

MINUTES OF THE SPECIAL PLANNING COMMISSION HELD ON MAY 16, 2019 IN  
THE CENTER LINE MUNICIPAL BUILDING, 7070 E. TEN MILE ROAD.

The meeting was called to order by Chairman John Hanselman at 7:31 p.m. with the following members present:

Ron Coleman  
Thomas Lambert  
Kimberley Orloski  
Robert Binson, Mayor

Patrick Pockrandt  
Dennis E. Champine, City Manager  
Daniel Snyder  
Ronald Lapham, Councilman

Excused Absent: None

Also present at the meeting was Mr. Steve Cassin of Carlisle/Wortman Associates Inc., City Planners.

Chairman Hanselman led the Pledge of Allegiance.

Roll call was taken with no absences, 100% attendance.

Chairman Hanselman introduced the two new members, Ms. Kimberley Orloski and Mr. Daniel Snyder to the commission members.

**Approval of Agenda**

**MOTION** by Mr. Champine, supported by Mr. Coleman to approve the Agenda with the following amendments:

- Item #3 - Roll Call
- Item #4 - Adoption of the Agenda
- Item #5 - Reading of the findings from the March 28, 2019 Regular Planning Commission meeting from Marianne Grano of KHVPF Law, City Attorney.

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:

Chris Arseneault, 24543 Victory questioned why the previous meeting proceeded if it was being questioned if the board had a quorum?

Mary Ann Zielinski, 8362 Sunburst wanted it on record that she formally requested the audio for this meeting be preserved for 3 months. Ms. Zielinski also read a letter to the commission in regards to filing a complaint with the Attorney General's Office.

Philip Arseneault, 8092 Sunburst continued reading Ms. Zielinski's letter as her 3 minutes were up.

Peter Pterneas, 7309 Henry wanted to confirm he would have another opportunity to speak during the meeting.

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

AYES: Hanselman  
Coleman  
Orloski

Lambert  
Pockrandt  
Snyder

**MOTION CARRIED.**

NAYES:            Binson                    Champine  
                      Lapham

**Board Actions**

**MOTION** by Mr. Champine, supported by Mr. Lambert to approve the minutes from the March 28, 2019 Planning Commission meeting.

AYES:            Hanselman            Lambert            **MOTION CARRIED.**  
                      Coleman               Pockrandt  
                      Orloski               Snyder  
                      Binson                 Champine  
NAYES:            Lapham

Chairman Hanselman read the city attorney's letter regarding the issues that were brought up regarding the quorum and appointed members at the March 28, 2019 meeting. (Copy of letter in file)

**MOTION** by Mr. Pockrandt, supported by Mr. Coleman to enter the reading of the city attorney's letter into the minutes.

AYES:            Hanselman            Lambert            **MOTION CARRIED.**  
                      Coleman               Pockrandt  
                      Orloski               Snyder  
                      Binson                 Champine  
                      Lapham  
NAYES:            NONE

A motion was called to open discussion regarding adopting "Robert's Rules" with the following motion made:

**MOTION** by Mr. Champine, supported by Ms. Orloski to open the discussion regarding adopting "Robert's Rules".

AYES:            Hanselman            Lambert            **MOTION CARRIED.**  
                      Coleman               Pockrandt  
                      Orloski               Snyder  
                      Binson                 Champine  
                      Lapham  
NAYES:            NONE

Discussion took place between the members with the following motion being made.

**MOTION** by Mayor Binson, supported by Mr. Lambert **NOT** to adopt "Robert's Rules".

AYES:            Hanselman            Lambert            **MOTION CARRIED.**  
                      Binson                 Champine  
                      Orloski               Snyder  
                      Lapham  
NAYES:            Pockrandt            Coleman

Mr. Roy Rose, Engineer for Anderson, Eckstein and Westrick (AEW) addressed the members and audience to discuss the proposed plan on behalf of the petitioner, Edgar Rinke, Jr.

Mr. Rose indicated there are two separate areas to the project, the demolition of 3 existing buildings north of 26120 Van Dyke and the use of former parking lots adjacent to 25922, 25932 and 25948 Van Dyke for outdoor display areas.

Councilman Lapham noted that Mr. Rose works for the City of Center Line as well as Edgar Rinke, Jr.

The Public Hearing for Special Use Approval to use former parking lots adjacent to 25922, 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 area was open, with the following residents voicing their concerns:

Lorraine Urban, 8075 Busch  
Chris Arseneault, 24153 Victory  
Philip Arseneault, 8092 Sunburst  
Emily Shannon, 8520 Busch  
Maria Zardis, 8256 Standard  
Mary Ann Zielinski, 8362 Sunburst  
Laurie Pterneas, 7309 Henry  
Peter Pterneas, 7309 Henry  
Frances Danese, 8136 Helen

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

The commission members did have questions regarding the porters crossing Van Dyke to take the vehicles to their appropriate locations, as well as semi-truck parking on Van Dyke delivering vehicles.

Mr. Rose stated that the vehicles were going to be delivered individually not be semi-trucks. He also addressed the members and audience in regards to their concerns with the lighting being a photometric plan.

Mayor Binson stated that Mr. Rinke had determined what his plan was for the property prior to buying, even for the existing buildings parking is limited and why not put something that's better than before.

**MOTION** by Mayor Binson, supported by Mr. Pockrandt to close the public hearing portion for Special Use Approval to use former parking lots adjacent to 25922, 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 area.

AYES: ALL  
NAYES: NONE

**MOTION CARRIED.**

Member discussion included the following comments:

Councilman Lapham stated he has been a property owner a long time and hasn't received or seen any cooperation between Mr. Rinke and citizens.

Mr. Pockrandt stated he has been a resident since 2004, has purchased vehicles from Mr. Rinke however, the buildings are sitting there with no tax base.

Mr. Champine advised the residents that were questioning the member that was not a resident during the public hearing portion of the meeting that it in fact was him and that he was appointed as the city official which made the makeup of the board since the Planning Commission was established in 1962: 9 members and in those nine 3 being ex-officio.

Mayor Binson stated he was born and lived in Center Line most of his life and new development would be beneficial to the city.

Chairman Hanselman said he wasn't in favor of Mr. Rinke purchasing the property however, the property has been vacant and blighted for years.

Ms. Orloski said she understands that residents don't want this to be "Rinke Town" however, Van Dyke is a 7 lane highway, there are empty buildings and to clean up and have flat ground would ecstatically look better than vacant dilapidated buildings.

Mr. Champine advised the commission that City Council will still have to approve vacating the alleys if approval was granted.

Mr. Steve Cassin, City Planner, addressed the commission and audience with any questions they had in regards to the review.

**MOTION** by Mayor Binson, supported by Mr. Lambert to approve Special Use Approval to use former parking lots adjacent to 25922, 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 area with the following conditions:

- Number of parking spaces shown are deemed acceptable by the Planning Commission
- Freestanding lights meet ordinance height requirement
- Landscaping is found to be satisfactory to the Planning Commission
- Screening of a 6'0" decorative concrete wall be provided along all property lines separating residential zoning from the display lots.
- Six-foot tall screen of shrubs is planted near Helen Ave.
- Test driving of vehicles does not occur on neighborhood streets
- A use variance for the display lot and parts storage is granted by the Zoning Board of Appeals
- Any remaining issues be addressed at the administrative level.

AYES:	Hanselman	Lambert	<b>MOTION CARRIED.</b>
	Orloski	Snyder	
	Binson	Champine	
NAYES:	Coleman	Pockrandt	Lapham

The public hearing to recommend that the City of Center Line City Council to repeal the PD Planned Development district ordinance and rezone 7070 East Ten Mile Road, commonly known as the David W. Hanselman Municipal Complex to B-1A City Center Redevelopment district.

There being no audience comments the following motion was made.

**MOTION** by Mr. Champine, supported by Mr. Snyder to close the public hearing to recommend that the City of Center Line City Council repeal the PD Planned Development district ordinance and rezone 7070 East Ten Mile Road, commonly known as the David W. Hanselman Municipal Complex to B-1A City Center Redevelopment district.

AYES:	ALL	<b>MOTION CARRIED.</b>
NAYES:	NONE	

**MOTION** by Mr. Pockrandt, supported by Ms. Orloski, to recommend that the City of Center Line City Council repeal the PD Planned Development district ordinance and rezone 7070 East Ten Mile Road, commonly known as the David W. Hanselman Municipal Complex to B-1A City Center Redevelopment district.

AYES:	ALL	<b>MOTION CARRIED.</b>
NAYES:	NONE	

The public hearing for the City of Center Line to recommend that the City of Center Line City Council repeal the PD Planned Development district ordinance and rezone to M-1 Light Industrial district for 6717 East Ten Mile Road, 6761 East Ten Mile Road and 6775 East Ten Mile Road was opened.

The following residents expressed their concerns with the store front on Ten Mile Road being included in the M-1 Light Industrial district:

Richard Moeller, 8340 Virginia Park  
Philip Arseneault, 8092 Sunburst  
Peter Harenski, 7249 Edward  
Mr. James Reid, 7250 Menge

There being no further audience comments the following motion was made.

**MOTION** by Mr. Champine, supported by Mr. Pockrandt to close the public hearing to recommend that the City of Center Line City Council repeal the PD Planned Development district ordinance and rezone to M-1 Light Industrial district for 6717 East Ten Mile Road, 6761 East Ten Mile Road and 6775 East Ten Mile Road.

AYES: ALL

**MOTION CARRIED.**

**MOTION** by Mayor Binson, supported by Mr. Lambert to recommend that the City of Center Line City Council repeal the PD Planned Development district ordinance and rezone to M-1 Light Industrial district for 6717 East Ten Mile Road, 6761 East Ten Mile Road and 6775 East Ten Mile Road.

AYES: ALL

**MOTION CARRIED.**

The public hearing for the City of Center Line to recommend that the City of Center Line City Council repeal the PD Planned Development district ordinance and rezone to district R-2 One-Family Residential district for 23901 Lawrence Avenue currently occupied by Center Line Public Schools was opened.

There being no audience comments the public hearing was closed.

**MOTION** by Mr. Champine, supported by Mr. Lambert to close the public hearing to recommend that the City of Center Line City Council repeal the PD Planned Development district ordinance and rezone to district R-2 One-Family Residential district for 23901 Lawrence Avenue currently occupied by Center Line Public Schools

AYES: ALL  
NAYES: NONE

**MOTION CARRIED.**

**MOTION** by Mr. Snyder, supported by Mr. Lambert to recommend that the City of Center Line City Council repeal the PD Planned Development district ordinance and rezone to district R-2 One-Family Residential district for 23901 Lawrence Avenue currently occupied by Center Line Public Schools.

AYES: ALL  
NAYES: NONE

**MOTION CARRIED.**

The public hearing to recommend the City of Center Line City Council repeal and replace Article XI., "Changes and Amendments", Section 1100, "Purpose" of the City of Center Line ordinances to allow for Conditional Rezoning in the City of Center Line was opened.

The following residents expressed their concerns:

Philip Arseneault, 8092 Sunburst

There being no further audience comments a motion was called for.

**MOTION** by Mr. Champine, supported by Mr. Pockrandt to recommend the City of Center Line City Council repeal and replace Article XI., "Changes and Amendments", Section 1100, "Purpose" of the City of Center Line ordinances to allow for Conditional Rezoning in the City of Center Line.

AYES: ALL

**MOTION CARRIED.**

**MOTION** by Mayor Binson, supported by Mr. Lambert to recommend the City of Center Line City Council repeal and replace Article XI., "Changes and Amendments", Section 1100, "Purpose" of the City of Center Line ordinances to allow for Conditional Rezoning in the City of Center Line.

AYES: ALL

**MOTION CARRIED.**

There being no additional items to discuss the following motion was made.

**MOTION** by Mayor Binson, supported by Mr. Champine to adjourn the Special Planning Commission meeting May 16, 2019.

AYES: ALL

**MOTION CARRIED.**

Meeting adjourned at 10:24 p.m.

Dennis E. Champine  
Secretary