

City of Howell
Planning Commission
March 16, 2016
611 E. Grand River Avenue
Howell, MI 48843

The regular meeting of the Planning Commission was called to order by Vice Chairperson Vukonich at 7:00 p.m.

PRESENT: Mayor Nick Proctor, Jan Lobur, Robert Spaulding, Erin Britten, City Manager Shea Charles, Maryanne Vukonich, Stewart Howe, Community Development Director Tim Schmitt, and Recording Secretary Deanna Robson.

ABSENT: Paul Streng, Jeanette Ambrose.

GUESTS: Patrick Cleary, Rob Curtis, Rich Wordelman, John Eckstein, Tom Jacobs, Jonathon Younkman, Daniel Sonerac, Tom Palushaj.

APPROVAL OF February 17, 2016 MINUTES

MOTION by Proctor, SUPPORTED by Howe, “To approve the February 17, 2016 minutes as presented.” MOTION CARRIED (7-0).

CALL TO THE PUBLIC

None.

STAFF REPORT

Timothy Schmitt, Community Development Director, provided updates in addition to his staff report, noting that Town Commons and Kellogg Dental plans are being finalized and are expected for the next Planning Commission meeting. He also informed the Commission that staff participated in a Howell/Howell Township Joint Planning Committee meeting prior to the Planning Commission meeting to review an application from Anthony Kisiel requesting rezoning of outlots at the Crossroads Town Center from MXD to B-2, subject to a conditional rezoning agreement that would allow drive through restaurants. The Committee chose to make a positive recommendation, and the request will be brought to the Planning Commission in April.

NEW BUSINESS

#16-007 – 1445 McPherson Park Drive – Chem Trend – Site Plan

Community Development Director Schmitt introduced the agenda item by stating that the applicant would like to conduct a presentation for the Commission, and noted that Chem Trend has been at the site since the mid-1980’s; previous expansions have been approved by the Planning Commission; and an additional expansion of approximately 9,500 square feet is being proposed. Storm water management is being proposed via a rain garden to collect rain water and water from roof. The building and parking lot will be expanded to the east, while maintaining the existing trees. Staff has no major concerns and recommends approval.

John Eckstein, Lindhout Associates at 10465 Citation Drive, introduced members of the Chem Trend and Lindhout teams. Mr. Eckstein conducted the presentation, providing information regarding the proposed addition. They will match the existing brick, while also bringing in more natural light. Discussion followed regarding the reasons for the expansion, the on site garden, and the Chem Trend facility located on Grand River Avenue in Genoa Township.

MOTION by Proctor, SUPPORTED by Spaulding, “To approve the Site Plan application (#16-007) for Chem Trend Limited Partnership at 1445 McPherson Park Drive, parcel id 4717-35-100-097 for a 9,530 square foot building addition for research and development on the existing Chem Trend campus, including allowing front yard parking along McPherson Park Drive. The building shall meet all applicable ordinance standards.” MOTION CARRIED (7-0).

#16-008 – 1202 E. Grand River Avenue – Firewood Grill – Site Plan

Timothy Schmitt, Community Development Director, stated that is a two part request: 1) outdoor seating for 26 customers at the south end of the building; and 2) façade updates and new architectural features. The restaurant opened in 2015, taking over a vacant building. The site plan proposes removal of three parking spaces, however there is an easement covering the neighboring property regarding parking. Staff recommends approval subject to confirmation on combined occupancy of the two restaurants.

MOTION by Proctor, SUPPORTED by Lobur, “To approve the Site Plan application (#16-008) for Firewood Grill at 1202 East Grand River Avenue, parcel id 4717-36-400-033, for the addition of an outdoor seating area and major façade renovations for the existing building, with a Planning Commission deviation to allow the parking for the Firewood Grill to be partially accommodated on the neighboring property, subject to the applicant confirming occupancy at the China King restaurant and installing two parking spaces as noted in the Staff report, if they are needed to meet parking requirements for the two sites. The building and construction shall meet all applicable ordinance standards.” Discussion followed regarding fencing on the property as well as the parking easement. MOTION CARRIED (7-0).

OTHER BUSINESS

MOTION by Spaulding, SUPPORTED by Charles, “To excuse Commissioners Streng and Ambrose from the March 16, 2016 Planning Commission meeting.” MOTION CARRIED (7-0).

MOTION by Spaulding, SUPPORTED by Charles, “To adjourn the meeting at 7:25 p.m.” MOTION CARRIED (7-0).