

**CITY OF WAYNE
PLANNING COMMISSION**

MINUTES

A regular meeting of the City of Wayne Planning Commission was called to order by Chairman Pugh on Tuesday, February 8, 2022 at 7:00 P.M at City Hall, 3355 S. Wayne Rd. Wayne, MI 48184

Members Present: Robert Pugh, Denise Adkins, Merle Baum, Beverly Shackelford, David Story, Albert Damitio, Don Quarles and Robert Boertje

Members Absent: Joseph Hubbs

Others present: Community Development Director, Lori Gouin, City Engineer, Mike Buiten, Councilwoman Deb Wass

Based on a motion by Boertje, supported by Baum, the Agenda was approved as presented. Motion carried unanimously.

Commissioner Pugh asked for a moment of silence in remembrance of Mayor John Rhaesa's Father and Father-in-Law.

Based on a motion by Story, supported by Boertje, the minutes of the meeting held on January 11, 2022 were approved. Motion carried unanimously.

Based upon a motion by Story, supported by Boertje, the Public Hearing to Consider the Conditional Rezoning (2022-01) of 34250 Michigan Avenue was opened. Sada the Agent representing the seller of the property spoke and recommended that the Commission approve the re-zoning. Leo Gonzalez the petitioner representing Lee's Chicken gave details on the Project. Based on a motion by Story and supported by Adkins, the Public Hearing was closed.

Based on a motion by Story, supported by Quarles, the Conditional Rezoning (2022-01) of 34259 Michigan Avenue was approved with the Conditions being that there shall be a drive thru allowed and the petitioner will provide a minimum of 20 parking spots. Motion carried unanimously.

Based upon a motion by Quarles, supported by Damitio, Site plan 2022-02 (38303 Michigan Ave. Ford Michigan Assembly Plant) was approved unanimously with the following conditions:

- (1.) That the applicant shall obtain the necessary permits and pay the required fees from all City Departments (Building, Engineering, Fire, & Water) and Wayne County.
- (2.) That one set of engineering plans and three sets of building plans shall be submitted reviewed and approved by the Building Official, City Engineer and Fire Marshal prior to any construction
- (3.) That the parking lot shall be constructed in conformance to Chapter 1282 Off Street Parking.
- (4.) That the landscape shall conform to Chapter 1281 Landscape Regulations.
- (5.) That the building shall be made accessible and usable to people with disabilities.
- (6.) That the dumpster enclosure shall be constructed to City standards.

- (7.) That any water, sanitary sewer, and storm water taps shall be completed by the developer and inspected by the City of Wayne.
- (8.) That the applicant confirms the location of service leads and all water meters with DPW.
- (9.) That domestic and fire lines shall have separate taps and shall connect directly to the water main.
- (10.) That the plumbing system plans shall be reviewed by Hydro-Designs for cross connection/back flow prevention.
- (11.) That the fire hydrant locations shall be determined by the Fire Marshall. Minimum of two.
- (12.) That all conditions at this site shall be completed before the issuance of a Certificate of Occupancy.
- (13.) That all Police Department information shall be completed (business registration/
handicapped enforcement).

The 2021 Year End Planning Commission Report was presented.

Buiten informed members of the Commission that the City will be launching their new web-site on February 24, 2022.

Quarles thanked Buiten and Gouin for all of their hard work. He also informed member of the Board that the Makers Market would be staying open through the end of the year. He also thanked Lisa Kubany for all of her hard work on behalf of the DDA.

Boertje talked about the upcoming programs/events at the Knights of Columbus.

Pugh indicated that he has served on the Planning Commission for a very long time. He said he cant remember a time that things were so exciting and is very proud of the direction the City is moving in.

Next Meeting – March 8, 2022 at 7:00 p.m.

There being no further business, based on a motion by Shackelford, supported by Story and unanimously carried, the meeting was duly adjourned at 7:36 P.M.

Lori B. Gouin
Community Development Director