

**REGULAR MEETING
PLANNING COMMISSION
MINUTES**

MAY 14, 2020

THE MEETING WAS HELD VIRTUALLY.

THE REGULAR MEETING OF THE RICHMOND PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 P.M., ON THURSDAY, MARCH 12, 2020, BY CHAIRMAN McCLELLAN

ROLL CALL

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

Absent: None

Others: City Planner Jeschke

Visitors: Wesley Berlin, Scott Riddle

APPROVAL OF MINUTES

Motion by **Kaminski**, seconded by **Frank**, to approve the minutes of the March 12, 2020, regular meeting as presented.

All yeas

Motion passes

AUDIENCE PARTICIPATION

None.

CORRESPONDENCE

Letter to Tad and Dawn March in recognition of their recent renovations to their building located at 68085 Main Street.

ADOPTION OF AGENDA

Motion by **Moore**, seconded by **Rix**, to adopt the agenda as presented.

All yeas

Motion passes

PUBLIC HEARING

None Scheduled.

ITEMS FOR CONSIDERATION

B-1. SPR-02-2020/AutoZone #2184/Site Plan Review/Proposed 3,150 square foot addition

City Planner Jeschke informed the Commission that the applicant was proposing a 3,150 square foot addition to an existing Auto Parts Store on 1.63 acres of property located at 67335 Gratiot Avenue.

Based on the application's merits relative to the Zoning Ordinance and Master Plan, there is sufficient cause for approval of the requested site plan review. The recommendation of the Planning and Economic Development Director is for the site plan to be conditionally approved.

Wesley Berlin, the engineer for the project, thanked the Commission and the City Planner Troy for arranging tonight's meeting.

He informed the Commission that the Auto Zone business was doing quite well and there was a need for the additional space – nothing else besides the addition is changing.

All Commissioners were in favor of the project and no issues.

Motion by **Majchrzak**, seconded by **Kaminski**, to approve the requested Site Plan Review for a proposed 3,150 square foot addition to an existing Auto Parts Store (AutoZone) on 1.63 acres of property located at 67335 Gratiot Avenue (APN: 50-07-06-01-426-035), subject to the following condition:

1. Prior to the issuance of any building permits, the applicant shall comply with all conditions as required by the city engineer, Tetra Tech.
2. The applicant shall apply for building permits through the City of Richmond Building Department.

All yeas

Motion passes

B-2. SPR-03-2020/Dick Huvaere Land, Inc./Site Plan Review/ parking lot expansion with drainage changes at 68224 Main Street

City Planner Jeschke informed the Commission that the applicant was requesting a site plan review of a parking lot expansion with drainage changes to an existing auto dealership on 5.48 acres located at 66629 Gratiot Avenue. The request mainly involves the paving of additional parking areas on the site and does not include any changes to

the building footprint. The applicant is proposing these improvements so they will no longer need to store cars on gravel or mud.

The applicant is proposing to remove one large undefined curb cut and creating four defined curb cuts as well as removing all vehicle parking from the Gratiot Avenue right-of-way. The applicant has received approval from MDOT for the location and size of the driveways.

After review of the proposed site plan, it is the opinion of the Planning Department that while the development does not meet the letter of the ordinance it does, for the most part, comply with the zoning ordinance. Additionally, the site improvements will result in a site that is more conforming to the zoning ordinance and more aesthetically pleasing. Therefore, City Planner Jeschke is recommending approval of the requested site plan dated March 6, 202 and the landscape plan dated May 6, 2020.

Commissioners were in favor of the proposed site plan.

Weinert did question now the drainage changes would impact the adjoining property.

Scott Riddle informed the Commission that they had agreement with the neighboring property owner that would allow Huvaere's to redo the ditch – the re-ditching will allow the neighboring property to drain properly

Motion by **Frank**, seconded by **Kaminski**, to approve the requested Site Plan Review for a parking lot expansion and drainage changes to an existing auto dealership (Dick Huvaere's Richmond Auto Body) on 5.48 acres located at 66629 Gratiot Avenue (APN: 50-07-06-12-201-019), subject to the following conditions(s):

1. Prior to the issuance of any building permits, the applicant shall comply with all conditions as required by the city engineer, Tetra Tech.
2. The applicant shall work with the planning and building departments for all required building and related building/trade permits and occupancy permits through the City of Richmond Building Department.

All yeas

Motion passes

B-3. SPR-04-2020/Backyard Living, LLC/Site Plan Review/Re-review of the outdoor display/68224 Main Street

City Planner Jeschke informed the Commission that the applicant was requesting a site plan review for the re-review of the outdoor display of merchandise in conjunction with an outdoor and patio business on 0.593 acres located at 68224 Main Street.

The applicant is requesting permission to change the layout and area of equipment in front of their building. The applicants would like to "fence-in" the entire area in front of the building all the way to the back of the sidewalk so that they can have multiple play

structures within the fenced area in an effort to prevent people passing by from disturbing, breaking or stealing the equipment. The applicant had originally wanted a 4 foot fence, which is not allowed by the City's ordinance.

The City Planner does not have any objection to allowing fencing within the front yard area and the additional display units within what was previously a grass area. However, the fence should be a maximum of three (3') in height with columns that are clad in face brick that matches the brick in the vicinity. Additionally the columns should not be any taller than four feet total.

Commission with had no problem with the request.

Motion by **Weinert**, seconded by **Kaminski**, to conditionally approve the requested site plan review for the re-review of the outdoor display of merchandise in conjunction with an outdoor and patio business (Backyard Living) on 0.593 acres located at 68224 Main Street (APN: 50-07-06-01-157-008), subject to the following condition(s):

1. The fence shall be allowed to be a maximum of three feet tall with columns that are clad in face brick that complements the streetscape design guidelines at a maximum height of four feet.
2. The fencing shall be allowed one foot (1') behind the back of sidewalk along Main Street and shall have proper building permits issued prior to any fencing being erected.

All yeas

Motion passes

MISCELLANEOUS MATTERS FROM THE CITY STAFF

City Manager Moore and City Planner Jeschke thanked Commission members for agreeing to hold the meeting virtually.

CHAIRMAN AND COMMISSION MEMBERS

Zink – Questioned if there were any upgrades planned to Huvaere's Dealership on Main Street.

Scott Riddle informed the Commission that they would be coming before the Planning Commission in June for site plan review of a proposed expansion to the dealership.

Zink – Questioned if any businesses have been lost due to the COVID-19 Pandemic. City Manager Moore informed the Commission that the Escape Room would not be reopening.

Zink – Questioned if TIFA funds could be used to provide any relief to the businesses during the Pandemic. City Manager Moore informed the Commission that this is something that is being looked into.

Rix – Informed the Commission that a decision will be made within the next few weeks as to whether the Good Old Days Festival will be happening this year.

- The Perennial Exchange will be taking place.

Frank – Congratulated the City Manager and City Planner for organizing tonight’s virtual meeting.

ADJOURNMENT

Motion by **Kaminski**, supported by **Frank** to adjourn the Planning Commission Regular Meeting at 7:49 p.m.

All yeas

Motion passes

Respectfully submitted:

Karen Stagl
City Clerk