



**CITY OF GARDEN CITY
PLANNING COMMISSION
REGULAR MEETING MINUTES
January 9, 2020**

The Planning Commission met for a Regular Meeting on Thursday, January 9, 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, Turnbull, Walls, and Kaledas. Commissioners Hunt and Metivier were absent and excused. Also present were Mayor Walker, Councilmember Jacobs, DDA Executive Director Dold, McKenna Consultant Ortega, and Minutes Clerk Smith.

❖ Item #20-01-001: Approval of Agenda

RESOLVED: Moved by Kaledas; Supported by Walls: Motion To approve the meeting agenda as presented.

AYES: Unanimous
ABSENT: Hunt, Metivier

Motion Carried

❖ Item #20-01-002: Approval of Minutes

RESOLVED: Moved by Steenburg; Supported by Turnbull To approve the Regular Meeting Minutes of December 12, 2019 as presented.

AYES: Unanimous
ABSENT: Hunt, Metivier

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 #19-013 - Request for Special Land Use recommendation and Site Plan approval to establish a drive-thru at the existing King Kone restaurant at 31051 Ford Road in the c-2, General Business District.**

DISCUSSION: McKenna consultant Ortega gave overview of McKenna letter dated 1/2/20. Commission discussed proposed revised elevations, lighting details, landscape plan. Applicant Mike Hojeije addressed the commission regarding reason for special land use request. Commission as a whole discussed the effect of screening or lack of on drive-thru and parking on west side of building. Commission discussed the possibility of limiting drive-thru usage to a seasonal use to mitigate potential congestion that could interfere with parking during warmer months. McKenna consultant Ortega spoke regarding necessary variances that would need to be obtained if site plan is approved.

The public hearing for special land use recommendation to establish a drive-thru at the existing King Kone restaurant at 31051 Ford Road in the C-2, General Business District was called to order at 6:43 pm by Chairperson May.

- There were no public comments

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

❖ Item #20-01-003:

RESOLVED: Moved by Walls; Supported by Steenburg Motion to **recommend council approve** request for special land use approval to establish a drive-thru at the existing King Kone restaurant at 31051 Ford Road in the C-2, General Business District contingent upon applicant obtaining site plan approval.

AYES: Unanimous
ABSENT: Hunt, Metivier

Motion Carried

❖ Item #20-01-004:

RESOLVED: Moved by Steenburg; Supported by Turnbull Motion to **approve** request for site plan approval to establish a drive thru at the existing King Kone restaurant at 31051 Ford Road in the C-2, General Business District contingent upon applicant only operating drive-thru seasonally October-March and applicant receiving variances from minimum frontage and minimum ingress/egress separation from Zoning Board of Appeals.

AYES: Unanimous
ABSENT: Hunt, Metivier

Motion Carried

- **PC #20-001 - Request for Site Plan approval to renovate site and reoccupy existing building for a banquet facility (restaurant) at 29901 Ford Road in the C-2, General Business District.**

DISCUSSION: McKenna consultant Ortega gave overview of McKenna letter dated 1/2/20. Commission discussed proposed revised elevations, lighting details, landscape plan. Commission as a whole discussed setback requirements for parcels zoned VP, how required setbacks would require either modification to site plan or variance to meet parking standards, and parking agreement between applicant and neighboring property. Commission also discussed storm water detention system, landscaping on the east side of the property, and the maintaining of existing architecture of the site.

❖ Item #20-01-005:

RESOLVED: Moved by Steenburg; Supported by Turnbull Motion to **approve** request for site plan approval to renovate site and reoccupy existing building for a banquet facility (restaurant) at 29901 Ford Road in the C-2, General Business District contingent upon applicant's engineering plans meeting all requirements of the City Engineer's review, storm water detention approval from Wayne County, applicant complying with Planning Commission landscaping recommendations with combination of trees and shrubs on east side of site and cleaning up and maintaining of existing landscaping, submission of signed documentation from

applicant stating they will maintain the integrity of the existing building architecture, and either a reconfiguration of parking to meet existing parking setback standards or a variance obtained from Zoning Board of Appeals.

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

Motion Carried

OTHER BUSINESS

Commission discussed potential zoning ordinance amendments. McKenna Consultant Ortega will have a schedule of proposed amendments for the next meeting. Commission discussed the possibility of amending vehicular parking setback and parking setback requirements within walled off parking. Commission inquired about progress at LA Fitness and McDonald's sites. A training session for Planning Commissioners will be held Saturday, January 25, 2020 at City Hall.

ADJOURNMENT

Having no further business the Chair adjourned the meeting at 8:21 pm.

Bryan C. Smith
Minutes Clerk