

MINUTES OF THE REGULAR PLANNING COMMISSION HELD ON MARCH 28, 2019  
IN THE CENTER LINE MUNICIPAL BUILDING, 7070 E. TEN MILE ROAD.

The meeting was called to order by Chairman John Hanselman at 7:34 p.m. with the following members present:

Ron Coleman  
Thomas Lambert

Patrick Pockrandt  
Dennis E. Champine, City Manager

Excused Absent: Mayor Robert Binson and Councilman Ronald Lapham

Also present at the meeting was Mr. David Scurto of Carlisle/Wortman Associates Inc., City Planners and Marianne Grano of KHVPF Law, City Attorney.

Chairman Hanselman led the Pledge of the Allegiance.

**Approval of Agenda**

**MOTION** by Mr. Lambert, supported by Mr. Pockrandt to approve the Agenda as submitted.

AYES: ALL

**MOTION CARRIED.**

**Audience Comments**

Chairman Hanselman opened the audience comments in regards to anything not pertaining to what is already on tonight's agenda for Public Hearing.

The following residents addressed the commission:

Mary Ann Zielinski, 8362 Sunburst questioned the make-up of the quorum.

Philip Arseneault, 8092 Sunburst questioned the quorum as well.

Peter Pterneas, 7309 Henry thanked Ms. Kathy Rudy-Novak for her service to the Planning Commission.

**MOTION** by Mr. Lambert supported by Mr. Pockrandt to close the audience comments.

AYES: ALL

**MOTION CARRIED.**

**Board Actions**

**MOTION** by Mr. Champine, supported by Mr. Pockrandt to approve the minutes from the September 27, 2018 Planning Commission meeting.

AYES: ALL

**MOTION CARRIED.**

**MOTION** by Mr. Pockrandt, supported by Mr. Lambert to accept and file the resignation letter of Ms. Kathy Rudy-Novak from the Planning Commission.

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AYES: ALL

**MOTION CARRIED.**

Chairman Hanselman opened the Public Hearing portion of the meeting for former parking lots adjacent to 25992, 25932, 25948 and 26120 Van Dyke Highway for outdoor vehicle display areas. The Special Use Approval application also includes demolition of 26136, 26146 and 26156 Van Dyke Highway for outdoor vehicle display areas.

The following resident's expressed their concerns with the Planning Commission approving the Special Use for these properties:

Mary Ann Zielinski, 8362 Sunburst wanted it on record that she formally requested the audio for this meeting be preserved for 3 months, she also was challenging the composition of the commission as she felt the city manager should not be a voting member.

The following residents also expressed their concerns and dislikes with approving the Special Use for Outdoor Display Areas.

Linda Kargol, 7268 Superior  
Richard Poniatowski, 7588 Stephens  
Lorraine Urben, 8075 Busch  
Daniel Jared, 8836 Warren Blvd.  
Kimberly Jacob, 8128 Coolidge  
Nicholas Wood, 8068 Edward  
Chris Arseneault, 24153 Victory  
Patricia Minnick, 7215 Engleman  
Peter Pterneas, 7309 Henry  
Philip Arseneault, 8092 Sunburst

Mr. William Paulson, 3047 Oak Hill Dr., Troy, MI & Hi-Lo Clipper at 25948 Van Dyke, expressed his support for the project.

Mr. Roy Rose from Anderson Eckstein and Westrick representing Mr. Rinke reviewed the development and explained to the commission and public different aspects of the project.

Mr. Scurto went over his review with the commission.

Ms. Grano, City Attorney advised Chairman Hanselman that there were legal concerns regarding the quorum, at which time a motion to adjourn was requested.

**MOTION** by Mr. Pockrandt, supported by Mr. Lambert to adjourn the Regular Planning Commission meeting.

AYES: ALL

**MOTION CARRIED.**

Meeting adjourned at 8:45.

Dennis E. Champine  
City Manager