

Approved as of 06/08/10

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, May 11, 2010, in the meeting room of the Wayne Fire Station, 3300 S. Wayne Road, at 7:00 P.M.

Members present: Robert Boyles, Michael J. Greuber,
James Hawley, Shiela Julin, Kurt Kuban,
Robert Pugh, Harold Rediske, Patricia Rice

Members absent: Ernestine Carter (excused)

Others present: Matthew Miller, City Planner
Representatives of projects as shown below.

Minutes of Previous Meeting

The Minutes of the Meeting held April 13, 2010 were approved based on a motion by Pugh, supported by Hawley.

Communications

The Board of Zoning Appeals (ZBA) Minutes (4-8-10) and the Dangerous Building Status (3-26-10) were received and placed on file.

Public Hearing: Chapter 1276 - Site Plan Approval

The Commission received the communication from Peter J. McInerney, dated April 30, 2010 with the proposed change to Section 1276.01(a).

There was no public comment regarding the proposed amendment.

Based on a motion by Rediske, supported by Pugh, the Planning Commission approved the proposed change to Section 1276.01(a) of the Zoning Ordinance for Site Plan Review of projects in B-5 zoning districts and recommended approval to the City Council.

Site Plan #2010-06

Park Plaza Holding Company, 33420 & 33480 Michigan Avenue

The Commission reviewed the communication from Matthew Miller dated May 7, 2010, recommending approval subject to twenty-one (21) conditions to renovate the 48 two-bedroom units (600 sq.ft./unit).

John Meimaridis (owner) and Yogi Anand (engineer) were present to answer questions.

Miller presented the site plan and read the conditions of approval into the record. The Commission then commented on the plans as presented. General comments were made by Commissioner Hawley and Commissioner Rice that the plans were not in the detail that the Planning Commission requires for review and that not enough physical changes are being proposed at this time. Commissioner Rice asked about the occupancy and occupant load of each of the units; Mr. Meimaridis stated that four adults can occupy each unit. Commissioner Rice asked if Section 8 housing was being proposed; Mr. Meimaridis stated no. Commissioner Hawley asked why the air conditioners were being removed; Mr. Meimaridis said they were not going to provide air conditioning to the residents. Miller further explained that the window units would be prohibited as the bedroom windows provide egress, and air conditioners in the livingroom window would block the necessary clear path distance on the catwalks/balconies. Commissioner Rice asked about the lease terms; Mr. Meimaridis stated that there would not be set lease terms. Commissioner Rice asked why no leases; Mr. Meimaridis said maybe month to month or six month leases. Commissioner Rice made a comment that with no leases it will be transitory. Commissioner Kuban asked whether the applicant owns other properties; Mr. Meimaridis stated that he does own other properties. He also stated that his wife owns the Westland Apartments (2565 S. Wayne Rd, Westland, Michigan). Commissioner Kuban further stated the Westland Apartments is in fact a halfway/boarding house; Mr. Meimaridis did not deny. Commissioner Kuban asked if Park Plaza would be similar to Westland; Mr. Meimaridis stated yes. Commissioner Kuban further stated that while he shops at adjacent stores to Westland Apartments, he has observed disorderly conduct. Commissioner Rice asked what services would be provided to the tenants; Mr. Meimaridis stated he would not be providing services to the tenants. Commissioner Rice asked how many people would be in each unit; Mr. Meimaridis stated four adults. Commissioner Hawley asked if the plans proposed would be improved to incorporate any elements of the Master Plan or design enhancements to help prevent the creation of slum housing; Mr. Meimaridis stated he was not aware of the Master Plan. Commissioner Hawley asked if plans could be made to incorporate these improvements; Mr. Meimaridis stated that he was only going to bring the property to code. Commissioner Hawley asked if the plans could show better elevations and paint colors; Mr. Meimaridis stated he was not going to change the paint color.

Based on a motion by Hawley to deny the application, for reasons stated herein and the proposed renovation would have an adverse effect upon adjacent properties and that the Commission could not determine the actual use of the property and were concerned that it is a boarding house rather than an apartment house. The motion was supported by Kuban, the Commission voted unanimously to deny the Site Plan as presented.

Site Plan #2010-07
LKQ Wayne, 35660 Clinton

The Commission reviewed the communication from Matthew Miller dated May 7, 2010, recommending approval subject to thirteen (13) conditions to occupy 70,000 sq. ft. of the eastern portion of the building and all of the 10,252 sq. ft. office building and establish a parts distribution center.

Neal MacLean (owner) and Mark Hildebrandt (architect) were present to answer questions.

Based on a motion by Julin, supported by Greuber, 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.

Site Plan #2010-08
Supermax Collision, 34110 Michigan Avenue

The Commission reviewed the communication from Matthew Miller dated May 7, 2010, recommending approval subject to fifteen (15) conditions to occupy the 4,300 sf. ft. building for an automotive repair facility.

Khalil Habhab (applicant), Ric Marra (contractor), Joe Guido (engineer), Gary Snarski (realtor) and Angela Nettro (realtor) were present to answer questions.

Mr. Habhab requested of the Commission an extension of the time period to comply with the parking lot paving requirements. He requested to complete the paving within a two year period. Miller explained to the Commission that the City would require that the paving be completed by November 15, 2010; this would be one construction season. The City would further accommodate the applicant by granting a temporary C of O if all items were met except the paving.

Discussion followed with the Commission. Rice explained that any vehicles stored on the lot should be located behind a screened fence. Miller explained that in the B-3 Zoning District, outside storage is required to be screened. Boyles explained that the two year period was not in compliance with the Ordinance and the Commission must uphold the Ordinance.

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Based on a motion by Pugh, supported by Hawley, the Commission: (1) concurred with the Staff recommendation and approved the Site Plan subject to the fifteen (15) conditions, and (2) recommended approval to the City Council subject to modification by the same conditions.

Site Plan #2010-09
American Jetway, 3737 Venoy Road

The Commission reviewed the communication from Matthew Miller dated May 7, 2010, recommending approval subject to thirteen (13) conditions to occupy the 108,000 sq. ft. building for its aerosol and liquid packaging operation.

Jan Germann (owner) was present to answer questions.

Based on a motion by Hawley, supported by Rice, the Commission: (1) concurred with the Staff recommendation and approved the Site Plan subject to the fifteen (15) conditions, and (2) recommended approval to the City Council subject to modification by the same conditions.

Next Meeting - Tuesday, June 8, 2010 at 7:00 P.M.

There being no further business, the meeting was duly adjourned at 8:10 P.M.

Matthew K. Miller
City Planner