



CITY OF GARDEN CITY  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
April 8, 2021

The Planning Commission met for a Regular Meeting on Thursday, April 8, 2021 at 6:30 p.m. in the City Council Chambers: 6000 Middlebelt Road, Garden City, Michigan.

REGULAR MEETING

**ROLL CALL**

Present were Vice-Chairperson Steenburg, Commissioners Turnbull, Walls, Kaledas, and Metivier. Chairperson May was absent and excused. Also present were McKenna Consultant Ortega, DDA Director Dold and Minutes Clerk Smith.

❖ Item #21-04-012: Approval of Agenda

**RESOLVED: Moved by Kaledas; Supported by Turnbull:** Motion To approve the meeting agenda as revised with the removal of item H - Zoning Ordinance Amendment Food Truck Regulations.

AYES: Unanimous  
ABSENT: May

**Motion Carried**

❖ Item #21-04-013: Approval of Minutes

**RESOLVED: Moved by Kaledas; Supported by Metivier:** To approve the Regular Meeting Minutes of February 11, 2021 as presented.

AYES: Unanimous  
ABSENT: May

**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 #20-006: Request for special land use recommendation and site plan approval to establish a hobby shop with an outdoor RC race course at 6332 Middlebelt Road in the C-2, Community Business District .**  
**DISCUSSION:** McKenna Consultant Ortega gave overview of McKenna review letter dated March 31, 2021. Commission as a whole discussed DDA approval and sign off on proposed elevations and building color, irrigation for landscaping, dumpster enclosure, proposed lighting and had questions regarding drainage in-regards-to Wayne County requirements. Applicant Fred Khanda addressed questions regarding proposed water runoff, shielded lighting, the makeup of the proposed wall to the East edge of the property, and proposed width of the greenspace along Maplewood.

❖ Item #21-04-014:

**RESOLVED: Moved by Walls; Supported by Kaledas To recommend City Council APPROVE** request for special land use approval to establish a hobby shop with an outdoor RC race course at 6332 Middlebelt Road in the C-2, Community Business District pending site plan approval.

AYES: Unanimous  
ABSENT: May

**Motion Carried**

❖ Item #21-04-015:

**RESOLVED: Moved by Walls; Supported by Kaledas To APPROVE** request for site plan approval to establish a hobby shop with an outdoor RC race course at 6332 Middlebelt Road in the C-2, Community Business District contingent upon applicant addressing administratively the following items. Submittal of revised site plan which includes a revised elevation sheet that includes the materials and colors for the building **façade**, with the DDA signing off on a DDA approved color, a revised landscape plan that includes the size of the landscape materials, a revised lighting plan which includes the mounting height, light levels and utilizes fixtures which are completely shielded and directed downwards, the use of a masonry panel wall on the eastside of the property, a five foot greenbelt setback between sidewalk and parking lot along the length of the Maplewood side of property, confirmation that the use of the southern parking lot as an outdoor asphalt track shall only be done after obtaining a temporary use permit, and submittal of grading plans that shall be revised and approved by the City Engineer.

AYES: Unanimous  
ABSENT: May

**Motion Carried**

• **2020 Annual Report and Action Plan**

**DISCUSSION:** McKenna Consultant Ortega gave overview of 2020 Planning Commission Annual Report and 2021 Action Plan. Commission as a whole discussed various possible projects for the upcoming year.

❖ Item #21-04-016:

**RESOLVED: Moved by Metivier; Supported by Turnbull** to accept the 2020 Planning Commission Annual report and 2021 Action Plan and forward report to City Council.

AYES: Unanimous  
ABSENT: May

**Motion Carried**

**COMMISSIONERS' COMMENTS**

- Commission as a whole discussed progress with LA Fitness location on Ford Road, new business application at former CVS site, status of Dunkin' Donuts site plan, progress with former Alberts on the Alley site transition to a banquet hall, renovations to the Good Burger restaurant on Inkster Road, Shell Station renovations, potential developments at VFW site, and requested City Planner confirm that the site plan approved for the McDonald's site included benches adjacent to monument sign on the corner of Ford & Middlebelt.

**ADJOURNMENT**

Having no further business the Chair adjourned the meeting at 8:15 pm.

Bryan C. Smith  
Minutes Clerk