

MINUTES
CITY OF ALLEN PARK
SPECIAL PLANNING COMMISSION MEETING
December 06, 2018

The Planning Commission met for a regularly scheduled meeting on December 06, 2018 at the Allen Park City Hall. Chairman Graham called the meeting to order at 7:00 PM.

The Chairman Graham instructed the secretary to call the roll.

Graham	<u> X </u>	Powell	<u> X </u>
Babbage	<u> X </u>	Randt	<u> X </u>
Darin	<u> X </u>	Vacant	<u> </u>
Hagen	<u> Absent </u>	Vacant	<u> </u>
Lalli	<u> Absent </u>		

Others present: Chris Atkin, City Planner – Carlisle Wortman

Approval of November 15, 2018 Planning Commission Special Meeting Minutes

Motion by Babbage, supported by Darin, to approve the minutes submitted; Motion passed 5-0.

NEW BUSINESS

1. Site Plan/Regulated Use Review – 4000 Allen Road – Outdoor Storage

Michael Sheena, owner of 4000 Allen Road, gave the planning commission members a description of the proposed outdoor storage use, location, and tenant.

Planner Atkin summarized the CWA report, explained to the commission the proposed twelve (12) foot height of the fence is at the discretion of the planning commission. The planner then asked about the location of the gates, ingress and egress, and if the gate will be manual operation with a pad/combination lock, or if it will be an automatic gate with key pad entry. Explained the police and fire department will need access in the event of an emergency.

Mr. Sheena explained the gates will be located on the main parking lot side and on the Lada Drive side; ingress and egress will circulate counterclockwise with access from Allen Rd. and exit on to Lada Dr.; and the type of gate operation has not been determined, however, they will provide the police and fire department with the appropriate method for access.

Commissioner Randt asked the type of equipment would be stored and if any of the equipment stored will be higher than the fence.

Kenny Land, employee/foreman for Intren (utility specialty contractor and possible tenant), summarized the proposed storage items, explained the tallest item is a large utility truck with a boom/bucket. The overall height is 15'8".

Commissioner Powell asked if any hazardous material/liquids would be stored on the gated area; if security cameras will be installed; length of lease; and the hours of operation.

Mr. Land stated that no hazardous material/liquid will be stored onsite; there area existing security cameras; and the hours of operation are generally standard unless there is an emergency. Additionally, the initial lease is for three (3) years with an option for additional years.

Allen Park Councilman Rourke asked for clarification of where the outdoor storage area will be located; he was provided an aerial copy of the site with an outline of the area.

Chairperson Graham inquired about additional power being installed to the storage area.

Mr. Land explained power will be installed due to an automatic ice maker in the summer and, in the winter, to plug in the diesel trucks/equipment overnight.

A was motion by Randt to approve the site plan and the installation of fourteen (14) foot tall arborvitaes along the southwest (Lada Dr.) side of the fence.

Commission Darin commented on the motion and the installation of arborvitaes of that size have the potential to significantly increase the cost of the project.

Chairperson Graham opened discussion about the fence height and the inclusion of tall landscape along the southwest fence boundary. Most of the commissioners felt the fence height to be acceptable and tall landscaping should not be a requirement.

Motion by Darin, supported by Powell, to recommend approval of the site plan and regulated use as submitted. Motion passed 5-0.

OLD BUSINESS

None.

COMMUNICATIONS

None.

COMMISSIONERS COMMENTS

Chairperson Graham thanked those in the crowd for attending the meeting.

Commissioner Babbage wished everyone Happy Holidays.

PLANNER COMMENTS

None.

CITIZEN COMMENTS

Councilwoman Gaworecki announced that she and Councilman Rourke are liaisons to the Planning Commission and will be attending more meetings.

ADJOURNMENT

Motion by Babbage, supported by Darin, to adjourn the meeting at 7:52 PM. Motion passed 5-0.