



**CITY OF WALLED LAKE
PLANNING COMMISSION
TUESDAY, JANUARY 9, 2024**

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

Pledge of Allegiance led by Chairman Wolfson

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

ABSENT: None

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

REQUESTS FOR AGENDA CHANGES: NONE

APPROVAL OF MINUTES:

**PC 01-01-24 APPROVAL OF THE OCTOBER 10, 2023 PLANNING
COMMISSION MEETING MINUTES**

Motion by O'Rourke seconded by Owsinek, CARRIED UNANIMOUSLY: To approve the October 10, 2023 Planning Commission minutes

AUDIENCE PARTICIPATION: NONE

COMMUNICATION: NONE

PUBLIC HEARING: NONE

UNFINISHED BUSINESS:

NEW BUSINESS:

- 1. PC Case 311- 1997 E. West Maple – Site Plan
Applicant: Adrian's Tree Service**

City Planner Ortega explained that the applicant is proposing to demolish the building on 1987 EW Maple and continue the tree service building on 1997 EW Maple in addition to a proposed

grocery market. Mr. Ortega listed a few outstanding issues including a lot combination, submission of a truck maneuvering plan and loading plan, and addressing the screening for the yard. Mr. Ortega said the normal size of a designated loading space is 10 feet by 40 feet for a tractor-trailer vehicle. Mr. Ortega said in discussion with the applicant's engineer they do anticipate using tractor-trailer vehicles for delivery. Mr. Ortega said the site plan does show an extension of the existing fence along the east property line however it does end approximately 60 to 80 feet from the Northern property line. Mr. Ortega said this is due to existing vegetation. Mr. Ortega said given that this is a contractor storage yard, he recommends the fence be extended to the rear property line.

Brian Biskner with the Umlor Group identified himself as the applicant's engineer. Mr. Biskner said the vegetation mentioned is straddling the property line and partially owned by the neighboring property owners. Mr. Biskner opined that the fence as it extends to the North, past the building, does screen the parking lot and activity. Mr. Biskner said the applicant does not anticipate using tractor-trailer vehicles for delivery, noting that the market will sell specialty items and products will be delivered through Amazon, FedEx, etc. Mr. Biskner said a truck maneuvering plan can be submitted for a box truck, and the back area can be designated as the loading/unloading zone.

Commissioner Owsinek asked for clarification on the square footage of the market.

Mr. Biskner explained that the market will be 1200 square feet, and about 900 square feet for the market itself after the reception area.

Discussion was held on clarification on the current usage of the buildings.

Commissioner O'Rourke asked where the tree service vehicles will be stored?

Mr. Biskner said the vehicles will be parked behind the rolling fence gate.

Commissioner O'Rourke asked how the site plan addresses the concerns of the Fire Marshall for parking and fire safety access.

Mr. Biskner said the site plan has been revised to include signage and fire lanes.

Mr. Ortega recommended that should the planning commission grant site plan approval, all contractor vehicles should be parked in the rear at all times. Mr. Ortega recommended that delivery by tractor-trailer vehicles should be prohibited, and should future use require tractor-trailer delivery the site plan should be amended.

PC 01-02-24

**MOTION TO APPROVE PC CASE 311 FOR SITE PLAN
CONTINGENT UPON SUBMITTAL OF REVISED SITE PLAN,
SUBMITTAL OF A LOT COMBINATION APPLICATION, AND
ADMINISTRATIVE APPROVAL ADDRESSING
RECOMMENDATIONS LISTED IN CONSULTANT CITY**

**PLANNER ORTEGA'S LETTER DATED OCTOBER 31, 2023 AND
FIRE MARSHALL GONZALEZ'S LETTER DATED OCTOBER
25, 2023 AND CITY ENGINEER'S LETTER DATED DECEMBER
6, 2023 AND PROHIBITION OF TRACTOR TRALER VEHICLES**

Motion by ORourke, seconded by Owsinek CARRIED UNANIMOUSLY: To approve PC case 311 for site plan contingent upon submittal of revised site plan, submittal of a lot combination application, and administrative approval addressing recommendations listed in consultant city planner Ortega's letter dated October 31, 2023 and fire Marshall Gonzalez's letter dated October 25, 2023 and city engineer's letter dated December 6, 2023 and prohibition of tractor-trailer vehicles

Discussion

Byron Godoy introduced himself.

Commissioner Whitt expressed his support for the market and said he will work to expedite the project.

Roll Call Vote

AYES: (4)

Robertson, Whitt, Wolfson, Owsinek, O'Rourke

NAYS: (0)

ABSENT: (0)

ABSTENTIONS: (0)

8:05 Planning Commission Recess

8:09 Planning Commission reconvened from Recess

**2. PC Case 299- 1186 E. West Maple- Site Plan and Special Land Use Extension
Request
Applicant: Maple Plaza Shopping CTR II**

Mr. Ortega said the applicant is requesting a one-year extension of their site plan and special land use approval to find a restaurant operator to occupy the space. Mr. Ortega said if any changes are to be made to the approve site plan, the applicant would need to come back before the planning commission.

PC 01-03-24

**MOTION TO APPROVE REQUEST FOR SITE PLAN AND
SPECIAL LAND USE FOR ONE YEAR FOR PC CASE 299**

Motion by Owsinek, seconded by OR CARRIED UNANIMOUSLY: To approve request for Site Plan and Special Land Use for One Year for PC Case 299

Roll Call Vote

AYES: (4)

Robertson, Whitt, Wolfson, Owsinek, O'Rourke

NAYS: (0)

ABSENT: (0)

ABSTENTIONS: (0)

COMMISSIONERS COMMENTS: NONE

PC 01-04-23 ADJOURNMENT

Motion by Wolfson, seconded by Owsinek, CARRIED UNANIMOUSLY: To adjourn the meeting at 8:16 PM



Hana Jaquays
Recording Secretary



Neal Wolfson
Chairman