



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

**MINUTES**

**I. CALL TO ORDER**

Vice Chair Babbage 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    | Commissioner Muszynski |                     |        | X       |
| David   | Babbage                | X                   |        |         |
| Charles | Blevins                | X                   |        |         |
| Paul    | Carnarvon              | X (Arrived 7:05 pm) |        |         |
| Nick    | Darin                  | X                   |        |         |
| Timothy | Estheimer              | X                   |        |         |
| Fred    | Frank                  | X                   |        |         |
| Dennis  | Randt                  | X                   |        |         |

Others present: Mike Auerbach (Carlisle/Wortman, Assoc.), Matt Baker (Building Dept. Director), Miguel Alvarez and Linda Alvarez (applicants), and members of the public.

**IV. READING AND APPROVAL OF AGENDA**

1. Approval of the agenda for the Planning Commission Meeting of April 7, 2022.

Motion by Commissioner Frank, seconded by Commissioner Darin to approve the agenda as presented with the addition of item IV(A), Election of Officers.

Unanimous voice vote of approval with Commissioner Muszynski absent.

**IV(A). ELECTION OF OFFICERS**

Commissioner Frank nominated Commissioner Brithinee as Chair. Commissioner Brithinee declined the nomination.

Commissioner Frank nominated Commissioner Randt as Vice-Chair. Commissioner Randt declined the nomination.

## Minutes

### Planning Commission Meeting

April 7, 2022

Motion by Commissioner Estheimer; seconded by Commissioner Frank to appoint Commissioner Babbage as Chair and Commissioner Darin as Vice Chair.

Unanimous voice vote of approval with Commissioner Muszynski absent.

Motion by Frank; seconded by Commissioner Randt to appoint Commissioner Muszynski as Secretary.

Unanimous voice vote of approval with Commissioner Muszynski absent.

#### V. READING AND APPROVAL OF MINUTES

1. Approval of the minutes from the Planning Commission Meeting of October 7, 2021.

Motion by Commissioner Frank, seconded by Commissioner Brithinee to approve the October 7, 2021 regular meeting minutes as presented.

Unanimous voice vote of approval with Commissioner Muszynski absent.

#### VI. COMMUNICATIONS AND PETITIONS

1. None.

#### VII. PUBLIC HEARINGS

1. **8425 Allen Road – Angelina’s Mexican Restaurant Preliminary Site Plan Review.** Consideration of a Preliminary Site Plan for property located at 8425 Allen Road (30-016-01-0332-000). The applicant is proposing a 409 square foot addition to a restaurant in an existing, two-tenant commercial building, and an attached dumpster enclosure.

Commissioner Babbage presented the application to the Commission.

Planner Auerbach summarized the site plan review provided in the meeting packet and responded to questions from the Commission.

Commissioner Babbage opened the public hearing at 7:22 pm. The following comments were given:

- Linda Alvarez, applicant, indicated that they intend to remove the existing building sign adjacent to the proposed addition access drive and Allen Road. They also intend to use the same façade materials that are on the Allen Road-facing building elevation.

Planner Auerbach clarified that site plan proposes to shift the existing barrier free space to the east.

- Mary Dubensky, 8580 Carter – This is the first time we have seen these plans. It would be nice have the spot moved over. Could the drive aisle be a pickup area? Can on-street parking be allowed?

**Minutes  
Planning Commission Meeting  
April 7, 2022**

Commissioner Estheimer indicated that meeting packets are available on the City website.

- Tom Novotny, 15793 Aster – Surprised that more people aren't here. Parking on Carter is an issue.
- Planner Auerbach indicated that the City received written comments on the preliminary site plan on April 4, 2022 from William and Patricia Bandy, 8441 Allen Road, and that copies were distributed to the Commissioners.

Vice Chair Babbage closed the public hearing at 7:31 pm.

Motion by Commissioner Frank, seconded by Commissioner Darin to approve the preliminary site plan for the proposed addition and dumpster enclosure at 8425 Allen Road subject to compliance with the conditions and recommendations listed on page six (6) of the City planning consultants' report, that the Commission recommends approval of a Special Parking Permit to allow seventeen (17) spaces, that the Commission waives the landscaping requirement of Section 52-881, and subject to the conditions that the applicant obtain a Special Parking Permit from the Zoning Board of Appeals, and that the existing ground sign shall be removed if City staff determines that truck clearance is not available.

Unanimous voice vote of approval with Commissioner Muszynski absent.

**VIII. NEW BUSINESS**

1. None.

**IX. OLD BUSINESS**

1. None.

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

Planner Auerbach, Carlisle/Wortman, Assoc., requested direction from the Commission regarding the discussion at the previous meeting about updating the City's Master Plan. Discussion followed. Planner Auerbach stated that staff will discuss options to proceed with an update to present at a future Commission meeting.

**XI. ADJOURNMENT**

Motion by Commissioner Estheimer, seconded by Commissioner Darin to adjourn the meeting at 7:50 pm.

Unanimous voice vote of approval with Commissioner Muszynski absent.

Respectfully submitted,

Mike Auerbach, Planner

Approved: \_\_\_\_\_ July 7, 2022