

City of Howell
Planning Commission
June 19, 2019
611 E. Grand River Avenue
Howell, MI 48843

The regular meeting of the Planning Commission was called to order by Chairman Streng at 7:00 p.m.

COMMISSIONERS PRESENT: Paul Streng, Maryanne Vukonich, Mayor Nick Proctor, Robert Spaulding, Jan Lobur and Erin Britten.

COMMISSIONERS ABSENT: Chelsea Dantuma.

ALSO PRESENT: Interim City Manager Erv Suida, Community Development Director Timothy Schmitt and Deputy City Clerk Deanna Robson.

GUESTS: Matt Vetter, Stephen Estey, Patrick Cleary and Russ Springborn.

APPROVAL OF MINUTES, MAY 15, 2019 REGULAR MEETING

MOTION by Proctor, SUPPORT by Vukonich, “To approve the May 15, 2019 regular Planning Commission meeting minutes as presented.” MOTION CARRIED (6-0).

CALL TO THE PUBLIC

None.

STAFF REPORT

Community Development Director Timothy Schmitt stated that information regarding budgeted educational opportunities for Commission members was included in the meeting packet.

NEW BUSINESS

#19-17 – 1026 EAST GRAND RIVER – SITE PLAN AMENDMENT

Community Development Director Schmitt informed the Commission that the applicant had previously submitted plans that included maintaining the interior walls of the building, however, the contractor was unable to preserve the structures once the condition was revealed in the construction phase. Due to the unapproved demolition of the walls, the building permit was revoked. A new building was proposed in the same location as indicated in the previously approved plans, but front setbacks no longer met ordinance standards and a Board of Zoning Appeals variance would be required.

Steven Estey, 39577 Woodward Avenue, Bloomfield Hills, informed the Commission that during the construction process, the walls that were intended to be salvaged posed an imminent danger. After construction was stopped, the applicant and consultants met with City staff and worked through the issues. The proposed new building would have the same footprint, with an added rear ingress and egress drive for emergency vehicles. The property owner was able to obtain an easement from the adjacent owner in the rear of the property. The applicant also asked for

consideration to remove Rite Aid and Ace Hardware from the setback calculations, which would allow the applicant to request a lesser variance from the Board of Zoning Appeals.

Patrick Cleary, Boss Engineering, noted that the open asphalt connection to Abe's Auto Glass had been closed and would remain closed because the property owner of Abe's did not want traffic access. Commissioner Spaulding inquired if the easement went all the way to Catrell and Mr. Cleary confirmed.

Commissioner Vukonich inquired about the absence of the tree on the island in front of the property on the drawings submitted by the applicant. Mr. Cleary responded that a freestanding sign will be placed in that location due to site clearance and utilities.

Chairman Streng asked Mr. Cleary if he was involved in the decision to demolish the walls. Mr. Cleary responded that he was not part of that decision to tear down walls, they had expected to preserve the walls, and was not aware that there would be unforeseen problems. He added that the foundations were still in the ground, but not in good condition and now planned to be removed. The walls were not intended to be load bearing and removal of the foundations would not change configuration of the building. Chairman Streng noted that a demolition permit was required, but none had been requested nor issued; and the project architect and engineer both have a long history of projects within the City and someone should have recognized the need to get approval from the City due to the demolition and/or major changes to the plans. He commended Community Development Director Schmitt and added that City ordinance required that the work had to be stopped.

Commissioner Vukonich asked Mr. Vetter about the foundations and he responded that they would be replaced with spread footing and formed block walls.

Commissioner Spaulding inquired about the fees assessed and permits that were required. Mr. Schmitt stated that money was still being held in escrow and new fees would be paid with the new permit.

MOTION by Proctor, SUPPORT by Vukonich, "To approve the modified Site Plan application (#19-17) for 1026 East Grand River Avenue, parcel id number 4717-36-400-041, to allow for construction of a new car wash using the former footprint of the former car wash, including expanded vehicle maneuvering, subject to the following conditions:

- 1. The proposed construction and use shall meet all applicable ordinance standards and permits shall be acquired for all work on the site;**
- 2. Planning Commission establishment of the build to line for the property of 34 feet, removing the Rite Aid and Ace Hardware buildings from the calculation;**
- 3. Planning Commission waiver for the required number of parking spaces on the site, four proposed, eleven required, with four approved vacuum units on site;**
- 4. Planning Commission waiver for the lack of escape lane, with the finding that it will not have an adverse impact on public safety or convenience of patrons;**
- 5. There is no vehicle washing permitted on the site outside of the building;**
- 6. Vehicle sales shall not be permitted on the premises;**

- 7. No advertising signs may be placed onsite other than the permitted maximum wall and/or ground sign area per Article 7. The prohibited signs include banners and flags;**
- 8. The operations on the site shall comply with all provisions of Article 8 of the Zoning Ordinance;**
- 9. Resolution of cross access issue with Abe’s Auto Glass.”**

MOTION CARRIED (6-0).

Mr. Estey commended Community Development Director Schmitt for his work with the project, as did Chairman Streng.

MOTION by Proctor, SUPPORT by Britten, “To excuse Commissioner Dantuma from the June 19, 2019 Planning Commission meeting.” MOTION CARRIED (6-0).

MOTION by Spaulding, SUPPORT by Proctor, “To adjourn the meeting at 7:30 p.m.” MOTION CARRIED (6-0).

Deanna Robson, Deputy City Clerk