

BROWNSTOWN TOWNSHIP PLANNING COMMISSION

Monday, March 13, 2017

The meeting of the Charter Township of Brownstown Planning Commission was held in the Brownstown Township Hall, 21313 Telegraph Road, Brownstown, Michigan 48183 on Monday, March 13, 2017. Chairman Chapman called the meeting to order at 7:00 p.m.

PRESENT: Chairman Chapman, Members: Armatis, Bober, Browning, Burgor, and Walters. Also present was Economic Development Manager DiSanto.

EXCUSED: Brock

ABSENT: None

AGENDA APPROVAL: Motion by Bober, supported by Armatis, to approve the Planning Commission Agenda of March 13, 2017. All present voting aye.

MINUTE APPROVAL: Motion by Armatis, supported by Bober, to approve the Planning Commission Minutes of January 23, 2017, as submitted. All present voting aye.

Election of Officers:

Motion by Walters, supported by Burgor, to nominate:

David Chapman - Chairman
Karen Armatis - Vice-Chairman
Alan Bober - Secretary
Dennis Burgor - Zoning Board of Appeals Liaison

All present voting aye.

PUD and Site Plan Recommendation – The Villas at Hampton Square - Contrarian Real Estate Holdings, LLC, 51410 Milano Drive, Suite 115, Macomb, Michigan, 48042, Parcel #70-019-99-0003-702, requesting PUD and Site Plan Recommendation for a detached condominium project on the south side of Sibley Road between Inkster and Beech Daly Roads.

Dominic Geric, of Landtec Companies, was present regarding this request and was able to answer questions presented by members.

Motion by Bober, supported by Walters, to recommend approval to the Township Board. All present voting aye.

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Preliminary Site Plan Review Recommendation – Maria Rosa Condominium Development Sole’ Investments, L.L.C., 5940 Commerce Drive, Westland, Michigan 48185. Proposing a new 19-unit single-family condominium development, Requesting a Preliminary Site Plan Review Recommendation, part of Parcel #70-064-05-999-007 and part of Parcel #70-064-05-999-0008, between West and Van Horn Road, east of Telegraph Road.

The applicant, Aboud Atiyeh, Sole’ Investments, was present to give a description of this request and answer any questions by members.

Motion by Walters, supported by Bober, for preliminary site plan approval for the proposed 19-unit single-family Maria Rosa condominium development. All present voting aye.

Schedule Public Hearing on April 24, 2017 for Zoning Amendment to the Zoning Ordinances: Section 25.01(i) Definitions, Section 11.02(d) Agricultural and Animal Uses, Table 3.02 Schedule of Uses, Appendix A Table of Uses by District, pertaining to Use of Agricultural Buildings for Events.

Motion by Armatis, supported by Walters, to schedule a Public Hearing for Monday, April 24, 2017 at 7:00 p.m., for proposed Zoning Amendment to the Zoning Ordinances: Section 25.01(i) Definitions, Section 11.02(d) Agricultural and Animal Uses, Table 3.02 Schedule of Uses, Appendix A Table of Uses by District, pertaining to Use of Agricultural Buildings for Events. All present voting aye.

Staff Report:

DiSanto gave a brief update on the following projects:

Amazon Building Expansion, CMAC Phase 2, Self-Storage Facility, Hydrogen Fuel Cell Project, Red Hawk Landing/Peninsula Ridge Development and the Kroger Development.

Administrative Review:

DiSanto met with Marie Liburdi. Children’s Place Montessori, 19721 Allen Road, has outgrown their current location. She plans on adding 1,200 sq. ft. to her existing building.

Public Forum: None.

Adjournment: Motion by Walters, supported by Browning, to adjourn the meeting at 7:18 p.m. All present voting aye.

David Chapman, Chairman

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