

CITY OF WAYNE

PLANNING COMMISSION

MINUTES

A regular meeting of the City of Wayne Planning Commission was called to order by Chairman Robert Boyles on Tuesday, February 10, 2009, in the Council Chamber at City Hall, 3355 S. Wayne Road, at 7:00 P.M.

Members present: Robert Boyles, Ernestine Carter, James Hawley, Shiela Julin, Kurt Kuban, Robert Pugh, Harold Rediske, Patricia Rice

Members absent: Michael J. Greuber

Others present: Susan Rowe, Councilwoman
Keith Butkovich, resident
Jim Henley, resident
Kim Loveless, Acorn Shop
John Rhaesa, *Wayne Dispatch*
Carmine Avantini, LSL Planning, Inc.
Robert Cramer, LSL Planning, Inc.
Matthew Miller, City Planner
Peter J. McInerney, Community Development Director
Representatives of projects as shown below.

Minutes of Previous Meeting

The Minutes of the Regular Meeting held January 13, 2009 were approved based on a motion by Rice, supported by Rediske.

Communications

The Board of Zoning Appeals (ZBA) Minutes of January 8, 2009 and the Status Report on Dangerous Buildings (CDD 1/22/09) were received and placed on file.

Site Plan #2009-01

Wayne County RESA - 33500 Van Born Road

The Commission reviewed the communication from Matthew Miller, dated February 6, 2009 recommending approval subject to nine (9) conditions for second floor renovations.

George Rogers, architect, was present to answer questions.

Based on a motion by Kuban, supported by Julin, the Commission: (1) concurred with the Staff recommendation and approved the Site Plan subject to the nine (9) conditions, and (2) recommended approval to the City Council subject to modification by the same conditions.

Site Plan #2009-02

Tim Hortons - ##### Michigan Avenue (west of 34175)

The Commission reviewed the communication from Matthew Miller, dated February 6, 2009 recommending approval subject to fourteen (14) conditions for a new facility.

Mark Kellenberger was present to answer questions. In response to several questions from various commissioners, he reported that the seating capacity was 30, that the building would be a bit smaller than the one in Westland, that storm water would be retained underground, that demolition should begin in late Spring, that there would be 20 to 24 new jobs, that the franchisee would be selected later, that it would operate 24 hours a day, that a new address would be assigned, and that the new landscaping would not interfere with the new monument style sign.

Based on a motion by Rediske, supported by Hawley, the Commission: (1) concurred with the Staff recommendation and approved the Site Plan subject to the fourteen (14) conditions, and (2) recommended approval to the City Council subject to modification by the same conditions.

Master Plan - Downtown Area

Carmine Avantini and Robert Cramer made a PowerPoint presentation on the status of their work on the Master Plan. They discussed Downtown Wayne with the Commission and those in attendance using a map that was handed out entitled "Conceptual Recommendations."

Sign Ordinance

Chairman Boyles appointed a Subcommittee consisting of Commissioners Pugh, Hawley and Rice to meet with the staff to review the status of the matters discussed by the Commission at the previous meeting (1-13-09).

Next Meeting: Regular Meeting
Tuesday, March 10, 2009 at 7:00 P.M .

Stakeholder Meeting
Wednesday, March 11, 2009 at 7:00 P.M. at Community Center

There being no further business, the meeting was duly adjourned at 8:53 P.M.

Peter J. McInerney
Recording Secretary