

BROWNSTOWN TOWNSHIP PLANNING COMMISSION

Monday, January 23, 2017

The meeting of the Charter Township of Brownstown Planning Commission was held in the Brownstown Township, 21313 Telegraph Road, Brownstown, Michigan 48183 on Monday, January 23, 2017. Chairman Chapman called the meeting to order at 7:00 p.m.

PRESENT: Chairman Chapman, Members: Armatis, Bober, Brock, and Burgor. Also present were Economic Development Manager DiSanto

EXCUSED: Walters.

ABSENT: None.

AGENDA APPROVAL: Motion by Bober, supported by Armatis, to approve the Planning Commission Agenda of January 23, 2017. All voting aye.

MINUTE APPROVAL: Motion by Brock, supported by Bober, to approve the Planning Commission Minutes of October 24, 2017, as submitted. All voting aye.

23735 Arsenal Road - Owners of BK Nuttmann Katz Centennial Farms, a 53 acre farm, are exploring the possibility to use their farm as a venue for weddings.

Mr. Joseph Katz and his wife Diane were present regarding this request. A brief video was viewed showing the property and type of event they would like to be allowed to have take place.

No correspondence was received for or against this proposal.

Motion by Chapman, supported by Brock, to send request to LSL Planning, Inc. to draft an amendment to the zoning ordinance to allow the use of Agricultural Buildings for assembly and events in low-density residential districts. All present voting aye.

Site Plan Review – Phase Two of CMAC Transportation project located on Sibley Road just East of Dix-Toledo for a Warehouse/Cross Dock Facility. Parcel #70-006-99-0005-705, 20450 Sibley Road.

Commissioner Brock recued himself on this agenda item.

Scott Christy, President and part owner of CMAC Transportation was in attendance regarding this request for approval of site plan modifications for Phase II. All changes appear to be in compliance with Township Ordinance.

Motion by Bober, supported by Amatis, to approve the amended site plan for a Warehouse/Cross Dock Facility, parcel # 70-006-99-0005-705, 20450 Sibley with noted requirements from LSL Planners and approvals from Building Department. All present voting aye. Brock abstaining.

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Site Plan Review - 48 unit multiple-family luxury apartment development on Sibley Road. Parcel #70-009-99-0015-712. The proposed site is currently vacant. Submitted by Ghassan M. Abdelnour, 4349 Fieldbrook Road, West Bloomfield, MI 48323.

Mr. Ghassan M. Abdelnour was present in regards this request. All items of LSL review letter have been addressed. The Board asked questions and expressed concerns over quantity of parking spaces. All items mentioned in LSL Planning's letter have been addressed.

Motion by Armatis, supported by Brock, to approve site plan with additional parking presented to administrative staff and then review by Planning Commission. All present voting aye.

Public Hearing – Special Land Use – Karina Properties, LLC/Shadi Marjieh, 4577 Wintergreen Drive, Troy, Michigan, requests Special Land Use approval for a Fueling Station in a B-1 Local Business district, parcel #70-030-99-0015-000, the northeast corner of Dix-Toledo and King roads, submitted by Karina Properties, LLC/Shadi Marjieh, 4577 Wintergreen Drive, Troy, Michigan 48098.

Motion by Armatis, supported by Bober, to open Public Hearing. All voting aye.

Mr. Ghassan Abdelnour was in attendance representing Karina Properties, LLC/Shadi Marjieh. He gave a brief description of the proposed use. Mr. Abdelnour answered questions posed by the Commissioners.

The following residents were present to voice concerns:

Connie McGinnis, 21401 Timber Ridge, Woodhaven
Bill Lockinger, Timber Ridge, Woodhaven
Annette Ader, 8740 Bellevue, Grosse Ile
Nancy Weil, 22025 King, Woodhaven (submitted petitions against Fueling Center)
Liz Grias, 22255 King, Woodhaven
Filocia Biundo, 22300 King Rd.
Paul & Diane Mayer, 22150 King Rd, Brownstown
Maurice & Patricia Damphousse, 22262 King, Brownstown
John Santoro, 20962 Bishop, Brownstown
Nancy Regan, 21379 Timber Ridge Ct.
Chris Mahn, 42705 Grand River, Ste 201, Novi

Motion by Bober, supported by Armatis, to close Public Hearing. All voting aye.

Members discussed concerns of the residents.

Motion by Armatis, supported by Bober, to deny recommendation to the Township Board as presented. All present voting aye.

Staff Report: None.

Administrative Review: None.

Public Forum: None.

Adjournment: Motion by Bober, supported by Chapman, to adjourn the meeting at 8:36 p.m.
All voting aye.

David Chapman, Chairman

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