



**CITY OF WALLED LAKE
PLANNING COMMISSION
TUESDAY, APRIL 12, 2016**

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

ROLL CALL: Malone, Maurer, Novak, Robertson, Whitt, Wolfson

ABSENT: Palmer

OTHERS PRESENT: Planning Consultant Mike Deem, City Attorney Vanerian,
Recording Secretary Rodgers, City Engineer Marc Jones

PC 04-01-16 EXCUSE COMMISSIONER PALMER FROM THIS MEETING

Motion by Robertson, seconded by Novak, **CARRIED UNANIMOUSLY:** To excuse Commissioner Palmer from this meeting.

REQUESTS FOR AGENDA CHANGES: None

APPROVAL OF MINUTES:

**PC 04-02-16 APPROVAL OF THE FEBRUARY 9, 2016 PLANNING
COMMISSION MEETING MINUTES WITH SUGGESTED
CHANGES**

Chairman Malone said to make a correction on page four (4) under Commissioner's Comments change City of Wixom's park name from Gunnar Metallic to Gunnar Mettala.

Motion by Robertson, seconded by Novak, **CARRIED UNANIMOUSLY:** To approve the February 9, 2016 Planning Commission minutes with suggested changes.

COMMUNICATION: None

AUDIENCE PARTICIPATION: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Public Hearing

Open Public Hearing 7:34 p.m.

1. Pontiac Trail Zoning Map Amendment

Planning Consultant Mike Deem, explained their recommendation for a zoning map amendment to remove a section of Pontiac Trail between West Maple Road and Walled Lake Drive from the

setback measurement standards that is currently in the Zoning Ordinance. He said the current requirement is a sixty (60) foot setback from the centerline on Pontiac Trail along the section of that road. He said the reason for this request is the recent developments and interest in re-developments along Pontiac Trail in that area. He explained when they reviewed the Zoning Ordinance and Master Plan there were a few items that stood out, the Master Plan identifies the section of Pontiac Trail between Maple Road and Walled Lake Drive as General Commercial and Historic Lakefront. He said the intent is more for pedestrian friendly development. He explained when there is a standard of a sixty (60) foot setback requirement from the centerline, you begin pushing the buildings back further off the road and it creates more of a traditional large lot retail feel towards it the farther you move a building off the road. He said in the Future Land Use plan it suggests more pedestrian friendly standard be in place. He said when looking at the Zoning Ordinance along the section of Pontiac Trail there are a number of zoning districts: Neighborhood Commercial, General Commercial, Central Business, and Community Service. He said there is an intent that development be closer to the road in the downtown overlay district that has a fifteen (15) foot setback requirement from the sixty (60) foot. He said what is intended is that the fifteen (15) foot setback would bring the buildings closer to the road and it make it more pedestrian friendly. He said when considering the existing conditions of Pontiac Trail and this area, the west bound traffic counts have been reduced by 2,000 trips over the past ten (10) years but the east bound counts have remained constant. He said currently there are fifteen (15) structures that are non-conforming in that the buildings are within the sixty (60) foot setback requirement but not within your typical thirty-three (33) foot right away requirements. He said by following through with the zoning map amendment it would bring these parcels closer into compliance with the Zoning Ordinance. He said the recommendation is to forward the zoning map amendment to City Council to remove this section of Pontiac Trail from this setback measurement standard for the reasons it is compliant with the Master Plan and meets the intent of the Zoning Ordinance and it is more appropriate for the development conditions for this section of Pontiac Trail.

Close Public Hearing 7:39 p.m.

Discussion:

Commissioner Robertson stated it doesn't change the road; basically the road stays exactly the same and the City is not getting any more sidewalk space it is only making the front of the existing buildings conform.

Planning Consultant Deem said correct, even though the City isn't getting more sidewalk space the City is promoting the use of the sidewalks.

Chairman Malone explained he sees a benefit in making the amendment.

Commissioner Whitt said that some buildings are not in conformance. He explained the buildings were there before setbacks were established. He said he believes this has been discussed with the Commission before. He explained the prior concept there was perhaps an opportunity to put in a four lane road down Pontiac Trail because it was a main thoroughfare but at this point it will not happen anytime soon. He said it is now a good idea to comply with the Master Plan.

**PC 04-03-16 MOTION TO RECOMMEND APPROVAL TO AMEND THE
ZONING MAP ALONG PONTIAC TRAIL BETWEEN W. MAPLE
ROAD TO W. WALLED LAKE DRIVE TO REDUCE FROM 60
FOOT SETBACK FROM THE CENTERLINE TO 33 FOOT
SETBACK FROM THE CENTERLINE**

Motion by Robertson, seconded by Wolfson, CARRIED UNANIMOUSLY: To recommend approval to amend the zoning map along Pontiac Trail between W. Maple Road to W. Walled Lake Drive to reduce from 60 foot setback from the centerline to 33 foot setback from the centerline.

Roll Call Vote:

Yes: (6) Robertson, Whitt, Wolfson, Malone, Maurer, Novak
No: (0)
Absent: (1) Palmer
Abstain: (0)

(6-0) MOTION CARRIED

2. Public Hearing

Open Public Hearing 7:50 p.m.

2. 204 Osprey- Lot Split
Applicant: Todd Poole

Planning Consultant Deem said he recommends the Planning Commission approve the proposed lot split as presented as the proposal meets all the requirements of Section 74-110 of the City Code. The resulting lot split will bring lot 80 into compliance with the Walled Lake Zoning Ordinance.

Close Public Hearing 7:51 p.m.

Discussion:

**PC 04-04-16 MOTION TO RECOMMEND APPROVAL FOR THE LOT SPLIT
AT 204 OSPREY AND SEND TO CITY COUNCIL FOR FINAL
APPROVAL**

Motion by Robertson, seconded by Novak, CARRIED UNANIMOUSLY: To recommend approval for the lot split at 204 Osprey and send to City Council for final approval

3. Public Hearing

Open Public Hearing 7:52 p.m.

3. 670 N. Pontiac Trail – Special Land Use Applicant: Iven Sharrack

Planning Consultant Deem said the Special Land Use proposal is for a tear down and rebuild of the existing Clark Gas Station. He said it is where the current Clark station and Watkins flower shop is located. He said both buildings will be torn down and the applicant will be adding two additional pumps to the existing site. He said there will be a 7,035 square foot new convenient store. He explained the Special Land Use requirements for an automobile service station. He said the site must be on a major thoroughfare and Pontiac Trail qualifies as that and have a minimum lot area of 22,500 square feet for each additional use and an additional 5,000 square feet is required. He said the square footage for the total of the two lots combined is 31,700 square feet. He said based on total site area and automobile service station with one additional use would be allowed has permitted use after Special Land Use approval and that is what is being requested with the gas station and convenient store. He said the minimum frontage requirement is also being met. He said all buildings, awnings, pumps, air stations shall be set back 35 feet from the setback measurement line of the street right-of-way, 50 feet from residentially-zoned property, 20 feet from any other lot line this property is located in the downtown overlay district which has a 15 foot setback requirement. He said in the downtown overlay district that fifteen foot setback supersedes the Special Land Use requirements. He said the 15 foot setback now that the recommendation for approval of the zoning map amendment would comply with the standard by removing the 60 foot centerline requirement. He said only one ingress/egress per street frontage is allowed, currently on the site plan there are two ingress and egress sites this is an existing gas station and the applicant is not looking to make changes to the ingress and egress. He said this site is not adjacent to residential so a wall is not required. He said there shall be a minimum of 10 foot landscape setback from the side and rear lot lines that does not abut residentially-zoned land and the plan shows requirement has been met. He said there shall be no onsite sale, or rental of any trucks, cars, trailers, or equipment and the applicant said he would abide by that standard. He said the proposal is consistent with the existing and future municipal services. He said the subject site is zoned C-2, General Commercial District, where the proposed use, an automobile service station is permitted use after special land use approval.

Planning Consultant Deem stated the proposed elevation is for a one-story building and the façade will be a combination of stone veneer, with colored brick block. He said the proposed colors must be submitted for review. He said the Downtown Overlay District requires facades facing a public street to consist of at least 30% windows and both the façade facing Pontiac Trail and the façade facing the parking lot meet this requirement. He said the total number of parking space required is 17 spaces and 23 spaces have been provided. He said the applicant has not submitted a sign application at this time and will have to do so at a later time. He recommends the Planning Commission grant Special Land Use and Site Plan Approval for the construction of a new automobile service station at 670 N. Pontiac Trail with the following conditions:

- a) The Planning Commission recommends, and the City Council approves an amendment to the zoning map to remove the section of Pontiac Trail from West Maple Road to Walled Lake Road from the Setback Measurement Standard of 60 feet from the Centerline.

b) Proposed colors and building materials submitted for review for compatibility with the surrounding buildings.

c) The Planning Commission approve the proposed lighting under the canopy to be installed at a height of 25 feet.

Chairman Malone asked if there is any intent to do repairs or dry bays at this site. Planning Consultant Deem said no.

Audience Participation:

Mike Yono said he owns the Walled Lake Commons property behind the gas station and spent \$400 to clean up debris behind the property because a lot of debris blows over from the gas station. He said he would like to see a wall at least six (6) feet high to be built. He said he has no problem with the gas station there it is good for the community and his property but he wants a wall between the gas station and his property instead of a fence.

Commissioner Whitt said he believes the property owner on that side can build a fence if he wants one, he can apply. He said he believes the proposal works the way it is and doesn't think the fence is an issue for this proposal. He said if the property owner of Walled Lake Commons wants to put up a wall the City can review the proposal with an application.

Close Public Hearing 8:04 p.m.

Discussion:

Commissioner Whitt said it is a good proposal and the Commission should move forward with it.

Commissioner Maurer said he supports putting money into the City and it will clean up the area along the road.

Commissioner Robertson said he likes the plan. He asked if there will be anymore underground storage tanks.

Property owner Sharrack said there would be no more underground storage tanks on the site. He said there are four underground storage tanks right now.

Engineer Consultant Marc Jones said he is recommending approval of the proposal. He said there is a small issue with the parking lot on the south side of the site. He said the applicant is proposing a dry well which essentially takes run off to an open bottom man-hole which then percolate into the soil and gets rid of it that way. He said one of the items he will require will be soil information to confirm that the dry well can work. He stated if it doesn't work there are other options to connection to some other storm sewers in the area; it may require an easement by the adjacent property owners if it doesn't work. He said because there are other options he is willing to recommend approval of the proposal. He said just as an outstanding item the applicant may need to address during construction plan review. He said there is a tree that may need to be moved and a lot of comments are based on the final layout and various items but in general it is a well put together plan.

Architect Kevin Branden said the existing canopy will remain it is 14 foot high so the lights will be about 14 feet when their attached to the surface. He said he is not sure where the 25 feet came from and the lights will be underneath the existing canopy and under 25 feet. He said the canopy will be extended for the two new pumps.

PC 04-05-16 MOTION TO RECOMMEND APPROVAL OF SPECIAL LAND USE REQUEST AND SITE PLAN AT 670 N. PONTIAC TRAIL CLARK GAS STATION EXPANSION SUBJECT TO ADDRESSING BOSS ENGINEERING LETTER DATED MARCH 31, 2016 AND MCKENNA'S LETTER DATED APRIL 6, 2016 ADMINISTRATIVELY BEFORE ISSUANCE OF CONSTRUCTION PERMITS

Motion by Wolfson, seconded by Robertson, CARRIED UNANIMOUSLY: To recommend approval of Special Land Use request and Site Plan at 670 N. Pontiac Trail Clark Gas Station expansion subject to addressing Boss Engineering letter dated March 31, 2016 and McKenna's letter dated April 6, 2016 administratively before issuance of construction permits.

ADMINISTRATIVE REPORT:

1. Code Enforcement Report December
2. Code Enforcement Report January

DISCUSSION: None

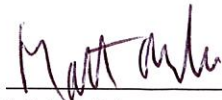
COMMISSIONERS COMMENTS:

Commissioner Whitt said Pepino's has been demolished but now there is a dispute going on with Pepino's and their neighbor about the right-away. He said if any of the Commissioners gets a call to stay away from that discussion. He stated Pepino's came in today to discuss possibly rebuilding. He reminded Commissioners with the dispute going on to keep their distance from getting involved and to refer people with questions to management.

PC 04-06-16 ADJOURNMENT

Motion by Robertson, seconded by Novak, CARRIED UNANIMOUSLY: To adjourn the meeting at 8:28 p.m.


Chelsea Rodgers
Recording Secretary


Matt Malone
Chairperson