



**CITY OF WALLED LAKE
PLANNING COMMISSION
TUESDAY, JANUARY 14, 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,
Finance Director Pesta, City Clerk Stuart, Council Member
Ambrose

PC 1-01-25 MOTION TO EXCUSE COMMISSIONER ROBERTSON

Motion by Owsinek, seconded by Wolfson, CARRIED UNANIMOUSLY: To excuse
Commissioner Robertson

REQUESTS FOR AGENDA CHANGES: NONE

APPROVAL OF MINUTES:

**PC 1-02-25 APPROVAL OF THE OCTOBER 8, 2024 PLANNING
COMMISSION MEETING MINUTES**

Motion by O'Rourke seconded by Owsinek, CARRIED UNANIMOUSLY: To approve
the October 8, 2024 Planning Commission minutes.

AUDIENCE PARTICIPATION: NONE

COMMUNICATION: NONE

UNFINISHED BUSINESS: NONE

PUBLIC HEARING:

**1. PC 316 – 1215 Decker Road
Applicant: Abro Property Management**

City Planner Ortega described the site characteristics and current zoning. Mr. Ortega said the applicant is looking to rezone the site from I- Industrial, to RM2, Multiple Family Residential District. Mr. Ortega said there are certain standards within the Zoning Ordinance that the City considers. Mr. Ortega said one of the standards is consistency with the master plan. Mr. Ortega said by rezoning the site to RM2, which would allow for higher density residential uses, would be more compatible if it were to developed as industrial. Mr. Ortega said while the site is adjacent to industrial zoned properties, there is a residential property to the North. Mr. Ortega said another standard that is reviewed is compatibility with existing physical features. Mr. Ortega said there are three existing wetlands, which would pose a challenge for any large-scale industrial use. Mr. Ortega said smaller-size buildings would be feasible for the site. Mr. Ortega said there is an easement on the site for the natural gas transmission line. Mr. Ortega said a new substation was constructed along Decker Road, and the line continues underground, and creates a constraint on the site. Mr. Ortega said the easement allows for the possibility of any development to have a buffer. Mr. Ortega said he would recommend to the Planning Commission, to recommend to City Council, an approval of the rezoning.

Applicant Representative identified himself as Fadi Salem on behalf of Sadier Abro, Abro Propety Management. Mr. Salem said the property has been under their ownership for many years with the intent to build. Mr. Salem said he understands there is an easement and wetlands on site.

Open Public Hearing 7:39 PM

Renata Frieman- Czajkowski, 1573 Dover Hill N – Ms. Frieman- Czajkowski said she has been a Walled Lake resident for over 25 years. Ms. Frieman- Czajkowski said her concern is with the gas distribution line and the proximity of it to the residential areas. Ms. Frieman- Czajkowski said her concern is with potential gas leaks and the future safety and heath of the residents.

Brian Ligotti, 1436 Dover Hill N – Mr. Ligotti asked what type of apartments will be built?

Applicant Mr. Salem said the type of apartment has not been thought out that far. Mr. Salem said market research has been completed on rent, and referenced Forestbrook Apartments nearby.

Commissioner Whitt clarified that tonight's proposal is for a rezoning, not a site plan on apartment units.

Linda Stanyk, 1580 Dover Hill S – Ms. Stanyk asked what the rezoning process is?

Commissioner Whitt explained the rezoning process.

Jean Clark, 1497 Dover Hill – Ms. Clark expressed her concerns with an increase in noise and traffic.

Close Public Hearing 7: 46 PM

City Planner Ortega said there are certain standards and criteria within the Zoning Ordinance that would need to be met before any construction were to take place. Mr. Ortega explained the site plan process.

Chairman Wolfson expressed his safety concerns with the gas line.

City Planner Ortega said an easement currently exists for the transmission line, where no structures may be built inside in it. Mr. Ortega said surface improvements are possible. Mr. Ortega said this transmission line continues to the East and to the West and runs behind existing single family homes. Mr. Ortega said the setback of the easement is a safety feature. Mr. Ortega said the City would rely on Consumers Energy to meet the state and federal requirements.

Commissioner O'Rourke expressed his concern with three-story apartments and the variance necessary for such a development. Mr. O'Rourke said

Chairman Wolfson said this site has been industrial for a long time. Mr. Wolfson said nothing has been proposed, now an applicant wants to build apartments and that requires a rezoning.

Commissioner Owsinek said the plans included in the application are tentative. Mr. Owsinek said his concern is encroachment on the gas pipeline and any impervious surface on the gas pipe line. Mr. Owsinek expressed his reservations.

City Planner Ortega said if the applicant proposes any development within the easement, they would need to get approval from Consumers Energy and from the Planning Commission.

Commissioner O'Rourke said the property owner has the right to build on the property, whatever the zoning may be; the real issue is the transmission line. Mr. O'Rourke said the plans would have to meet the Zoning Ordinance.

Discussion was had on fencing around the easement and prior applications.

Architect Tom Tooley with Ghafari Associates said that the applicant has been working with Ghafari Associates to develop a multifamily plan. Mr. Tooley said he is aware of the existing easements and wetlands.

City Planner Ortega listed the multifamily permitted principal uses.

Commissioner Owsinek said there is not a full board present this evening, and suggested the applicant request the case be heard by a full board at next month's meeting.

City Attorney Vanerian clarified the rezoning process, explaining that City Council ultimately makes the decision to approve or deny. The Planning Commission serves as an advisory board.

PC 1-03-25

**MOTION TO RECOMMEND TO DENY PC CASE 316- 1215
DECKER ROAD, REQUEST FOR REZONING**

Motion by Whitt, seconded by Owsinek.

Discussion

Applicant requested the case be heard by a full board.

Commissioner Whitt said there is no application to build anything. Mr. Whitt said the plans presented are hypothetical. Mr. Whitt expressed his concern with low-rent developments and the possibility of the applicant selling the property once it is rezoned residential.

Discussion was had on clarification of rezoning process.

Mr. Whitt requested to withdraw his motion.

PC 1-04-25

**MOTION TO TABLE PC CASE 316- 1215 DECKER ROAD UNTIL
NEXT REGULARLY SCHEDULED MEETING**

Motion by O'Rourke, seconded by Owsinek.

Roll Call Vote

AYES: (3)

NAYS: (1)

ABSENT: (1)

ABSTENTIONS: (0)

Wolfson, Owsinek, O'Rourke

Whitt

Robertson

NEW BUSINESS:

NONE

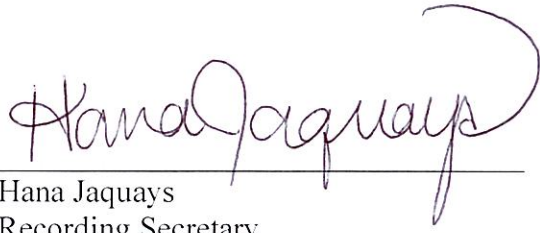
COMMISSIONERS COMMENTS:

NONE

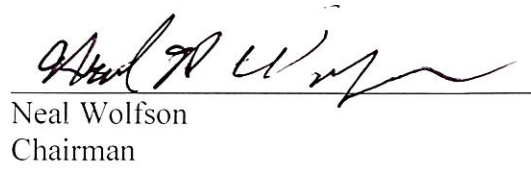
PC 1-05-25

ADJOURNMENT

Motion by Wolfson, seconded by ORourke, CARRIED UNANIMOUSLY: To adjourn the meeting at 8:26 PM



Hana Jaquays
Recording Secretary



Neal Wolfson
Chairman