

**REGULAR PLANNING COMMISSION MEETING  
MINUTES**

**FEBRUARY 14, 2019**

**THE REGULAR MEETING OF THE RICHMOND PLANNING COMMISSION  
WAS CALLED TO ORDER ON THURSDAY, FEBRUARY 14, 2019, AT 7:00  
P.M., BY CHAIRMAN McCLELLAN**

**ROLL CALL**

**Present:** Frank, Kaminski, Majchrzak, McClellan, Moore, Weinert

**Absent:** Rix, Zink

**Others:** City Planner Jeschke, City Clerk Stagl

**Visitors:** Scott Riddle, Christina Vandenberghe, Michael Misteravich

Motion by **Moore**, seconded by **Frank**, to excuse Commissioner Rix and Commissioner Zink from tonight's meeting, due to being out of town.

All yeas

**Motion passes**

Chairman McClellan called for a moment of silence for the one-year anniversary of the Parkland Shooting.

**APPROVAL OF MINUTES**

Motion by **Moore**, seconded by **Frank**, to approve the minutes of the January 10, 2019, regular meeting, as presented.

All yeas

**Motion passes**

**AUDIENCE PARTICIPATION**

None.

**CORRESPONDENCE**

- City Council Meeting Minutes of December 17, 2018
- City Council Meeting Minutes of January 7, 2019
- City Council Quarterly Roundtable Minutes of January 21, 2019
- City Council Meeting Minutes of January 21, 2019

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

All yeas

**Motion passes**

### **ADOPTION OF AGENDA**

Motion by **Moore**, seconded by **Kaminski**, to adopt the Agenda as amended:

Remove Item #B-2 – Update on the Redevelopment Ready Communities Program

All yeas

**Motion passes**

### **PUBLIC HEARING**

None scheduled

### **ITEMS FOR CONSIDERATION**

#### **B-1. SPR-01-2019/Site Plan Review for proposed 98,846 square foot addition/Dick Huvaere Land Inc./67567 Main Street**

City Planner Jeschke informed the Commission that the applicant was proposing a 98,846 square foot addition to an existing automobile dealership on 9.6 acres located at 67567 Main Street. The Planning Commission has previously approved a 30,764 square foot addition in 2015 which was never done on this site and has subsequently expired.

The proposed addition will be on the northwest side and to the rear of the existing dealership and will allow for increased access around the building. The amount of parking being proposed will be sufficient to serve the needs of the businesses that occupy the property.

The applicant is not altering the locations of either of their driveways.

The applicant is proposing all new landscape features along the Main Street side of the property. They are not proposing any trees along the Main Street frontage to maximize visibility.

The proposed addition and new building will feature the same composition and window features as the existing façade.

The applicant is not proposing any additional freestanding or building mounted wall signage.

The applicant is not proposing any additional parking lot lighting, but they are replacing the older incandescent parking lot lights with LED's.

The City Planner is recommending a conditional approval of the requested site plan dated October 22, 2018 and January 24, 2019.

Moore – in support of the new site plan. The site circulation is much better.

Majchrzak – in support of the new site plan.

Kaminski – questioned what happened with the service center waste products. Scott Riddle informed the Commission that they had environmental tanks on site than it was periodically hauled away.

Kaminski - questioned why the service center doors were moved to the front of the building. Scott Riddle informed the Commission that the manufacturers have been trying to get the service area and the showroom to look equally aesthetically appealing.

Scott Riddle informed the Commission that the new site plan has changed from the site plan presented in 2015 because the dealership goals have changed.

Weinert – questioned where the trucks would unload the vehicles. Scott Riddle informed the Commission that vehicles would be unloaded at the body shop on Gratiot.

Weinert – questioned if trees could be planted along Main Street. Scott Riddle informed the Commission that trees do not mix well with auto dealership. He would be willing to work with administration on other landscape screening.

Weinert – questioned if handicap parking spaces could be located near the rental car area. Scott Riddle informed the Commission that this could be done.

Kaminski – questioned where the service area would be moving. Scott Riddle informed the Commission that they may move the service area off-site during the construction of the addition – they were looking at several possible areas.

Motion by **Frank**, seconded by **Kaminski**, to approve the requested Site Plan review for a proposed 98,846 square foot addition to an existing auto dealership and a new 6,410 square foot standalone building on 9.6 acres located at 67567 Main Street, subject to the following conditions:

1. The landscape plan shall be amended to indicate a minimum of one (1) tree and ten (10) shrubs per 45 each lineal feet of planter; along the east side of the property. This would result in the addition of five (5) new trees and fifty (50) shrubs along the southeastern property boundary.
2. 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.
3. Prior to the issuance of any building permits, the applicant shall comply with all conditions as required by the city engineer, Tetra Tech.

4. The site plan shall be amended to loop the on-site water main to Heritage Drive to the west side of the site, instead of the additional connection to Main Street.
5. The applicant shall coordinate with the Public Works Director on all requirements for the tapping of utilities.

All yeas

**Motion passes**

**MISCELLANEOUS MATTERS FROM THE CITY STAFF**

City Manager Moore – Thanked all of the individuals that attended the MML training. It is administration’s intent to schedule similar training next year.

**COMMENTS FROM CHAIRMAN AND COMMISSION MEMBERS**

Commissioners commented on the Good Old Winter Days event – it was very enjoyable.

Commissioners thanked the DPW for the great job they do on snow removal throughout the City.

Some discussion on some of the properties the City owns and the plans for marketing these properties.

Discussion on the legality of patrons bringing their own beer/wine to a restaurant establishment.

Discussion on the legality of vehicles with signage painted on them.

It was noted that Masters Machine has not yet put up their light shields.

It was noted that the awnings and lights at Deluxe Party Store were in poor conditions.

**ADJOURNMENT**

Motion by **Frank**, seconded by **Kaminski**, to adjourn the regular Planning Commission Meeting at 7:57 p.m.

All yeas

**Motion passes**

Respectfully submitted:  
Karen M. Stagl  
City Clerk