



**CITY OF WALLED LAKE
PLANNING COMMISSION
TUESDAY, OCTOBER 13, 2015**

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

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

ABSENT:

OTHERS PRESENT: Planning Consultant Jackson, Recording Secretary Rodgers,
Finance Director Coogan

REQUESTS FOR AGENDA CHANGES:

APPROVAL OF MINUTES:

**PC 10-01-15 APPROVAL OF THE AUGUST 11, 2015 PLANNING
COMMISSION MEETING MINUTES**

Motion by Robertson, seconded by Novak, CARRIED UNANIMOUSLY: To approve
the August 11, 2015 Planning Commission Minutes

COMMUNICATION:

AUDIENCE PARTICIPATION:

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Site Plan Application

Shuman Garage Addition – 1111 S. Commerce – Site Plan

City Planner Jackson said applicant is proposing to construct a 5,500 square foot addition to the existing building which does not result in an increase of impervious pavement. He said the addition is on the back side of the building from Commerce Road and won't be visible from the road. He stated the purpose of the addition is to increase the number of vehicle service bays. He said the parcel has a special land use and they do not have to apply for another. He stated the applicant is not changing existing landscaping. He said the applicant will need to add nine additional parking spaces. Jackson is requesting the applicant provide additional information on the lighting plan when they come in for their building permits - size of the poles, foot candles, and foot-a-metric. Jackson recommends approval subject to the two things discussed 1) addition of nine parking spaces and 2) the lighting details.

Applicant Mr. Shuman stated his business has expanded and is booming. He said the additional sales have created more service work and he needs to increase the working bays. Shuman said the benefit of the addition will be to increase the number of service lanes and separate the sales area from the service department so it won't be as loud. Shuman noted this addition will make a better facility for people to use.

Commissioner Palmer asked Schonscheck if he is keeping ten (10) bays with two (2) truck bays.

Schonscheck said they are going with the twelve (12) bays. He said the bays are larger so they can fit in the Ram pickup trucks. He said there will not be any commercial trucks.

**PC 10-02-15 MOTION TO APPROVE CASE 249 FOR SHUMAN DEALERSHIP
SITE PLAN INCLUDING UPDATES AS STATED IN THE
OCTOBER 8, 2015 LETTER FROM SCHONSHECK FOR A
GARAGE ADDITION AND SUBJECT TO THE OUTSTANDING
ITEMS IN THE BOSS ENGINEERING AND MCKENNA
PLANNING REVIEW LETTERS, COMPLIANCE WITH SAID
ITEMS TO BE TAKEN CARE OF ADMINISTRATIVELY**

Motion by Palmer, seconded by Robertson, CARRIED UNANIMOUSLY: To approve Case 249 for Shuman Dealership site plan including updates as stated in the October 8, 2015 letter from Schonscheck for a garage addition and subject to the outstanding items in the Boss Engineering and McKenna planning review letters, compliance with said items to be taken care of administratively.

ADMINISTRATIVE REPORT:

1. Code Enforcement Report August
2. Code Enforcement Report September

DISCUSSION:

Commissioner Whitt said a tree fell down on a car at Taco Bell and the management has taken care of the dead trees and had all the dead trees removed. He said the trees were pretty much dead and Taco Bell took them out.

COMMISSIONERS COMMENTS:

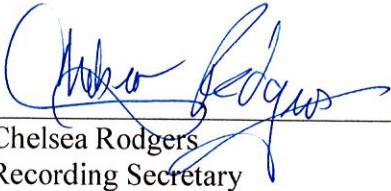
Commissioner Palmer said the Tree Lighting is coming up and it is a real nice event.

Commissioner Whitt said Harbor Freight is moving in to the old Salvation Army and that is a good thing for the City. He said the old roller rink has been officially demolished and that is another good thing for the City.

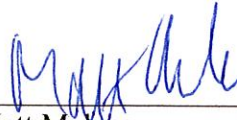
Chairman Malone said he is excited to hear that the old railroad is about to be sold. He said he is interested to see what happens with the discussion about the proposed bridge that may be built over M-5. He said Commerce is completing the gap of sidewalk by Williams Lake Road.

PC 10-03-15 ADJOURNMENT

Motion by Robertson, seconded by Novak, CARRIED UNANIMOUSLY: To adjourn the meeting at 7:57 p.m.



Chelsea Rodgers
Recording Secretary



Matt Malone
Chairperson