

MINUTES OF THE PLANNING COMMISSION HELD ON JANUARY 28, 2021 IN THE
CENTER LINE MUNICIPAL BUILDING, 7070 E. TEN MILE ROAD.

The meeting was called to order by Chairman John Hanselman at 7:30 p.m. with the following members present:

Dennis Champine, City Manager
Kimberley Orloski
Robert Binson, Mayor

Thomas Lambert
Peter Harenski, Councilman
Daniel Snyder

Also present were Dave Scurto from Carlisle/Wortmen, Dan Onifer and Dennis Schreibeis from Crown Enterprise and Jake Hollett, Attorney for Crown Enterprise.

Mayor Binson led the Pledge of Allegiance.

Roll call was taken with the following motion.

MOTION by Mr. Harenski, supported by Mr. Snyder to excuse Mr. Patrick Pockrandt from the January 28, 2021 Planning Commission meeting.

AYES: ALL

MOTION CARRIED.

Approval of Agenda

MOTION by Mr. Harenski, supported by Mr. Champine to amend the Agenda adding ZBA appointment and approve the Agenda as amended.

AYES: ALL

MOTION CARRIED.

Audience Comments

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

There being no audience comments, Chairman Hanselman called for a motion to close audience comments with the following motion being made.

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

AYES: ALL

MOTION CARRIED.

Board Actions

Board Action – Item 6a – Vacancy on ZBA, Planning Commission to appoint member to ZBA.

Discussion

Board Action – Item 6b – Approval of minutes from November 19, 2020

MOTION by Mayor Binson, supported by Mr. Snyder to approve the minutes from the November 19, 2020 Planning Commission meeting.

AYES: ALL

MOTION CARRIED.

Board Action – Item 6c – Site Plan approval for concrete ready-mix plant at 6497 E. 10 Mile Rd., Lakeshore Ventures, LLC.

Dan Onifer, from Crown Enterprise gave description of Lakeshore Ventures, customer driven, open 6:00 am – 6:00 pm. Approximately 15 – 20 trucks.

Dave Scurto, from Carlisle/Wortman – Thinks this is a good idea, Silo will be in back of building, 90 feet. Equipment is sent to back of building. Utilities connect to Warren. Variance needed for parking. Waiting on lighting plan.

MOTION by Mr. Champine, supported by Mr. Lambert to approve the site plan for concrete ready-mix plant at 6497 E. 10 Mile Rd., Lakeshore Ventures, LLC with the following set forth contingencies:

1. Building height does not exceed Zoning Code requirements.
2. Fire Marshall determines dimension needed for acceptable emergency vehicle clearance.
3. Front yard parking variance is required by the Zoning Board of Appeals.
4. Engineer review of access dimensions.
5. Address depth of front yard greenbelt.
6. Use of exterior lighting is within Zoning Code requirements.
7. Submission of photogenic site plan

AYES: ALL

MOTION CARRIED.

Adjournment

MOTION by Mr. Harenski, supported by Mr. Orloski to adjourn the Planning Commission meeting.

AYES: ALL

MOTION CARRIED.

Meeting adjourned at 8:04 p.m.

Dennis E. Champine
City Manager/Clerk