

REGULAR PLANNING COMMISSION MEETING
MINUTES

JANUARY 11, 2018

THE REGULAR MEETING OF THE RICHMOND PLANNING COMMISSION
WAS CALLED TO ORDER ON THURSDAY, JANUARY 11, 2018, AT 7:28
P.M., BY CHAIRMAN McCLELLAN

ROLL CALL

Present: Frank, Kaminski, Majchrzak, McClellan, Moore, Rix, Zink

Absent: Durkee, Weinert

Others: City Planner Jeschke, City Clerk Stagl

Visitors: Mike Misteravich, Robb Garber, Vern Houston, Roy Rose, Ryan Roscia,
Joe Brickel, Heather Brickel, Alison Koch, John Koch

Motion by **Rix**, seconded by **Kaminski**, to excuse Commissioner Weinert from
tonight's meeting, due to illness.

All yeas

Motion passes

APPROVAL OF MINUTES

Motion by **Moore**, seconded by **Kaminski**, to approve the minutes of the December
14, 2017, regular meeting as amended.

All yeas

Motion passes

AUDIENCE PARTICIPATION

None.

CORRESPONDENCE

City Council Meeting Minutes of December 4, 2017
City Council Meeting Minutes of December 18, 2017

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

All yeas

Motion passes

ADOPTION OF AGENDA

Motion by **Rix**, seconded by **Frank**, to adopt the Agenda as presented.

All yeas

Motion passes

PUBLIC HEARING

A-1. TXT-01-2018/City of Richmond/Text Amendment to Article 4 (Land Use Table)

Motion by **Rix**, seconded by **Moore**, to open the Public Hearing at 7:32 p.m.

All yeas

Motion passes

City Planner Jeschke informed the Commission that this issue was discussed at the last Planning Commission Meeting. The text amendment would allow Tobacconist or Cigar/Cigarette Shop uses within the B-2 (Downtown Business) zoning district, subject to a Special Condition Use Approval.

No verbal or written comments were received.

Motion by **Zink**, seconded by **Frank**, to close the public hearing at 7:36 p.m.

All yeas

Motion passes

ITEMS FOR CONSIDERATION

B-1. TXT-01-2018/City of Richmond/Text Amendment to Article 4 (Land Use Table)

Motion by **Rix**, seconded by **Frank**, to approve TXT-01-2018 (Proposed Ordinance Amendment #156-22), which amends Article 4 (Land Use Table to allow tobacconist uses within the B-2 (Downtown Business) zoning district subject to a Special Condition Use approval.

All yeas

Motion passes

B-2. SPR-01-2018/Dick Huvaere Land Inc. /Site Plan Review for proposed vehicle storage lot/37305 31 Mile Road

The applicant was requesting a site plan review and special condition use for a proposed vehicle storage lot in conjunction with an existing automobile dealership on 6.5 acres of property at 37305 31 Mile Road. This issue has been previously discussed by the Planning Commission in conjunction with the applicant's rezoning request. The applicant has resubmitted revised plans, incorporating all of the concerns of nearby residents. Upon review of the submitted plans, it was the recommendation of the City Planner that the site plan and special condition use request be approved, with four conditions. The City Planner informed the Commission that the applicant has submitted plans this evening which addressed all conditions set forth by the City Planner.

Most Commissioners felt the site plan presented addressed the concerns of the residents in the area.

Some discussion on the lighting proposed. The Applicant informed the Commission that they will dim the lighting when the business is closed.

Discussed the proposed landscape islands. The City Planner did not feel there was a need for these, since this area of the site would not be open to the public.

Discussion on the turn radius being proposed to allow for trucks to be loaded and unloaded at this site. At this time, the applicant was not proposing to load/unload vehicles at this site. They propose to continue to unload vehicles at their Body shop location on Gratiot Avenue.

Joe Brickel, 37275 31 Mile Road – Expressed concern with the location of the fence along the property line. He did not want his three (3) apple trees to be destroyed. Mr. Brickel also expressed concern with trucks loading/unloading vehicles next to his house.

Roy Rose, informed Mr. Brickel that they would move the fence further back on to the Huvaere property to save the trees.

Alison Koch, 37201 31 Mile road – Expressed her displeasure with the possibility of having the vehicles loaded/unloaded at this site.

The Commission discussed at length the possibility of the vehicles being loaded/unloaded on 31 Mile Road. If the body shop on Gratiot closed, the options would be for vehicles to load/unload on Main Street or the 31 Mile Road site.

McClellan questioned if prohibiting the loading/unloading of vehicles at the 31 Mile Road site could be included in the motion.

Rix stated that if safety becomes an issue at this site, the City can take further actions. The residents will need to keep the City informed.

Motion by **Zink**, seconded by **Frank**, to approve the requested Site Plan Review and Special Condition Review (Plans dated October, 2017 and November 22, 2017) for a proposed vehicle storage lot in conjunction with an existing automobile dealership on 6.5 acres of property located at 37305 31 Mile Road (APN: 50-07-06-01-451-056), subject to the following conditions:

1. The three westernmost rows of parking shall be shifted two (2) feet to the north to allow a full setback of twenty (20) feet from the rear of the property located at 37275 31 Mile Road.
2. The two [seventy (70) vehicle long] parking rows should provide a break that lines up with the (east-west) access lane that is located just north of the St. Peters Athletic fields. This would result in the loss of up to eight (8) total parking spaces.
3. The eastern radius of the driveway on 31 Mile Road shall be increased to fifty (50) feet to accommodate the turning movements of larger vehicles such as delivery trucks and car hauler trucks.
4. The applicant shall be allowed to construct a 6 foot tall PVC fence in lieu of a 4.5 foot masonry wall adjacent to the western property boundary as shown on the site plan.

Six yeas (Frank, Kaminski, Majchrzak, Moore, Rix, Zink)

One nay (McClellan)

Two absent (Durkee, Weinert)

Motion passes

MISCELLANEOUS MATTERS FROM THE CITY STAFF

City Manager Moore – The City’s new web site was rolled out today.

COMMENTS FROM CHAIRMAN AND COMMISSION MEMBERS

Rix – Questioned when the Master Plan would be in front of the Planning Commission. City Planner Jeschke informed the Commission that the County would probably be back before the Commission at the March meeting.

Zink – Thanked all the audience members that attended today’s meeting.

ADJOURNMENT

Motion by **Rix**, seconded by **Frank**, to adjourn the regular Planning Commission Meeting at 8:32 p.m.

All yeas

Motion passes

Respectfully submitted:
Karen M. Stagl
City Clerk