



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

AGENDA

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL ATTENDANCE

IV. READING AND APPROVAL OF AGENDA

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

V. READING AND APPROVAL OF MINUTES

1. Approval of the minutes from the Planning Commission Meeting of July 7, 2022.

VI. COMMUNICATIONS AND PETITIONS

1. None.

VII. PUBLIC HEARINGS

1. Consideration of the following Zoning Ordinance text amendments:

- I. A PROPOSED AMENDMENT to Section 52.1. - Definitions of the Zoning Ordinance to add language related to Smoke Shops and Tobacco Stores and the sale of tobacco products.
 - II. A PROPOSED AMENDMENT to Sec. 52-437. - Permitted Uses to add Smoke Shops and Tobacco Stores as a permitted use in the C-6A, Regional Business - Fairlane Green District.
 - III. A PROPOSED AMENDMENT to Sec. 52-474. - Permitted Uses to add Smoke Shops and Tobacco Stores as a permitted use in the C-6B, Regional Business - Marketplace District.
- 2. 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.
- 3. 1000 Enterprise Drive – Belle Tire Industrial Addition Preliminary Site Plan Review.** Consideration of a preliminary site plan proposed for property located at 1000 Enterprise Drive (30-001-99-0007-701). The applicant is proposing to construct an 84,000 s.f. addition to

Accommodations for individuals with disabilities will be provided with 10-day advanced notice. Please contact the City Clerk at 313-928-1400 for additional information.

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the existing warehouse facility on the property, as well as a new access drive to Enterprise Drive at the northwest corner of the site, additional truck wells, and various site improvements.

- 4. 17001 Southfield Road – Gas Station Addition Special Land Use/Final Site Plan Review.** Consideration of a special land use and final site plan proposed for property located at 17001 Southfield Road (30 023 01 0300 000). The applicant is proposing a 257 square foot addition to the existing building on the property. The current principal use of the property is a gas station, which is included in the definition of an automobile service station under the City of Allen Park Zoning Ordinance. Pursuant to Sec. 52-347 of the Zoning Ordinance, automobile service stations are a regulated use in the C-4 District.

VIII. NEW BUSINESS

1. None.

IX. OLD BUSINESS

1. None.

X. PUBLIC COMMENT (non-case specific items)

XI. ADJOURNMENT