



**Planning Commission Special Meeting
Thursday, April 20, 2023 – 7:00 PM
15915 Southfield Road Allen Park, MI 48101**

MINUTES

I. CALL TO ORDER

Vice Chair Darin called the meeting to order at 7:02pm

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL ATTENDANCE

First	Last	Present	Absent	Excused
Luke J.	Brithinee	X		
Mike	Muszynski	x		
Jasmine	Sheffield	X		
Charles	Blevins	x		
Paul	Carnarvon	X		
Nick	Darin	x		
Timothy	Estheimer			x
Fred	Frank	x		
Dennis	Randt	x		
Natalya	Porras (Student Rep.)			x

Also in attendance: Mike Auerbach (Planner/CWA), applicants, and members of the public.

IV. READING AND APPROVAL OF AGENDA

1. Approval of the agenda for the Planning Commission special meeting of April 20, 2023.

Motion by Commissioner Frank, seconded by Commissioner Muszynski to approve the agenda for the Planning Commission special meeting of April 20, 2023 as presented.

Unanimous voice vote of approval with Commissioner Estheimer absent.

V. READING AND APPROVAL OF MINUTES

VI. COMMUNICATIONS AND PETITIONS

VII. PUBLIC HEARINGS

DRAFT

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Planning Commission
May 4, 2023

**Minutes
Planning Commission Special Meeting
April 20, 2023**

1. **Preliminary Site Plan - 16640 Southfield Road Allen Park, MI 48101 (30 001 01 0003 301).**
The property is zoned C-6C, Southfield Road Mixed Use Development District. The applicants are proposing to construct a hotel on the property.

Planner Auerbach presented the staff review as included in the meeting packet.

The applicants, represented by Mr. Mark Wright, presented the site plan to the Planning Commission, responded to questions and provided the following information:

- Updated elevations have been submitted to meet the 50% brick building material requirement.
- The area to the northeast of the building will be landscaped.
- EIFS durability is less of an issue when it is above the first floor of a building where it can't be physically damaged.
- The operators will need to clarify what constitutes an extended stay, but it limits guests from staying longer than one (1) month.

Commissioner Darin opened the public hearing at 7:25pm. No comments were given. Commissioner Darin closed the public hearing at 7:25pm.

Motion by Commissioner Darin, seconded by Commissioner Brithinee to approve the preliminary site plan subject to the following determinations and conditions:

- 1) The proposed EIFS is an acceptable ornamental façade material per Section 52-487(2).
- 2) That the area to the northeast side of the building be landscaped keeping with Section 52-904(8)(a)(3).
- 3) That the parking space deficit shall be addressed.
- 4) The applicants shall submit documentation for staffs' review to demonstrate that items to be addressed 1 through 8 listed in the Carlisle/Wortman review letter, dated April 3, 2023 have been addressed.

Unanimous voice vote of approval with Commissioner Estheimer absent.

VIII. NEW BUSINESS

IX. OLD BUSINESS

X. PUBLIC COMMENT (non-case specific items)

XI. ADJOURNMENT

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Motion by Commissioner Frank, seconded by Commissioner Muszynski to adjourn the meeting at 7:36pm.

Unanimous voice vote of approval.

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Respectfully submitted,

Mike Auerbach, Planner

Approved: _____