



CITY OF GARDEN CITY  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
March 9, 2023

The Planning Commission met for a Regular Meeting on Thursday, March 9, 2023 at 6:30 p.m. in the City Council Chambers: 6000 Middlebelt Road, Garden City, Michigan.

REGULAR MEETING

**ROLL CALL**

Present were Chairperson May, Commissioners Steenburg, Walls and Metivier. Commissioners Turnbull, Kaledas, and King were absent and excused. Also present were McKenna Consultant Ortega, Deputy Clerk Smith, Mayor Jacobs and Councilmember Karafotis.

❖ Item #23-03-004: Approval of Agenda

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

AYES: Unanimous  
ABSENT: Turnbull, Kaledas, King

**Motion Carried 4-0**

❖ Item #23-03-005: Approval of Minutes

**RESOLVED: Moved by Metivier; Supported by Steenburg:** To approve the Regular Meeting Minutes of January 12, 2023, as presented.

AYES: Unanimous  
ABSENT: Turnbull, Kaledas, King

**Motion Carried 4-0**

**PUBLIC COMMENT**

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

- There were no public comments.

**BUSINESS ITEMS**

- **PPL23-0004: Request for special land use recommendation and site plan approval to establish a carry-out restaurant at 27419 Warren Road in the C-1, Local Business District**

**DISCUSSION:** McKenna Consultant Ortega gave overview of McKenna memo dated 2/17/23. Applicant spoke regarding proposed use of site. Commission as a whole discussed possible improvements to building exterior.

The public hearing to consider the special land use for 27419 Warren was called to order at 6:43 pm by Chairperson May.

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

❖ Item #23-03-006: Special Land Use Recommendation

**RESOLVED: Moved by Walls; Supported by Metivier:** To recommend City Council APPROVE

special land use request to establish a carry-out restaurant at 27419 Warren Road in the C-1, Local Business District.

AYES: Unanimous  
ABSENT: Turnbull, Kaledas, King

**Motion Carried 4-0**

❖ Item #23-03-007: Site Plan Approval

**RESOLVED: Moved by Steenburg ; Supported by Metivier:** To APPROVE request for site plan approval to establish a carry-out restaurant at 27419 Warren Road in the C-1, Local Business District with the condition that applicant submit a revised site plan including a photometric plan with Planning Consultant Ortega administratively reviewing site plan to make sure any proposed exterior paint complies with area standards.

AYES: Unanimous  
ABSENT: Turnbull, Kaledas, King

**Motion Carried 4-0**

- **PPL23-0004: Request for special land use recommendation and site plan approval to establish a carry-out restaurant at 33425 Ford Road in the C-1, Local Business District**  
**DISCUSSION:** McKenna Consultant Ortega gave overview of McKenna memo dated 2/20/23. Applicant spoke regarding proposed use of site. Commission as a whole discussed dumpster enclosure, parking lot striping, ADA accessible parking, and lighting.

The public hearing to consider the special land use for 33425 Ford Road was called to order at 7:00 pm by Chairperson May.

Hearing no public comment, the Public Hearing was closed at 7:01 p.m.

❖ Item #23-03-008: Special Land Use Recommendation

**RESOLVED: Moved by Steenburg ; Supported by Metivier:** To recommend City Council APPROVE special land use request to establish a carry-out restaurant at 33425 Ford Road in the C-1, Local Business District.

AYES: Unanimous  
ABSENT: Turnbull, Kaledas, King

**Motion Carried 4-0**

❖ Item #23-03-009: Site Plan Approval

**RESOLVED: Moved by Steenburg ; Supported by Metivier:** To APPROVE request for site plan approval to establish a carry-out restaurant at 33425 Ford Road in the C-1, Local Business District contingent upon applicant submitting a revised site plan addressing the following items A) the location for one van sized and one standard sized ADA accessible off-street parking space each designed in compliance with ordinance standards, B) Details for all existing and proposed lighting including the location, height, fixture type, and light levels of all light sources, C) Dumpster enclosure repaired and replaced as necessary and authorizing Planning Consultant Ortega to grant final approval administratively.

AYES: Unanimous  
ABSENT: Turnbull, Kaledas, King

### Motion Carried 4-0

- **PPL23-0001: Request to rezone the lot at the Northwest corner of Pardo Ave and Shotka Road, more commonly know as 30712 Pardo Ave, from R-1, Single Family Residential to Conditional R-3, Multiple Family Residential.**

**DISCUSSION:** McKenna Consultant Ortega gave overview of McKenna memo dated 2/28/23. Applicant spoke regarding proposed use of site. Commission as a whole discussed requested setbacks from property lines, parking, dumpster enclosure and rodent control, and size of building related to proposed setbacks.

The public hearing to consider the conditional rezoning for 30712 Pardo was called to order at 7:37 pm by Chairperson May.

- Jean & Howard Ward, spoke in opposition to proposed rezoning.
- Stacy Karafotis, asked a question regarding townhouse rentals vs. sales
- John Murray, asked a question regarding the number of apartments from Pardo to Harrison.
- Dwayne Knoll, stated he thought proposed buildings were too large for site.
- Sam (Applicant), spoke regarding parking for site.

Hearing no further public comment, the Public Hearing was closed at 7:50 p.m.

❖ Item #23-03-010: Conditional Rezoning Request

**RESOLVED: Moved by Steenburg ; Supported by Walls:** Motion To recommend City Council APPROVE request for the conditional rezoning of the lot at the northwest corner of Pardo and Shotka., more commonly known as 30712 Pardo, from R-1, Single Family Residential to Conditional R-3, Multiple Family Residential with applicant submitting a statement of conditions that includes the development of proposed 12-unit townhouse building with setbacks of 10ft from the East and West side yards and 26ft setback in the front yard and applicant including the submitted plot plan to be included with Statement of Conditions.

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

### Motion Carried 3-1

#### OTHER BUSINESS

- None

#### COMMISSIONERS ' COMMENTS

- Planning Consultant Ortega provided information regarding inquires to build apartments on Krauter St, update on the development at former sheer Dimensions building site with the building of a multi-tenant building, developments at proposed Dunkin' site on Ford Road, potential proposed changes to zoning ordinance regarding medical and adult use marijuana facilities.

#### ADJOURNMENT

Having no further business the Chair adjourned the meeting at 8:26 pm.

Bryan C. Smith

Deputy Clerk