



**CITY OF WALLED LAKE  
PLANNING COMMISSION  
TUESDAY, JUNE 14, 2022**

The Meeting was called to order at 7:30 p.m.

Pledge of Allegiance led by Chairman O'Rourke

**ROLL CALL:** O'Rourke, Owsinek, Whitt, Wolfson, Robertson

**ABSENT:** Novak, Palmer

**OTHERS PRESENT:** Confidential Assistant Jaquays, Planning Consultant Ortega, City Attorney Vanerian, Council Member Ambrose

**PC 06-01-22 MOTION TO EXCUSE CHAIRMAN WOLFSON FROM TONIGHT'S MEETING**

Motion by O'Rourke, seconded by Owsinek, CARRIED UNANIMOUSLY: To excuse Chairman Wolfson from tonight's meeting

**REQUESTS FOR AGENDA CHANGES: NONE**

**APPROVAL OF MINUTES:**

**PC 06-02-22 APPROVAL OF THE MAY 10, 2022 PLANNING COMMISSION MEETING MINUTES**

Motion by O'Rourke, seconded by Owsinek, CARRIED UNANIMOUSLY: To approve the May 10, 2022 Planning Commission minutes.

**AUDIENCE PARTICIPATION: NONE**

**COMMUNICATION: NONE**

**PUBLIC HEARING: NONE**

**UNFINISHED BUSINESS: NONE**

**NEW BUSINESS AND PUBLIC HEARING:**

- 1. PC296- Site Plan and Special Land Use- 1997 E. West Maple**

**Open Public Hearing 7:35**

**Close Public Hearing 7:36**

City Planner Ortega summarized his review letters and described the site characteristics noting that the site is zoned C-2 and does have a building on-site. Mr. Ortega said the applicant is proposing a landscape/contractor office and yard. Mr. Ortega said parking of commercial vehicles outdoors is similar to other uses in the C-2 district. Mr. Ortega noted that the parking and staging of vehicles is typically done in an enclosed storage yard. Mr. Ortega said based on the site plan, the only remaining area for parking and staging is on the East side; and would still be visible and could negatively impact adjacent uses. Mr. Ortega said to ensure the proposed uses is compatible with surrounding uses, he recommends that all tree services vehicles and equipment be stored inside the building or behind the front line of the building. Mr. Ortega recommended that a screened fence and gate should be provided in line with the building's front wall. Mr. Ortega recommended that the vehicles should be restricted to either the interior, rear, or the side of the building.

Commissioner O'Rourke asked about what vehicles will be stored on-site and if there are any restrictions to number of vehicles?

Mr. Ortega said there are no specific restrictions on number of vehicles in the zoning ordinance.

Brian Biskner with Powell Engineering said he is here tonight representing Byron Godoy. Mr. Biskner explained the proposed use will be similar to the site adjacent to 1997 E. West Maple. Mr. Biskner said the applicant has no objections to the four recommendations listed in Mr. Ortega's review. Mr. Biskner said in regards to the building, there will be cosmetic changes.

**PC 06-03-22                    MOTION TO APPROVE PC CASE 296 FOR SPECIAL LAND USE  
APPROVAL CONTINGENT UPON MEETING THE CRITERIA  
FROM CONSULTANT CITY PLANNER DATED JUNE 7, 2022**

Motion by Owsinek, seconded by Robertson CARRIED UNANIMOUSLY: Approve PC Case 296 for special land use approval contingent upon meeting the criteria from consultant city planner dated June 7, 2022

**PC 06-04-22                    MOTION TO APPROVE PC CASE 296 FOR SITE PLAN  
APPROVAL CONTINGENT UPON MEETING THE CRITERIA  
FROM CONSULTANT CITY PLANNER'S LETTER DATED JUNE  
7, 2022 AND FIRE MARSHAL LETTER DATED JUNE 8, 2022  
AND CONSULTANT CITY ENGINEER'S LETTER DATED  
APRIL 29, 2022**

Motion by Whitt, seconded by Robertson CARRIED UNANIMOUSLY: Approve PC Case 296 for site plan approval contingent upon meeting the criteria from consultant

city planner's letter dated June 7, 2022 and fire marshal letter dated June 8, 2022 and consultant city engineer's letter dated April 29, 2022


**COMMISSIONERS COMMENTS: NONE**

**PC 06-03-22            ADJOURNMENT**

Motion by O'Rourke, seconded by Owsinek, CARRIED UNANIMOUSLY: To adjourn the meeting at 7:52 p.m.



Hana Jaquays  
Recording Secretary



Dennis O'Rourke  
Chairman