



CITY OF GARDEN CITY
PLANNING COMMISSION
REGULAR MEETING MINUTES
May 14, 2020

The Planning Commission met for a Regular Meeting on Thursday, May 14, 2020 at 6:30 p.m. via Zoom Webinar.

REGULAR MEETING

ROLL CALL

Present were Chairperson May, Commissioners Steenburg, Turnbull, and Metivier. Commissioners Hunt, Walls, & Kaledas were absent. Also present were McKenna Consultant Ortega, and Minutes Clerk Smith.

❖ Item #20-05-013: Approval of Agenda

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

AYES: Unanimous
ABSENT: Hunt, Walls, Kaledas

Motion Carried

❖ Item #20-05-014: Approval of Minutes

RESOLVED: Moved by Steenburg; Supported by Metivier To approve the Regular Meeting Minutes of March 12, 2020 as presented.

AYES: Unanimous
ABSENT: Hunt, Walls, Kaledas

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

- **Zoning Ordinance Amendments - public hearing on revised amendment language for uses in the M-1 and other potential ordinance amendments.**

DISCUSSION: McKenna consultant Ortega gave overview of draft zoning ordinance amendment language dated 5/4/20. Planning Commission as a whole recommended that a motion to recommend amendment A to council be done but Section 154.286 (B) (8) - Secondhand stores remain listed as a use permitted with special land use approval. Commission also discussed the need to establish criteria regarding the classification of historical site as it relates to Amendment F.

The public hearing for revised amendment language for uses in the M-1 and other potential ordinance amendments was called to order at 6:42 pm by Chairperson May.

- There were no public comments

Hearing no public comment, the Public Hearing was closed at 6:44 p.m.

❖ Item #20-05-015:

RESOLVED: Moved by Turnbull; Supported by Metivier To recommend City Council approve proposed zoning ordinance amendment A, removing Recreation Use definition inconsistencies and expanding locations. Proposed amendment would modify Sec. 154.005 - Definitions, Sec. 154.271 - Permitted Uses and Structures and Sec. 154.286 - Permitted Uses and Structures with the provision that Section 154.286 (B) (8) - Secondhand stores remain listed as permitted with special land use approval.

AYES: Unanimous
ABSENT: Hunt, Walls, Kaledas

Motion Carried

❖ Item #20-05-016:

RESOLVED: Moved by Steenburg; Supported by Turnbull To recommend City Council approve proposed zoning ordinance amendment B, revising regulated uses. Proposed amendment would modify Sec. 154.005 - Definitions, Sec. 154.163 - Regulated Uses, and Sec. 154.301 - Permitted Uses and Structures.

AYES: Unanimous
ABSENT: Hunt, Walls, Kaledas

Motion Carried

❖ Item #20-05-017:

RESOLVED: Moved by Turnbull; Supported by Metivier To recommend City Council approve proposed zoning ordinance amendment C, revising uses allowed in the M-1 district. Proposed amendment would modify Sec. 154.316 - Permitted Uses and Structures.

AYES: Unanimous
ABSENT: Hunt, Walls, Kaledas

Motion Carried

❖ Item #20-05-018:

RESOLVED: Moved by Turnbull; Supported by Steenburg To recommend City Council approve proposed zoning ordinance amendment D, allowing for an administrative review process for minor building additions. Proposed amendments would modify Sec. 154.401 - Site Plan Review.

AYES: Unanimous
ABSENT: Hunt, Walls, Kaledas

Motion Carried

❖ Item #20-05-019:

RESOLVED: Moved by Metivier; Supported by Turnbull To recommend City Council approve proposed zoning ordinance amendment E, removing additional City Council public hearing

requirement. Proposed amendments would modify Sec. 154.006 - Amendments and Sec. 154.416 Procedures and Requirements.

AYES: Unanimous
ABSENT: Hunt, Walls, Kaledas

Motion Carried

❖ Item #20-05-020:

RESOLVED: Moved by Steenburg; Supported by Turnbull To recommend City Council approve proposed zoning ordinance amendment F, modifications of historic district to allow for expansion. Proposed amendments would modify Sec. 154.390 - Purpose and 154.391 - Permitted Uses and Structures.

AYES: Unanimous
ABSENT: Hunt, Walls, Kaledas

Motion Carried

- **PC#20-002 - Request for Site Plan approval to construct a new commercial office building at 32515 Ford Road (Parcel ID# 35-021-03-2202-000) in the C-3, General Business zoning district.**
DISCUSSION: McKenna consultant Ortega gave overview of review letter dated 5/5/20. Commission as a whole discussed additional details needed on site plan and storm water plan approval from Wayne County.

❖ Item #20-05-021:

RESOLVED: Moved by Steenburg; Supported by Metivier To approve request for Site Plan approval to construct a new commercial office building at 32515 Ford Road (Parcel ID# 35-021-03-2202-000) in the C-3, General Business zoning district with condition that applicant address items 1-3 listed in McKenna review letter dated 5/5/20 administratively.

AYES: Unanimous
ABSENT: Hunt, Walls, Kaledas

Motion Carried

- **PC#20-003 - Request for Site Plan approval to construct a new parking lot at 31430 Block Street (Parcel ID# 35-004-01-2913-001) in the R-1, One Family Residential and R-3 Multiple Family Residential zoning district.**
DISCUSSION: McKenna consultant Ortega gave overview of review letter dated 5/5/20. Commission as a whole discussed proposed use of property as it relates to permitted uses in zoning district and possible need to combine lots and rezone location. Applicant was not on hand to address questions from Planning Commission.

❖ Item #20-05-022:

RESOLVED: Moved by Steenburg; Supported by Metivier To table request for Site Plan approval to construct a new parking lot at 31430 Block Street (Parcel ID# 35-004-01-2913-001) in the R-1, One Family Residential and R-3 Multiple Family Residential zoning district due to lack of information regarding proposed usage and zoning of property.

AYES: Unanimous
ABSENT: Hunt, Walls, Kaledas

Motion Carried

❖ Item #20-05-023:

RESOLVED: Moved by Turnbull; Supported by Steenburg To approve 12-month extension request for previously granted site plan approval for the property at 32832 Industrial Drive.

AYES: Unanimous
ABSENT: Hunt, Walls, Kaledas

Motion Carried

OTHER BUSINESS /DISCUSSION

❖ Item #20-05-024:

RESOLVED: Moved by Turnbull; Supported by Metivier To approve 12-month extension request for previously granted site plan approval for the property at 30247 Ford Road.

AYES: Unanimous
ABSENT: Hunt, Walls, Kaledas

Motion Carried

COMMISSIONERS ' COMMENTS

Commission inquired about progress at LA Fitness and McDonald's. McKenna Consultant Ortega gave update on McDonalds, LA Fitness, Checkers and banquet hall at former CVS site.

ADJOURNMENT

Having no further business the Chair adjourned the meeting at 8:09 pm.

Bryan C. Smith
Minutes Clerk