

MINUTES
CITY OF ALLEN PARK PLANNING COMMISSION MEETING
JUNE 28, 2018

The Planning Commission met in Special Planning Commission session on June 28, 2018 at the Allen Park City Hall. Chairman Graham called the meeting to order at 7:10 PM.

The Chairman called the roll.

Graham	Present
Babbage	Excused
Darin	Excused
Hagen	Present
Lalli	Present
Powell	Present
Randt	Excused

Others present: Mark Kibby, City Administrator;
Chris Atkin, Planner, Carlisle / Wortman

The Agenda was approved as printed.

Approval of Minutes: May 3, 2018

Motion by Lalli, supported by Hagan, to approve the minutes as printed.
Motion carried.

1. New Business

A. Site Plan & Special Land Use Approval - 14570 Southfield Road -
Fast Food Restaurant

The applicant William Eisenberg, Grand Sakwa-Lincoln Park, provided a presentation of the proposal to re-open a fast food restaurant, with improvements and drive-through window, on the site.

Planner Atkin of Carlisle / Wortman summarized their report and recommended approval of the site plan.

Commissioners asked numerous questions relative to the Allen Park Zoning Ordinance and entrance Right of Way.

Additionally, off street parking; loading area; pedestrian paths; landscape; exterior lighting; barrier wall to residential property; and waste dumpster / enclosure was reviewed.

The Chairman Graham called for the Public Hearing and with no response or written communication, closed the Public Hearing.

Chairman Graham instructed the Planner to review Standards for Special Land Use per Section 52-935 of the Allen Park Zoning Ordinance. After discussion, Commissioners agreed the proposed use complies with all applicable requirements of this Ordinance and and meets the Standards for Special Land Use.

Additionally, Commissioners recommend the petitioner meet with the City Building Department before any construction to meet the Zoning Ordinances by submission for any Landscape Plan; any new Signage; any interior/exterior changes to the existing building; and Screening Wall adjacent to residential property.

Motion by Lalli, supported by Powell, to recommend to Mayor and Council the approval, with recommendations, of the site plan for renewing a Fast Food Restaurant.

Motion Passed: 4 yeas 0 nays

2. Old Business : None
3. Communications : Administrator Kibby updated the Commissioner or residential street paving projects.
4. Chairman Comments : Next Planning Commission Meeting to be July 12, 2018 in City Hall. Complimented Chris Atkin, Planner.
5. Commissioner Comments : None
6. Planner Comments : Possibly two applicants for July 12, 2018 meeting
7. Citizen Comments : None

Adjournment

Motion by Powell, supported by Hagan, to adjourn meeting at 7:40 PM

Respectfully submitted, Chairman Graham