center by Boutrous Companies LLC and the Kroger Co. of Michigan with the following stipulations:

- Add 30” brick screen wall (materials and colors to match retail buildings) on the East Side of Parking areas along the Telegraph frontage, extending from the South Retail Building A Parking area to the North Edge of the Fueling Center paved area, and;
- A proposed 90’ front yard setback from Telegraph Road.

All voting aye.

Public Hearing – Special Land Use Request – Tarbert Properties, 7515 E. 30th Street, Indianapolis, IN 46219 requests Special Land Use Approval on parcel #70-032-99-0009-000. The applicant is proposing to develop and operate a MacAllister Rentals Store (“CAT” The Rental Store). The property is zoned B-3 and is located at 21625 W. Sibley Court, South of Sibley Road and West of I-75.

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

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Richard Potosnak, Director of Facilities for MacAllister Rentals, Joe Fimbinger, Regional Manager for MacAllister Rentals and Mr. Kevin Cook, Hennessey Engineers, were available to answer any questions posed by the public and the Commissioners. Mr. Potosnak gave a brief description of the proposed use. MacAllister Machinery will be adding a 10,000 sq. ft. building on the Northwest side of the property to include two elements:

- 1) A canopy with a roof for covering equipment until ready for delivery to the customer.
- 2) Enclosed wash bay area for washing construction debris from the rented equipment.

The hours of operation will be Monday-Friday, 7 am – 5 pm. The operation is to be initially staffed by 15-20 people.

The following residents were present to voice concerns:

Brian Sokol, 19209 Red Oak Lane
Faizan Chauhdri, 19017 Red Oak Lane

Motion by Allen, supported by Armatis, to close the Public Hearing. All Voting Aye.

Motion by Walters, supported by Armatis, to recommend Township Board approval of the Special Land Use to develop and operate a MacAllister Rentals Store (“CAT” The Rental Store) on parcel #70-032-99-0009-000 at 21625 W. Sibley Court with the following stipulations:

- No equipment to be higher than 50’
- No banners to be hung from the equipment
- Hours of operations will be Monday-Friday 7 am – 5 pm.

All voting aye.

Staff Report: None

Administrative Review: None

Public Forum: None

Adjournment: Motion by Allen, supported by Armatis, to adjourn the meeting at 7:51 p.m. All voting aye.

David Chapman, Chairman

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