



**CITY OF WALLED LAKE  
PLANNING COMMISSION  
TUESDAY, OCTOBER 10, 2023**

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

Pledge of Allegiance led by Chairman Wolfson

**ROLL CALL:** Owsinek, Whitt, Wolfson, Robertson

**ABSENT:** O'Rourke

**OTHERS PRESENT:** Assistant City Manager Jaquays, Planning Consultant Ortega, City Attorney Vanerian

**PC 10-01-23 MOTION TO EXCUSE PLANNING COMMISSIONER  
O'ROURKE**

Motion by Robertson, seconded by Owsinek, CARRIED UNANIMOUSLY: To excuse Planning Commissioner O'Rourke

**REQUESTS FOR AGENDA CHANGES: NONE**

**APPROVAL OF MINUTES:**

**PC 10-02-23 APPROVAL OF THE SEPTEMBER 12, 2023 PLANNING  
COMMISSION MEETING MINUTES**

Motion by Owsinek, seconded by Robertson, CARRIED UNANIMOUSLY: To approve the September 12, 2023 Planning Commission minutes

**AUDIENCE PARTICIPATION: NONE**

**COMMUNICATION:**

Recording Secretary Jaquays read correspondence into the record.

*I am a resident of Lake Village II. I am at 1542 Mariner in Walled Lake. I received notification of the public hearing request for conditional rezoning pursuant to section 51-24-05. So would change the property from C-1 neighborhood commercial to C-2, general, commercial with multi-tenant commercial use with a drive thru. I object to this change. The roads- 14 Mile, is in poor shape and Decker Road, recently repaved cannot handle the traffic that would increase. We live close to these roads and it is already too loud and too busy for a peaceful residency. It simply is not appropriate to inflict this additional stress to the area with increased commercial traffic.*

*Judith Chamberlain*

*Dear Planning Commission,*

*I am writing to express my strong opposition to the proposed zoning change of the Decker and 14 mile Parcel ID 17-35-400-045, 055. While I understand that such changes are considered for the growth and development of our city, I firmly believe that this proposal would significantly diminish our quality of life for several critical reasons.*

*CONGESTION: The increased traffic that a drive-thru business draws will bring more safety hazards for the many people and children that use the roadways and sidewalks daily for walking, cycling, and running. If a drive-thru type business is placed, it would bring more traffic and even more hazards for the local community. Semi-trucks, with their large blind spots, making deliveries would also create more hazards for pedestrians.*

*Currently, I rarely, if ever, notice semi-trucks passing through the 14 mile and Decker intersection, if this proposal is implemented this would likely change.*

*POTENTIAL PARKING PROBLEMS: With an increased draw to the area, parking could become a significant concern. Many of us rely on designated spaces within our community. The proposed change could lead to inadequate parking options, causing inconveniences for current residents and making it difficult for guests to find parking.*

*NOISE AND LIGHT POLLUTION: A drive-thru type business, with the customary overly bright LED parking lot lights that remain on late into the evening and early in the morning will potentially obscure our beautiful early morning sunrises, and glare through our windows after dark. The large, bright business signs that are customary with these businesses would create more of an eyesore, further decreasing our quality of life. Semi-trucks with large, noisy trailers will likely be delivering their goods early in the morning or late at night, creating more light and noise pollution for the neighboring communities.*

*DECREASED PROPERTY VALUES: The proposed zoning change for the neighboring property could potentially decrease property values for existing Lake Village residents. The market perception of a neighborhood across the street from a drive-thru business may deter future buyers and have a long-term financial impact on our investments.*

*Although I was not able to speak with everyone of my neighbors in the last few days since receiving this notice, all of the people to whom I have spoken with about this matter are opposed to this rezoning, specifically citing a decrease in quality of life and reduced property values. Their signatures are attached to show their opposition to this proposal.*

*In conclusion, while I understand the need for urban development and growth, this proposed change is a bad idea. Our community's quality of life and the well-being of its residents should remain a top priority.*

*Thank you for continuing to support our community,  
Brandon Burskey*

*I cannot attend this evening's council meeting, but I did want to send a message regarding my concerns with this. I live in the condos on the corner of these crossroads. I have been a resident for over 25 years. Adding a commercial development next door to a memory care facility is a terrible idea. There is a vacant property on Maple Rd that was once a repair shop/gas station. The shopping center across the street is 2/3 vacant. Why destroy trees, wildlife and place senior residents at risk by allowing this. There are other options for places that they can build. I strongly oppose this and speak from many people that are commenting on the Nextdoor app. You need to build up our community, not destroy it.*

*Thank you kindly,  
Lisa Price*

**PUBLIC HEARING:**

- 1. PC CASE 309 – 14 Mile and Decker – Applicant: Tinelle Properties, LLC  
Conditional Rezone, Special Land Use, Site Plan**

**Open Public Hearing 7:40 PM**

Terri Green, Lake Village Resident - Ms. Green expressed opposition to the conditional rezoning. Ms. Green expressed her concerns regarding litter, scents, increase in traffic, rats and animals with garbage, noise, decrease in value of homes, and displacement of deer and animals.

Kristina Geelhood, 134 Lake Village Drive – Ms. Geelhood expressed concerns with traffic safety, noting that her property faces the intersection, and described her experience with squealing tires on Decker Road getting around slower drivers, horn honking, and joy riders. Ms. Geelhood expressed her opinion on residential drivers and commercial drivers, stating her concerns with commercial drivers that will frequent the area and opined that they will not care about the area in contrast to residential drivers. Ms. Geelhood said there are many failed business in the strip mall within the past two years.

Resident- Said she was a resident and taxpayer of Walled Lake for over 30 years. Resident expressed her appreciation of nature and clean air when she initially moved to the City. Resident said she likes the proximity of being by rural and urban areas. Resident said she is in agreement with the opposition expressed tonight. Resident reiterated the other concerns brought up regarding animal activity, congestion, reduction in property values and opined they are all negatives.

Michael Amshay, 1559 Mariner – Mr. Amshay expressed his objection to the proposal. Mr. Amshay said the strip mall across the street is empty. Mr. Amshay asked if we really need more traffic and the issue with left-turns.

### **Close Public Hearing 7:47 PM**

City Planner Ortega stated the City is in receipt of a conditional rezoning application; to rezone property from C-1 District to C-2 District. Mr. Ortega described the site characteristics and gave a brief history of the site's use. Mr. Ortega said the applicant owns an adjacent parcel, located in Commerce Township, and is proposing to utilize both parcels for their development. Mr. Ortega said the applicant is proposing to build a two-tenant retail building, one tenant being a drive-through Starbucks. Mr. Ortega described the standard rezoning process and how a conditional rezoning process differs. Mr. Ortega said with a conditional rezoning, the applicant may only use the site for what is proposed and approved. Mr. Ortega said a legally binding conditional rezoning agreement will need to be signed by the property owner and the City, and then recorded with the County. Mr. Ortega said the zoning ordinance details six different criteria for the commission to consider when rezoning. Mr. Ortega discussed the criteria.

Commissioner Robertson asked if the building will be entirely in Walled Lake?

Mr. Ortega said yes, correct. Mr. Ortega said the building itself is located in Walled Lake; Commerce Township has deferred approval of the development to the City based on the location of the building.

Commissioner Robertson requested clarification on the curb cut.

Mr. Ortega said the proposed development would have one new curb cut on 14 Mile. Mr. Ortega said there already is an existing curb cut on Decker Road. Mr. Ortega said the development would

connect to the existing East/West access drive. Mr. Ortega said, as presented, the only development that would be located in Commerce Township is parking.

Chairman Wolfson asked what type of establishments are permitted in the C-1 district?

Mr. Ortega said C-1 is intended for retail, sale of products, and service-buildings. C-2 permits drive-throughs. Mr. Ortega suggested the commission discuss with the applicant what the other proposed use will be.

Mr. Wolfson asked if the applicant has agreed to the conditions?

Mr. Ortega clarified that the applicant voluntarily brings forth the conditions of rezoning. Mr. Ortega listed the various uses of a C-2 district. Mr. Ortega described the nearby traffic patterns.

**PC 10-03-23                    MOTION TO FORWARD TO CITY COUNCIL A  
RECOMMENDATION OF APPROVAL OF PC CASE 309 FOR  
CONDITIONAL REZONING OF PARCEL 17-35-400-045, 055  
FROM C-1 NEIGHBORHOOD COMMERCIAL TO C-2 GENERAL  
COMMERCIAL**

Motion by Owsinek, seconded by Robertson, CARRIED UNANIMOUSLY: To forward to City Council a recommendation of approval of PC Case 309 for Conditional Rezoning of parcel 17-35-400-045, 055 from C-1 neighborhood commercial to C-2 general commercial

Roll Call Vote

AYES: (4)	Whitt, Wolfson, Owsinek, Robertson
NAYS: (0)	
ABSENT: (1)	O'Rourke
ABSTENTIONS: (0)	

Mr. Ortega said there are several characteristics that are reviewed and listed a few characteristics including compatibility and noted the commercial district to the south has been long established. Mr. Ortega said the proposed configuration offers two access points to the site. Mr. Ortega said there are nine characteristics that are reviewed for drive-through establishments; the applicant is in compliance with all the requirements.

**PC 10-04-23                    MOTION TO APPROVE PC CASE 309 FOR SPECIAL LAND USE  
APPROVAL CONTINGENT UPON RECEIVING CONDITIONAL  
REZONING APPROVAL BY CITY COUNCIL, OBTAINING THE  
REQUIRED APPROVALS AND PERMITS BY COMMERCE  
TOWNSHIP, AND ADDRESSING RECOMMENDATIONS LISTED  
IN CONSULTANT CITY PLANNER ORTEGA'S LETTER DATED  
OCTOBER 2, 2023 AND FIRE MARSHALL GONZALEZ'S**

**LETTER DATED SEPTEMBER 21, 2023 AND CITY ENGINEER'S LETTER DATED OCTOBER 6, 2023**

Motion by Owsinek, seconded by Robertson, CARRIED UNANIMOUSLY: To approve PC Case 309 for special land use approval contingent upon receiving conditional rezoning approval by City Council, obtaining the required approvals and permits by Commerce Township, and addressing recommendations listed in consultant city planner Ortega's letter dated October 2, 2023 and fire Marshall Gonzalez's letter dated September 21, 2023 and city engineer's letter dated October 6, 2023

Roll Call Vote

AYES: (4)

Robertson, Whitt, Wolfson, Owsinek

NAYS: (0)

ABSENT: (1)

O'Rourke

ABSTENTIONS: (0)

Mr. Ortega said there are specific items that are reviewed during the site plan review process. Mr. Ortega recommended the applicant submit plans that are stamped by a licensed architect and licensed surveyor. Mr. Ortega said based on the submitted survey, recommended the applicant to dedicate the 14 Mile Road and Decker Road ROWs to the appropriate authority. Mr. Ortega said regarding dimensional standards, the plan is in compliance with all the dimensional setbacks. Mr. Ortega said the applicant is proposing contemporary building style. Mr. Ortega recommend some minor articulation along the exterior walls (vertical material elements, column redesign etc). Mr. Ortega said the site circulation is in compliance, and recommend the applicant submit tractor-trailer maneuvering plans as well. Mr. Ortega said the applicant meets the minimum requirement for parking spaces. Mr. Ortega said the applicant is proposing deciduous trees and evergreen shrubs along 14 Mile Road and Decker Road. Mr. Ortega noted that the zoning ordinance requires a landscaping berm and suggested the commission discuss that, as the commission has the authority to waive that requirement. Mr. Ortega said the photometric plan is in compliance and recommended the applicant increase the lighting around the 14 Mile curb-cut to create a safer environment.

Discussion was held regarding lighting on the west side of the property.

**PC 10-05-23**

**MOTION TO APPROVE PC CASE 309 FOR SITE PLAN USE CONTINGENT UPON RECEIVING SPECIAL LAND USE APPROVAL, SUBMITTAL OF REVISED SITE PLAN AND ADMINISTRATIVE APPROVAL FOR PHOTOMETRIC PLANS AND ADDRESSING RECOMMENDATIONS LISTED IN CONSULTANT CITY PLANNER ORTEGA'S LETTER DATED OCTOBER 2, 2023 AND FIRE MARSHALL GONZALEZ'S LETTER DATED SEPTEMBER 21, 2023 AND CITY ENGINEER'S LETTER DATED OCTOBER 6, 2023**

Motion by Owsinek, seconded by Robertson CARRIED UNANIMOUSLY: To approve PC case 309 for site plan use contingent upon receiving special land use approval, submittal of revised site plan and administrative approval for photometric plans and addressing recommendations listed in consultant city planner Ortega's letter dated October 2, 2023 and fire Marshall Gonzalez's letter dated September 21, 2023 and City Engineer's letter dated October 6, 2023

Roll Call Vote

AYES: (4) Robertson, Whitt, Wolfson, Owsinek  
NAYS: (0)  
ABSENT: (1) O'Rourke  
ABSTENTIONS: (0)


**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**COMMISSIONERS COMMENTS: NONE**

**PC 10-06-23 ADJOURNMENT**

Motion by Wolfson, seconded by Owsinek, CARRIED UNANIMOUSLY: To adjourn the meeting at 8:27 p.m.

  
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Hana Jaquays  
Recording Secretary

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Neal Wolfson  
Chairman