



**Planning Commission Meeting**  
**Thursday, December 1, 2022 – 7:00 PM**  
**15915 Southfield Road Allen Park, MI 48101**

**MINUTES**

**I. CALL TO ORDER**

The Commission appointed Commissioner Carnarvon to act as chair without objection. Chairperson Carnarvon called the meeting to order at 7:00pm.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL ATTENDANCE**

First	Last	Present	Absent	Excused
Luke J.	Brithinee	x		
Mike	Muszynski	x		
David	Babbage			x
Charles	Blevins	x		
Paul	Carnarvon	x		
Nick	Darin			x
Timothy	Estheimer	x		
Fred	Frank	x		
Dennis	Randt			x
Natalya	Porras (Student Rep.)	x		

*Also in attendance:* Matt Baker (Building Department Director), Mike Auerbach (Planner/CWA).

**IV. READING AND APPROVAL OF AGENDA**

1. Approval of the agenda for the Planning Commission Meeting of December 1, 2022.

Motion by Commissioner Muszynski, seconded by Commissioner Blevins to approve the meeting agenda as presented.

Unanimous voice vote of approval with Commissioners Babbage, Darin, and Randt absent.

**V. READING AND APPROVAL OF MINUTES**

1. Approval of the minutes from the Planning Commission Meeting of September 1, 2022.

Motion by Commissioner Muszynski, seconded by Commissioner Blevins to approve the September 1, 2022 meeting minutes as presented.

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Unanimous voice vote of approval with Commissioners Babbage, Darin, and Randt absent.

**VI. COMMUNICATIONS AND PETITIONS**

1. None.

**VII. PUBLIC HEARINGS**

**1. Consideration of the following Zoning Ordinance text amendments:**

- A. A PROPOSED AMENDMENT to Section 52.1. - Definitions of the Zoning Ordinance to add language related to exterior lighting and illumination.
- B. A PROPOSED AMENDMENT to Section 52-904. – Site Plan Review to add references to the lighting plan and illumination standards listed in the proposed Section 52-913.
- C. TO ADD Section 52-913. – Exterior lighting to establish standards for exterior lighting.

Planner Auerbach and Building Department Director Baker presented the draft amendments and responded to questions.

Chairperson Carnarvon opened the public hearing at 7:30pm. No comments were given. Discussion followed.

Motion by Commissioner Frank, seconded by Commissioner Muszynski to postpone action on the proposed zoning ordinance text amendments so that staff can make the following changes to present at a future meeting:

1. Revise the architectural/aesthetic lighting standards to allow more lighting of this type.
2. Incorporate standards that allow safety and security lighting that may be approved/permitted administratively.
3. Simplify technical language and requirements where possible.

Unanimous voice vote of approval with Commissioners Babbage, Darin, and Randt absent.

Chairperson Carnarvon closed the public hearing at 8:31pm.

**VIII. NEW BUSINESS**

1. None.

**IX. OLD BUSINESS**

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1. **8020 Allen Road – KFC Restaurant Drive-Through Special Land Use/Preliminary Site Plan Review.** Consideration of a special land use and preliminary site plan propose for property located at 8020 Allen Road (30-025-01-0088-000). The applicant is proposing to remodel the existing building and parking lot on the property to accommodate drive through restaurant service.

Planner Auerbach informed the Commission that no updates to this application have been submitted.

**X. PUBLIC COMMENT (non-case specific items)**

None

**XI. ADJOURNMENT**

Motion by Commissioner Estheimer, seconded by Commissioner Frank to adjourn the meeting at 8:32 pm.

Unanimous voice vote of approval with Commissioners Babbage, Darin, and Randt absent.

Respectfully submitted,

Mike Auerbach, Planner

Approved: \_\_\_\_\_