



**CITY OF WALLED LAKE
PLANNING COMMISSION
(ELECTRONIC MEETING PLATFORM)
TUESDAY, APRIL 9, 2021**

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

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

ABSENT: Novak, Palmer

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

REQUESTS FOR AGENDA CHANGES: NONE

APPROVAL OF MINUTES:

PC 04-01-21 APPROVAL OF THE MARCH 9, 2021 PLANNING COMMISSION MEETING MINUTES

Motion by O'Rourke, seconded by McComas, CARRIED UNANIMOUSLY: To approve the March 9, 2021 Planning Commission minutes.

UNFINISHED BUSINESS:

1. PC – 287 – Site Plan Zoning/ Site Plan 850 Ladd Building A

City Planner Ortega said applicant has submitted revised plans. Mr. Ortega described the revised plans that were submitted for waste, security cameras, and building security design. Mr. Ortega noted that plans include five barrier free parking spaces and a sidewalk along Ladd Road. Mr. Ortega said detailed photometric plans have been submitted and are compliant with the City's ordinances. Mr. Ortega said there are a few outstanding issues that can be handled administratively. Mr. Ortega suggested the board grant site plan approval contingent on applicant submitting revised business plans that includes revisions to operation section, revision of waste material removal, revised landscaping plans for dead trees, submission of easement agreements, and submission of property transfer affidavit.

Commissioner O'Rourke asked about the 500 ft buffer for classes?

City Planner Ortega said no classes that meet the state definition of ‘school -education classes’ meet on site.

Attorney Nathan Shevick said he submitted addendums to address some of those concerns. Mr. Shevick said they have been working diligently to address the recommendations. Mr. Shevick said the applicant would be willing to paint the water tower.

Commissioner O’Rourke questioned if the water tower was deemed a fire hazard?

City Planner Ortega said while those assessments of the water tower are correct, the water tower is located on property owned by the Church. Mr. Ortega explained that the City has no legal standing to place a condition on the water tower for the applicant’s site plan approval.

PC 04-02-21 TO APPROVE SITE PLAN APPROVAL AT 850 LADD BUILDING A FOR CLASS “C” GROWER FACILITY AND PROCESSOR FACILITY CONTINGENT UPON PLANNING CONSULTANT REVIEW LETTER DATED APRIL 7, 2021 AND FIRE MARSHAL REVIEW LETTER DATED APRIL 9, 2021

Motion by Owsinek, Seconded by McComas, PASSED: To approve site plan approval at 850 Ladd Building A for Class “C” Grower Facility and Processor Facility contingent upon planning consultant review letter dated April 7, 2021 and fire marshal review letter dated April 9, 2021

Roll Call Vote

Ayes (5)	Owsinek, McComas, Whitt, Wolfson, O’Rourke
Nays (0)	
Absent (0)	Palmer, Novak
Abstain (0)	

NEW BUSINESS:

1. Walled Lake 2020 Annual Report and 2021 Report

Planning Consultant Ortega summarized the report which described the planning commission’s cases and action plan. Mr. Ortega said a revised sign ordinance is one of the items of high priority.

PC 04-03-21 TO RECOMMEND THE 2020 ANNUAL REPORT AND 2021 REPORT BE FORWARDED TO CITY COUNCIL

Motion by Owsinek, seconded by O’Rourke, PASSED: To recommend the 2020 annual report and 2021 report be forwarded to City Council

Roll Call Vote

Ayes (5) Owsinek, McComas, Whitt, Wolfson, O'Rourke
Nays (0)
Absent (0) Palmer, Novak
Abstain (0)

AUDIENCE PARTICIPATION: NONE

COMMISSIONERS COMMENTS: NONE

PC 04-04-21 ADJOURNMENT

Motion by O'Rourke, seconded by Owsinek, CARRIED UNANIMOUSLY: To adjourn the meeting at 7:56 p.m.



Hana Jaquays
Recording Secretary

Neal Wolfson
Chairman