



CITY OF GARDEN CITY  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
February 13, 2020

The Planning Commission met for a Regular Meeting on Thursday, February 13, 2020 at 6:30 p.m. in the Council Chambers, 6000 Middlebelt, Garden City, Michigan.

REGULAR MEETING

**ROLL CALL**

Present were Chairperson May, Commissioners Steenburg, Hunt, Kaledas, and Metivier. Commissioners Turnbull and Walls were absent. Also present were Councilmember Jacobs, DDA Executive Director Dold, McKenna Consultant Ortega, and Minutes Clerk Smith.

❖ Item #20-02-006: Approval of Agenda

**RESOLVED: Moved by Steenburg; Supported by Metivier:** Motion To approve the meeting agenda as presented.

AYES: Unanimous  
ABSENT: Tunbull, Walls

**Motion Carried**

❖ Item #20-02-007: Approval of Minutes

**RESOLVED: Moved by Kaledas; Supported by Steenburg** To approve the Regular Meeting Minutes of January 9, 2020 as presented.

AYES: Unanimous  
ABSENT: Turnbull, Walls

**Motion Carried**

**PUBLIC COMMENT**

The chair announced it was time for public comments for items not on the agenda.

- There were no public comments.

**BUSINESS ITEMS**

- **PC #19-009 - Request for Site Plan approval to construct a new commercial retail/office building at 1847 Inkster Road (parcel #35-012-01-1666-001) in the C-1, Local Business zoning district.**

DISCUSSION: McKenna consultant Ortega gave overview of McKenna letter dated 12/5/19. Commission discussed proposed landscaping as it relates to the use of ornamental grasses as opposed to trees and shrubs and the need for dumpster enclosure elevations.

❖ Item #20-02-008:

**RESOLVED: Moved by Hunt; Supported by Kaledas** Motion to **approve** request for site plan approval to construct a new commercial retail/office building at 1847 Inkster Road (parcel #35-012-01-1666-001) in the C-1, Local Business zoning **with conditions** that

applicant meet the suggested landscaping conditions, submittal of revised site plan that includes revised elevations to reflect the reduced width of the building and lighting details including pole heights and fixtures. Applicant must also receive approval of proposed curb cuts and storm water plan from Wayne County.

AYES: May, Hunt, Kaledas, Metivier  
NAYS: Steenburg  
ABSENT: Turnbull, Walls

#### **Motion Carried**

#### **OTHER BUSINESS**

- **Zoning Ordinance Amendment - Discussion of revised amendment language for uses in the M-1 and other potential ordinance amendments .**

DISCUSSION: McKenna consultant Ortega gave overview of McKenna memorandum dated 2/6/20. Commission as a whole discussed proposed zoning ordinance amendments including amendments to permitted uses in the M-1 district; establishing a more specific definition of hooka lounges or clubs; modifying requirements for site plan approval for minor modifications to existing established businesses; allowing minor modifications to non-conforming signs; the removal of requirement of additional City Council public hearing for special land use, zoning ordinance amendment, or rezoning; and modification of historic district to allow for expansion to include additional historic structures.

❖ Item #20-02-009:

**RESOLVED: Moved by Steenburg ; Supported by Metivier** Motion to schedule a public hearing to hear public comments regarding proposed zoning ordinance amendments.

AYES: Unanimous  
ABSENT: Turnbull, Walls

#### **Motion Carried**

#### **COMMISSIONERS ' COMMENTS**

Commission inquired about progress at LA Fitness and McDonald's and Shell gas station sites as well as progress on the former Alberts on the Alley site. Chairperson May would like to see possible zoning ordinance amendments to address the possible elimination of 10 foot setback in the Vehicular Parking district and brick color requirement in the Central Business District.

#### **ADJOURNMENT**

Having no further business the Chair adjourned the meeting at 8:20 pm.

Bryan C. Smith  
Minutes Clerk