



**CITY OF WALLED LAKE
PLANNING COMMISSION
TUESDAY, JUNE 10, 2025**

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

Pledge of Allegiance led by Chairman Wolfson

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

ABSENT: Robertson

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

REQUESTS FOR AGENDA CHANGES: None

**PC 6-01-25 MOTION TO EXCUSE PLANNING COMMISSIONER
ROBERTSON**

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

APPROVAL OF MINUTES:

**PC 6-02-25 APPROVAL OF THE MARCH 11, 2025 PLANNING
COMMISSION MEETING MINUTES**

Motion by O'Rourke, seconded by Owsinek, CARRIED UNANIMOUSLY: To approve the March 11, 2025 Planning Commission minutes.

AUDIENCE PARTICIPATION: NONE

COMMUNICATION:

Recording Secretary Jaquays read one letter of correspondence into the record.

Subject: Support for DM Motors at 1705, 1649, and 1679 E. W. Maple Road

To Whom It May Concern,

I am writing in support DM Motors and their proposal for the property located at 1705, 1649. and 1679 E.W. Maple Rd. We strongly encourage the approval of their request as they continue to contribute positively to the community.

DM Motors has consistently demonstrated a strong commitment to supporting local residents and businesses. and their operations have proven to be beneficial to the area. They are well-respected, hardworking individuals who prioritize service, reliability, and the overall well-being of the neighborhood. Their dedication to the community is evident in their willingness to assist and engage with those around them in a meaningful way. Given the positive impact they have had, we highly recommend that DM Motors be allowed to move forward with their business operations. Their continued presence in our community will undoubtedly help foster growth and strengthen the local economy. Thank you for considering our recommendation.

Sincerely,

Dewain Diacono

1020 Decker Road

Walled Lake MI 48390

PUBLIC HEARING:

Open Public Hearing 7:34 PM

Close Public Hearing 7:35 PM

UNFINISHED BUSINESS: NONE

1. PC 316 – 1215 Decker Road

Applicant: Abro Property Management

City Planner Ortega described the existing site characteristics, noting that there are three separate lots each with a different use. Mr. Ortega said across all three lots, there is vehicle storage and vehicle sales area for used vehicles. Mr. Ortega said these lots previously have been approved for individual uses on their own. Mr. Ortega said at the 2009 approval for 1705 E. West Maple, there were some issues making sure there was adequate parking spaces for customers and employees. Mr. Ortega said 1679 E. West Maple was approved as an oil change facility in 1986. Mr. Ortega said 1649 E. West Maple received approval in 1990 as an automobile repair facility, with the condition that there should no outside or overnight vehicle storage of any type. Mr. Ortega said his understanding is that all three parcels were operating individually by separate owners, and now all three of the properties are being operated as one cohesive use as automobile sales and repair for DM Motors. Mr. Ortega said the current operations are in violation of the previous approvals, which is why the applicant is here tonight to request Special Land Use approval. Mr. Ortega said the City has been working with the applicant over an extended amount of time. Mr. Ortega said the applicant has submitted a lot combination application. Mr. Ortega said the site is compatible with surrounding land uses. Mr. Ortega said to protect the public health, safety and welfare of the

community additional information is required and noted that the use is an intensive use. Mr. Ortega said tractor-trailer deliveries have been observed loading and unloading along E. West Maple Road. Mr. Ortega said rather than having the deliveries be completed on private property, the applicant has been using E. West Maple Road right-of-way for delivery/receiving. Mr. Ortega said with the increase of delivery volume, a determination needs to be made if the site can function in a way that will not endanger the public health, safety, and welfare. Mr. Ortega has requested that the applicant identify a dedicated loading zone on the site plan and vehicle turning lanes on the site plan. Mr. Ortega said a vehicle should be leaving in a forward motion, not backing out into E. West Maple or Decker. Mr. Ortega said in regard to automobile service facility requirements, there needs to be a 10-foot setback along the North and West property lines. Mr. Ortega said on the West, there is a cross-access with the other vehicle repair facility, limiting the ability to provide any setback. Mr. Ortega said on the North, the vehicle storage crosses the Northern property line and they are required to have a 10-foot buffer or receive a variance. Mr. Ortega said in regards to outdoor vehicle sales the site is required to be a permanent, durable, and dustless surface, graded and drained. Mr. Ortega noted the site has been recently paved. Mr. Ortega said that Boss Engineering's review notes that additional information may need to be provided for stormwater management. Mr. Ortega said the landscaping setback is a requirement of the ordinance, and the stormwater management is still outstanding.

Applicant Phil Charlet and Drew Charlet said when the site got repaved, they were not expanding the site. Mr. Charlet said the storm drain was approved in 1990 and 1992. Mr. Charlet asked for clarification on the landscaping requirements.

Mr. Ortega said the City's Zoning Ordinance requires a 10-foot landscape screening for automobile service uses, and adjacent uses. Mr. Ortega said a variance from the requirement can be applied for.

Discussion was had on Zoning Ordinance Requirements for landscape screening.

Discussion was had on tractor-trailer maneuvering plan and communication with delivery pick-ups and drop-offs. Discussion was had on proposed signage.

Planning Commissioner Owsinek asked for clarification on the lot combination.

Mr. Ortega said the applicant has submitted the lot combination application. Mr. Ortega said with the Special Land Use Request, the Planning Commission may state certain conditions with the approval. Mr. Ortega said the City Engineer has requested additional information regarding stormwater management. Mr. Ortega recommended a condition of approval that the applicant obtain stormwater management confirmation satisfactory to the City Engineer.

Planning Commissioner O'Rourke asked if a condition of approval could be to prohibit truck entrances off of Maple Road, perhaps with signage.

Mr. Charlet said the issue is that sometimes the trucks pull in before they can be seen by DM Motors Staff.

Planning Commissioner Whitt asked for clarification on what the relationship is between the applicant and DM Motors.

Mr. Phil Charlet said he is the property owner and father of Mr. Drew Charlet, who also runs the business at DM Motors.

Mr. Whitt asked if the business is being operated by just them two?

Mr. Charlet said yes, the business is just them two.

Mr. Whitt asked if Mr. Charlet opened DM Motors and if he remembers how it was first presented to the City? Mr. Whitt said that the business was originally presented to the City as an internet-sales business proposed with no cars on the lot. Mr. Whitt said the business has since expanded, and the City has no objections to that. Mr. Whitt said business expansion should not shift to the City's law enforcement. Mr. Whitt said part of the problem is that with the purchase of other properties, it does not make those other businesses an extension of the internet-sales business. Mr. Whitt said the issue is there are too many vehicles on the lot which creates an uninviting site for any truck to do deliveries. Mr. Whitt said he too has seen trucks parked along the street. Mr. Whitt said a solution needs to be designed where the trucks are invited into the site. Mr. Whitt said signage often times does not work. Mr. Whitt said from a Fire Department and Police Department view, the concern is about access. Mr. Whitt said a site plan that is inviting to the truck deliveries could be a solution.

Mr. Charlet asked for clarification on what was submitted for the tractor-trailer vehicle maneuvering plan.

Mr. Ortega said the City Engineer reviewed the plan and Mr. Ortega said in his experience as a City Planner, it would be pretty tight for any truck driver to make it through. Mr. Ortega said the City Engineer's review is requesting specific information. Mr. Ortega said at a minimum, stripping the loading area zone would assist with making it be more inviting. Mr. Ortega said reviewing and revising the storing area of vehicles is another suggestion. Mr. Ortega said the amount of vehicles on the site may affect how inviting the site looks.

Mr. Whitt said there are too many cars on site which creates an uninviting site for vehicle delivery and pick-up.

**PC 6-03-25 MOTION TO TABLE PC CASE 310- DM MOTORS UNTIL THE
NEXT REGULARLY SCHEDULED MEETING**

Motion by Owsinek, seconded by O'Rourke.

Roll Call Vote

AYES: (4)

Owsinek, O'Rourke, Whitt, Wolfson

NAYS: (0)

ABSENT: (0)

Robertson

ABSTENTIONS: (0)

NEW BUSINESS:

NONE

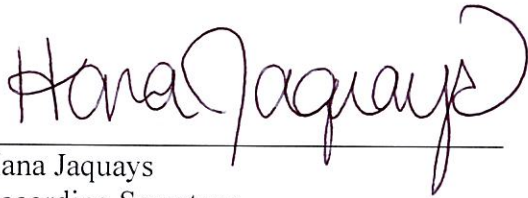
COMMISSIONERS COMMENTS:

NONE

PC 6-04-25

ADJOURNMENT

Motion by Wolfson, seconded by ORourke, CARRIED UNANIMOUSLY: To adjourn the meeting at 8:33 PM



Hana Jaquays
Recording Secretary

Neal Wolfson
Chairman