

APPROVED 07/09/2020
REGULAR MEETING
PLANNING COMMISSION
MINUTES

JUNE 11, 2020

THE REGULAR MEETING OF THE RICHMOND PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 P.M., ON THURSDAY, JUNE 11, 2020, BY CHAIRMAN McCLELLAN

ROLL CALL

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

Absent: Majchzak, Prior

Others: City Planner Jeschke

Visitors: Scott Riddle, Gerald Cazel

APPROVAL OF MINUTES

Motion by **Moore**, seconded by **Kaminski**, to approve the minutes of the May 14, 2020, regular meeting as presented.

All yeas

Motion passes

AUDIENCE PARTICIPATION

None.

CORRESPONDENCE

City Council Meeting Minutes of May 4, 2020

City Council Meeting Minutes of May 18, 2020

Motion by **Weinert**, seconded by **Frank**, 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. REZ-01-2020/Dick Huvaere/Rezoning from RM-1 to B-3/Property located on portions of 37147 31 Mile Road, 37201 31 Mile Road and 67567 Main Street

Motion by **Moore**, seconded by **Kaminski**, to open them Public Hearing at 7:03 pm.

All yeas

Motion passes

City Planner Jeschke informed the Commission that the application was requesting a rezoning from RM-1 to B-3 of approximately 5.57 acres of property located on portions of 37147 31 Mile Road, 37201 31 Mile Road and 67567 Main Street.

Scott Riddle briefed the Planning Commission on their proposed use for the property. Overall, they would have 83,000 square feet of buildings on the site. The rezoning would allow them to connect to the other parking lot. They would be able to maintain a 90 day supply of inventory. They will be adding a car wash on the site.

Gerald Cazel, the property owner to the west (37059 31 Mile Road) indicated that he was not in favor of this rezoning – his property will be affected by this project.

Motion by **Moore**, seconded by **Kaminski**, to close the public hearing at 7:08 pm.

All yeas

Motion passes

ITEMS FOR CONSIDERATION

B-1. REZ-01-2020/Dick Huvaere/Rezoning from RM-1 to B-3/Property located on portions of 37147 31 Mile Road, 37201 31 Mile Road and 67567 Main Street

City Planner Jeschke informed the Commission that the requested rezoning was mainly for the property on 31 Mile Road. The requested rezoning is in compliance with the revised Master Plan. It was the recommendation of the City Planner that the requested rezoning request be approved.

Kaminski – questioned the use of the subject property. City Planner Jeschke informed the Commission that the applicant has indicated it would be for long term vehicle storage.

Kaminski – Expressed concern with the amount of vehicles being stored.

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Scott Riddle informed the Commission that FCA does require the individual dealership to maintain vehicle inventory with every type and option available.

The majority of Commissioners had no problem with the requested rezoning. They did express concern with the adjacent property owner on 31 Mile and wanted to make sure that the applicant worked with the City and the adjacent property owner to come to an agreeable solution for screening of the property.

Motion by **Moore**, seconded by **Zink**, to approve the requested Rezoning from RM-1 (Multiple Family Residential) to B-3 (Highway Business) of approximately 5.57 acres of property located on portions of 37147 31 Mile Road, 37201 31 Mile Road, and 67567 Main Street (APN's: 50-07-06-01-451-022, 023 and 047 respectively, for the following reasons:

1. Consistency with Zoning Ordinance Compliance Standards as listed above.

All yeas

Motion passes

B-2. SPR-05-2020/Dick Huvaere Land Inc./Site Plan Review/Proposed Addition at 67567 Main Street

City Planner Jeschke informed the Commission that the applicant is –proposing an approximately 35,000 square foot addition to the existing auto dealership building. This request will focus on preserving as much of the original building as they can and focus the additions on where they are needed the most. The applicant is also proposing to construct a 5,749 square foot carwash and maintenance building toward the rear of the property.

The applicant is proposing to add portions of two properties on 31 Mile Road into the dealership complex that will add another 4.6 acres of vehicle storage area to the rear of the main dealership.

The City Planner has indicated that in his opinion, while to development does not meet the letter of the ordinance, it does, for the most part, comply with the zoning ordinance. The applicant has shown a desire to comply with the site development standards by meeting with staff prior to submittal. Additionally, the applicant has taken into consideration the adjacent property owner to the west (37059 31 Mile Road) to ensure that the landscaping buffer along the western boundary is agreeable.

The recommendation of the City Planner was for approval of the site plan with six (6) conditions.

Frank – In support of site plan.

Zink – In support of site plan.

Rix – In support of site plan as long as the applicant works with the adjacent property

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owner and the City to come up with an agreeable landscaping buffer.

Moore - In support of site plan as long as the applicant works with the adjacent property owner and the City to come up with an agreeable landscaping buffer.

McClellan – Questioned who maintains the detention pond. The City Manager informed the Commission that it was the responsibility of the property owners.

Weinert – In support of the site plan. Discussed the possibility of putting in new sidewalk along Main Street and moving it away from the road right-of-way.

City Planner Jeschke informed the Commission that moving the sidewalk back would require agreements with the property owners along Main Street.

City Manager Moore stated that it would require moving the public utilities. This makes moving the sidewalk cost prohibitive.

Kaminski – Questioned the landscaping on the border between the Physical Therapy building and the dealership – felt it was close to the physical therapy building. City Planner Jeschke informed the Commission that the proposed landscaping was on Mr. Huvaere's property. Kaminski questioned if different trees could be planted to screen the Physical Therapy building from the car dealership. City Planner Jeschke informed the Commission that the zoning ordinance does not require a heavy buffer between like zoning uses.

Kaminski – Requested more landscaping in front of the vehicle storage lot on Main Street.

City Planner Jeschke informed the Commission that this lot was not included in the site plan review before the Commission tonight – it was a separate parcel.

Moore – Was not comfortable with adding a condition to a parcel that is not contiguous to the parcel that is in front the Planning Commission for review.

Frank – Questioned if the detention pond could be required to have an aeration system to prevent a mosquito infestation? City Manager Moore and City Planner Jeschke both stated that this was part of the City Engineer's and Macomb County's review.

Kaminski wanted a condition added to the motion to require additional trees in front of the car storage area on Main Street.

McClellan – Suggested that a copy of the minutes be supplied to Huvaere's – the minutes would reflect the concerns raised by Commissioner Kaminski in regards to additional trees in front of the car storage lot.

Rix and Moore indicated that it was not appropriate to add a condition to the motion for landscaping in front of the new car storage lot on Main Street.

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City Planner Jeschke informed the Commission that he would make sure that the applicant is made aware of the concerns raised by Commissioner Kaminski.

Motion by **Rix**, seconded by **Zink**, to approve the requested Site Plan review for a proposed 30,850 square foot addition, a new 5,749 square foot maintenance building, and the development of 4.6 acres of new property in conjunction with an existing Auto Dealership (Dick Huvaere's Chrysler Dodge Jeep and Ram) on 14.2 acres of property located at 67567 Main Street (APN's: 50-07-06-01-451-047 and portions of 50-07-06-01-451-022 and 023), subject to the six conditions listed:

1. No development or construction shall take place within the new vehicle storage lot area until the companion rezoning request has been adopted and enacted. Conversely, the building addition to the main dealership building as well as the proposed care wash/maintenance building (both are within the existing dealership site and zoned properly) may still move forward even if the companion rezoning were to be denied.
2. Prior to the issuance of any building permits, the applicant shall comply with all conditions as required by the city engineer, Tetra Tech.
3. The applicant shall work with the Public Works Department regarding the water main loop to Heritage Drive to the west side of the site.
4. The applicant shall coordinate with the public works department on all requirements for the tapping of the water lines.
5. With regard to the new vehicle storage lot area, the applicant shall work with city staff and the property owner to the west (37059 31 Mile Road) to ensure that the landscaping buffer along the western boundary is agreeable.
6. With regard to the new vehicle storage lot area, the applicant shall be allowed to have lighting that is taller than allowed provided the overall intensity of the lighting meeting Section 14 of the Zoning Ordinance.

All yeas

Motion passes

MISCELLANEOUS MATTERS FROM THE CITY STAFF

- City Manager Moore thanked the Planning Commissioners for their willingness to meet under the current conditions.
- City Manager Moore informed Commissioners that updates on COVID-19 are on the City's website.

CHAIRMAN AND COMMISSION MEMBERS

Weinert – The Historical Society applied for a grant to construct a new building. They should receive the results in the fall.

Frank – Questioned if the Eagle Scout project being done by Duncan Cornelius will need a permit.

Kaminski – Informed Administration that the smaller lake in Lake Angela is being

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expanded. Questioned if this was legal? Also stated that the road was being shifts and questioned if something needed to be done by the City. City Manager Moore would check into both of the issues.

- Questioned if Howard Street would every get curb and gutter. City Manager Moore informed the Commission that because this area is very flat, it would require a lift station for the storm water. The project would have to be charged to the street fund and is not financially feasible.

ADJOURNMENT

Motion by **Frank**, supported by **Kaminski** to adjourn the Planning Commission Regular Meeting at 8:05 p.m.

All yeas

Motion passes

Respectfully submitted:

Karen Stagl
City Clerk