

**REGULAR MEETING
PLANNING COMMISSION
MINUTES**

APRIL 21, 2016

THE REGULAR MEETING OF THE RICHMOND PLANNING COMMISSION WAS CALLED TO ORDER AT 7:06 P.M., ON THURSDAY, APRIL 21, 2016, BY ACTING CHAIRMAN RIX.

ROLL CALL

Present: Durkee, Kaminski, Moore, Rix, Weinert, Zink

Absent: Frank, McClellan, Pentzien

Others: Deputy Clerk Focht, City Planner Jeschke

Visitors: Dianne Huber, Jeff Horn, Steve Langegger

Motion by **Moore**, seconded by **Kaminski**, to appoint Mayor Rix to chair tonight's meeting.

All yeas
carried

Motion

APPROVAL OF MINUTES

Motion by **Zink**, seconded by **Kaminski**, to approve the minutes of the March 10, 2016, regular meeting as presented.

All yeas

Motion carried

AUDIENCE PARTICIPATION

None

CORRESPONDENCE

Motion by **Kaminski**, seconded by **Moore**, to receive and file correspondence as presented.

All yeas

Motion carried

ADOPTION OF AGENDA

Motion by **Zink**, seconded by **Kaminski**, to adopt the agenda as presented.

All yeas

Motion carried

PUBLIC HEARING

None

ITEMS FOR CONSIDERATION

B-1. SPR-03-2016 – MASTERS MACHINE on behalf of SUN RICHMOND INDUSTRIAL, LLC.

Motion by **Zink**, seconded by **Kaminski**, to **Approve** the requested Site Plan Review for a proposed 7,200 square foot light manufacturing building on 4.0 acres of property located at 69215 Skinner Drive (APN: 50-07-03-36-376-007), subject to the following conditions:

1. The landscape plan shall be amended to indicate the following:
 - A. Along the entire western boundary, the landscape plan shall be amended to indicate a greenbelt buffer of three (3) trees and (10) shrubs per each 30 lineal feet of planter area.
 - B. Surrounding the detention basin, the landscape plan shall indicate one (1) tree and ten (10) shrubs per each 30 lineal feet. Basins should be designed to avoid the need for perimeter fencing. Where such fencing is necessary, it shall be ornamental in nature and subject to Planning Commission approval.
 - C. Along the western 240 feet of the northern property boundary, the landscape plan shall indicate one (1) tree and ten (10) shrubs per 30 lineal feet.
 - D. Lastly, along the western 240 feet of Skinner Drive frontage, the landscape plan shall be amended to indicate street trees spaced a maximum of 30 feet apart. Street rights-of-way shall be planted with turf grass or other suitable ground cover.
2. The Planning & Economic Development Director is requesting that the Planning Commission waive the strict enforcement of Article 12 (Building Design and Composition) of the Zoning Ordinance. The proposed building is compatible with

the style and composition of the adjacent industrial buildings to the south and east.

3. The building elevations shall be amended to indicate the inclusion of two accent bands within the block portion of the building. The accent bands could be as simple as smooth face block (to contrast with the Split-face block) and of a slightly different (lighter or darker) color. The lower accent band (5th full course up from bottom) would continue around the sides of the building. The upper accent band (2nd full course down from top) would be featured on the office portion of the building.
4. Prior to the issuance of any building permits, the applicant shall submit a revised photometric plan for the entire site that conforms to Article 14 of the zoning ordinance. Furthermore, the specifications for the wall pack lighting shall be included with the photometric plan.
5. Prior to the issuance of any building permits, the applicant shall comply with all conditions as required by the city engineering consultant, Tetra Tech.

All yeas

Motion carried

Everyone is very excited to have Masters Machine come to Richmond. The applicants are equally excited and everyone has been a great help to them.

MISCELLANEOUS MATTERS FROM THE CITY STAFF

City Manager Moore said the Railroad will be working on the tracks at Division Road May 2-6. Commissioner Zink asked when the tracks on Main Street will be repaired. City Manager Moore said they will have minor asphalt work done this summer and they are due to be replaced in 2017.

The Pound Road project will be starting the first week of May.

Furniture for the Streetscape will be going to TIFA at their next meeting on April 27th as well as the bump out project for Main and Water.

City Planner Jeschke mentioned that he and the City Manager are meeting with the County to discuss completing the TIFA development plan and to discuss getting help with the City's Master Plan.

City Planner Jeschke also mentioned that the pedestrian bump out project is a CDBG funded project and the bid opening was higher than anticipated.

CHAIRMAN AND COMMISSION MEMBERS

Durkee – Would like to spend some time at the next meeting demonstrating the mapping website from Macomb County.

Weinert – Thank you to the City Manager from the Historical Society for getting the blight grant.

ADJOURNMENT

Motion by **Kaminski**, supported by **Durkee**, to adjourn the Planning Commission Regular Meeting at 7:24 p.m.

All yeas

**Motion
carried**

Respectfully submitted:

Rebecca L. Focht
Deputy Clerk