

**REGULAR MEETING
PLANNING COMMISSION
MINUTES**

JUNE 9, 2016

THE REGULAR MEETING OF THE RICHMOND PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 P.M., ON THURSDAY, JUNE 9, 2016, BY ACTING CHAIRMAN RIX.

ROLL CALL

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

Absent: Kaminski, McClellan

Others: Deputy Clerk Focht, City Planner Jeschke

Visitors: Scott Monchnik, Kristine Scheid, Bev DeVriendt

Motion by **Zink**, seconded by **Durkee**, to appoint Mayor Rix to chair tonight's meeting.

All yeas
carried

Motion

Motion by **Zink**, seconded by **Durkee**, to excuse Commissioner's Kaminski and McClellan for being out of town.

All yeas
carried

Motion

Moment of silence was held in memory of Commissioner Pentzien.

APPROVAL OF MINUTES

Motion by **Zink**, seconded by **Frank**, to approve the minutes of the April 10, 2016, regular meeting as amended. Motion made to excuse Commissioner Pentzien due to illness.

All yeas

Motion carried

AUDIENCE PARTICIPATION

None

CORRESPONDENCE

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

All yeas

Motion carried

ADOPTION OF AGENDA

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

All yeas

Motion carried

PUBLIC HEARING

A-1. SPR-01-2016 – ERNEST KREGER on behalf of KRISTEN SCHEID-FOX

Motion by **Zink**, seconded by **Moore**, to open the public hearing at 7:04 p.m.

Motion by **Moore**, seconded by **Frank**, to close the public hearing at 7:05 p.m.

ITEMS FOR CONSIDERATION

B-1. SPR-01-2016 – ERNEST KREGER on behalf of KRISTIN SCHEID-FOX

Motion by **Moore**, seconded by **Frank**, to **Approve** the requested Special Condition Use for a proposed body art tattoo business (Cooper Town Studio) within an existing building located at 68834 Main Street (APN: 50-07-06-02-229-004), based on substantial compliance with the standards listed in Section 6.301 (Body Art Parlors and Body Piercing Studios) of the Richmond Zoning Ordinance.

All yeas

Motion carried

Commissioner Zink asked if they will be doing piercings. Applicant said they will not be.

Mayor Rix asked how many tattoo stations they will have. Applicant said just one.

City Manager Moore stated that from an administration standpoint this is a good use for the building.

Commissioner Durkee thanked the applicant for choosing Richmond for her business.

B-2. SPR-04-2016 – 46061 VAN DYKE, LLC

Motion by **Zink**, seconded by **Moore**, to **Approve** the requested Site Plan Review for a proposed 79,392 square foot addition to an existing 137,220 square foot warehouse facility (Power Equipment Distributors) on 12.0 acres of property located at 69250 Burke Drive (APN: 50-07-03-36376-013), subject to the following condition(s):

1. The site plan shall be amended to indicate parking lot trees spaced 30 feet adjacent to the north and south sides of the new parking lot on the east end of the loading bays. Additionally, one tree shall be placed within the planter islands on the south side of the parking lot and the northeast planter of the parking lot.
2. The Planning and 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 addition is compatible with the remainder of the existing building of the property as well as compatible with the style and composition of the adjacent industrial buildings to the south and east.
3. 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 and lighting shall be included with the photometric plan.
4. Prior to the issuance of any building permits, the applicant shall comply with all conditions as required by the city engineering consultant, Tetra Tech including the provision of a detention basin that is sized appropriately for the building addition and other non-pervious surface areas.

All yeas

Motion carried

Mayor Rix stated that this is a big plus for the community.

Commissioner Weinert asked if one fire hydrant is sufficient. City Planner Jeschke said yes, because the building has a fire suppression system. Also, the plans were reviewed by the Fire Department and they didn't have any comments.

MISCELLANEOUS MATTERS FROM THE CITY STAFF

City Planner Jeschke met with the new Macomb County Planning Director to discuss assisting the City in finishing our Master Plan.

City Planner Jeschke suggested since there are no set items for the July meeting that possibly the Commission could meet with the Macomb County Planning Department.

Motion by **Moore**, seconded by **Frank**, to move the July meeting to July 28, 2016, at an

earlier time to be determined.

All yeas

Motion carried

City Manager Moore stated that the Pound Road reconstruction has started. The bump out project is starting next week at Monroe and Main. The demolition contract for the houses on Park Street is being awarded at the next City Council meeting.

CHAIRMAN AND COMMISSION MEMBERS

Weinert – Brought up an article that he read on Airbnb.

Zink – Nice job on the railroad tracks.

ADJOURNMENT

Motion by **Frank**, supported by **Weinert**, to adjourn the Planning Commission Regular Meeting at 7:50 p.m.

All yeas

**Motion
carried**

Respectfully submitted:

Rebecca L. Focht
Deputy Clerk