# City of Howell Planning Commission Special Meeting September 28, 2016 611 E. Grand River Avenue Howell, MI 48843

The special meeting of the Planning Commission was called to order by Chairman Streng at 6:45 p.m.

COMMISSIONERS PRESENT: Paul Streng, Maryanne Vukonich, Mayor Nick Proctor, Robert Spaulding.

COMMISSIONERS ABSENT: Jan Lobur, Jeanette Ambrose and Erin Britten.

ALSO PRESENT: Community Development Director Tim Schmitt and Recording Secretary Deanna Robson.

GUESTS: Thom Dumond and Jason Street.

## **CALL TO THE PUBLIC**

None.

#### **NEW BUSINESS**

# #16-028 - SITE PLAN - THAI SUMMIT ENTRANCE AND PARKING LOT MODIFICATIONS

Community Development Director Schmitt introduced the topic by stating that the Planning Commission approved changes to the site in 2014, and the proposed modifications would widen the entrance to allow for truck traffic, modify the previously approved parking layout, and improve the traffic flow. He noted that a landscape and parking plan are required prior to final approval.

Chairman Streng inquired about the reduction in handicapped parking spaces, and Thom Dumond responded that the architect will review the plans to ensure that they are in compliance with the Americans with Disabilities Act (ADA). The site plan was reviewed and Mr. Schmitt confirmed that the entrance will remain in the same location and the parking will be adjusted.

MOTION by Proctor, SUPPORT by Spaulding, "To approve the Site Plan (#16-028) for Thai Summit America Corporation at 1480 McPherson Park Drive for modifications to parking and maneuvering on site, subject to the following conditions:

- The construction shall meet all applicable engineering standards and be reviewed by the City's Engineering consultant prior to construction commencing.
- A landscape plan shall be provided and meet all applicable ordinance standards prior to construction commencing.
- Thai Summit shall provide Staff verification of current employment numbers to verify the parking calculations on the plans dated 9-20-16.
- The construction shall meet all other applicable ordinance standards.

• Parking modifications shall meet Americans with Disabilities Act (ADA) requirements for handicapped parking."

MOTION CARRIED (4-0).

### **OTHER BUSINESS**

MOTION by Proctor, SUPPORT by Streng, "To excuse Commissioners Lobur, Ambrose and Britten from the September 28, 2016 Planning Commission special meeting." MOTION CARRIED (4-0).

MOTION by Spaulding, SUPPORT by Vukonich, "To adjourn the meeting at 6:53 p.m." MOTION CARRIED (4-0).

Deanna Robson, Recording Secretary