

CITY OF WAYNE

PLANNING COMMISSION

MINUTES

A regular meeting of the City of Wayne Planning Commission was called to order by Chairman Robert W. Boyles on Tuesday, March 8, 2011, in the Council Chamber, Wayne City Hall, 3355 S. Wayne Road, at 7:00 P.M.

Members present: Robert Boyles, Ernestine Carter, James Hawley,
Shiela Julin, Robert Pugh, Harold Rediske

Members absent: Michael Greuber, Kurt Kuban, Patricia Rice

Others present: Susan Rowe, Councilwoman
Peter J. McNerney, Community Development Director

Minutes of Previous Meeting

Based on a motion by Pugh, supported by Carter, the Minutes of the Meeting held February 8, 2011 were approved.

Communications

The Dangerous Building Status (12/17/10) was received and placed on file.

Public Hearing - Proposed Rezoning: East of Wayne Industries
36253 Michigan Avenue East
From B-5 Business Concentrated to IND-2 Heavy Industrial

The Commission received the communication from Peter J. McNerney, dated March 2, 2011. Jack Russo and Mike McIntosh were present representing applicant.

There were no members of the public present.

Based on a motion by Hawley, supported by Pugh, the Public Hearing was closed. Based on a motion by Pugh, supported by Carter, the Commission approved the proposed rezoning to IND-2 Heavy Industrial and recommended approval to the City Council.

Site Plan #2011-02

Wayne Industries Parking Lot, 36253 Michigan Avenue

The Commission received the communication from Matthew Miller, dated March , 2011 recommending approval subject to thirteen (13) conditions, to expand an existing parking area through demolition of a portion of existing commercial buildings. Present to answer questions were Jack Russo and Mike McIntosh of Wayne Industries.

Condition No. 3 states the requirement of a demolition permit. Plans that would attempt to retains portions of existing foundations do not comply with Chapter 1460. Condition No. 12 states the need for the parking lot landscape to comply with Chapter 1281. In response to questions from Commissioner Hawley, Mr. Russo said the Kroger parking lot would be separated from the industrial parking area by a fence and that Kroger has agreed to extend its lease for another five years.

Based on a motion by Hawley, supported by Julin, the Commission: (1) concurred with the Staff recommendation and approved the Site Plan subject to the thirteen (13) conditions, and (2) recommended approval to the City Council subject to modification by the same conditions.

Mr. Russo advised the Commission that one of his largest tenants, EQ, needs more space and one alternative he will be investigating will be the non-demolition and renovation of the existing commercial space, rather than implementation of the just-reviewed site plan.

Schedule Public Hearing - April 12, 2011

The Commission received the communication from Peter J. McLnerney, dated March 3, 2011 and scheduled a Public Hearing for April 12, 2011 to consider amending Section 1280.08 of the Sign Ordinance to expressly include B-5 Business Concentrated Districts. Based on a motion by Pugh, supported by Carter, the Commission set the date of public hearing as recommended.

Next Meeting - Tuesday, April 12, 2011 at 7:00 P.M.

There being no further business, the meeting was duly adjourned at 7:30 P.M.

Peter J. McLnerney
Community Development Director
Recording Secretary