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PUBLIC HEARING NOTICE AND MINUTES

NOTICE OF PUBLIC HEARING CITY OF WOODHAVEN PLANNING COMMISSION

Notice is hereby given that the City of Woodhaven Planning Commission will hold a public hearing on Tuesday, December 12, 2006 at 7:00 p.m. or shortly thereafter, at City Hall, 21869 West Road, Woodhaven, MI 48183. The purpose of the hearing is to receive public comments on a proposal by the Planning Commission to adopt an updated Master Plan for the City of Woodhaven.

The updated Master Plan includes text, charts, tables, graphs, illustrations and maps that describe the Planning Commission's proposal for the long-range future development of the community. The updated Master Plan has been prepared under the authority vested in the Planning Commission by the Municipal Planning Act, Michigan Public Act 285 of 1931, as amended. As a part of the Master Plan process, a Vision Fair with City residents was held to obtain comments regarding the future development of the City.

A Master Plan is a long-range policy plan for land use that helps guide City officials when making development decisions. The Master Plan is not a zoning map and does not change the zoning of individual properties.

A complete draft of the proposed Master Plan may be inspected prior to the hearing at the City Clerk's Office, City Hall, 21869 West Road. The draft Plan can also be viewed online at <http://www.birchlarroyo.com/Clients/woodhaven.htm>. Written comments may be sent to the Planning Commission c/o Angie Shurkus, City Clerk's Office, 21869 West Road, Woodhaven, MI 48183 prior to the hearing. Oral comments will be taken during the public hearing.

This notice is published pursuant to the requirements of Michigan Public Act 285 of 1931, as amended.

[Published not less than 15 days before the hearing. Also mailed to: Wayne County Planning (Wayne County Department of Jobs and Economic Development); Wayne County Commission; SEMCOG; Brownstown Township Planning Commission; City of Flat Rock Planning Commission; City of Gibraltar Planning Commission; City of Riverview Planning Commission; City of Trenton Planning Commission; Canadian National Railway; DTE Energy; International Transmission Company; SBC Communications]



MINUTES OF PUBLIC HEARING

City of Woodhaven

County of Wayne, State of Michigan

Regular Planning Commission Meeting of December 12, 2006

Regular Planning Commission meeting of December 12, 2006 held at Woodhaven City Hall, 21869 West Road, Woodhaven, Michigan. The meeting was called to order at 7:00 p.m. by Mr. James Robbins, Chairman, presiding.

PRESENT: Mr. James Robbins, Mr. Randy Odette, Ms. Shirley Stuba, Mr. Alan Fike, Mr. Dan Duderstadt, Mr. Jeff Willer, Mr. Scott Maher, Mr. Gregory Jakubik, Mr. Carl Brown, Building Official (arrived at 7:02 p.m.)

ALSO PRESENT: Mr. G. Stanley Woodhouse, Planning Consultant, Ms. Angie Shurkus, Deputy City Clerk, Mr. David Birchler, Birchler-Arroyo

Moved by Mr. Willer, seconded by Mr. Jakubik, to approve the Planning Commission Agenda as submitted. MOTION CARRIED.

Moved by Mr. Robbins, seconded by Ms. Stuba, to approve the Planning Commission Meeting minutes of November 14, 2006.

AYES: Robbins, Duderstadt, Stuba, Odette, Brown, Fike
NAYS: None
ABSTAIN: Jakubik, Maher
MOTION CARRIED.

Moved by Mr. Jakubik, seconded by Mr. Willer, to approve the Planning Commission Study Session meeting minutes of October 23, 2006.

AYES: Robbins, Odette, Jakubik, Willer, Maher
NAYS: None
ABSTAIN: Fike, Duderstadt, Stuba, Brown
MOTION CARRIED.

APPLICATION REVIEW:

Moved by Ms. Stuba, seconded by Mr. Odette, to approve Site Plan Application SP 06-18; Uncle Harry's, (AAA Sign Co.), 18768 West Road, Sign. MOTION CARRIED.

Moved by Mr. Duderstadt, seconded by Mr. Jakubik, to approve Site Plan Application SP 06-19; Lamarand Design & Build Corp., (Ground Round Grill & Bar), 22301 Allen Road, with the following stipulations:

1. Landscape guarantee in the amount of \$4,200.00.
2. Approval of the Planning Commission does not grant nor infer any Engineering or Building Department approvals.



3. Applicant to repair sidewalks.
4. Return to Building Department rendering of new sign and must be in compliance.
5. Change front façade to extend the cultured field stone on the north column up to the top molding, and also to cover the uprights and arch on the opening façade.
6. Electronic message board not to change more than once every 60 seconds.

MOTION CARRIED.

Moved by Mr. Willer, seconded by Mr. Maher, to deny Site Plan Application SP 06-20; Monroe Vinyl Graphics, (Sun One Tanning), 19155 West Road, Sign, does not comply with City of Woodhaven sign ordinance.
MOTION CARRIED.

A PUBLIC HEARING WAS HELD ON THE PROPOSED MASTER PLAN:

Mr. Steve Kardel, resident, spoke stating he was disappointed in the rezoning of the Ford Motor Co. property while the Master Plan was being developed.

Mr. Robbins stated for the record, no comments were received from Wayne County Planning and Wayne County Commission. The comments received from the City of Trenton Planning Commission were addressed.

Moved by Ms. Stuba, seconded by Mr. Willer, to close the public hearing on the proposed Master Plan.
MOTION CARRIED.

Moved by Mr. Odette, seconded by Ms. Stuba, to adopt the following resolution:

RESOLUTION OF ADOPTION
City of Woodhaven Master Plan
By City of Woodhaven Planning Commission

WHEREAS, the City of Woodhaven Planning Commission has the responsibility and is empowered by the Municipal Planning Act No. 285 of 1931, as amended, to make and adopt a Master Plan for the physical development of the City and to amend the Plan as needed from time-to-time, and

WHEREAS, the Woodhaven City Council created the Planning Commission for the purposes stated in the Municipal Planning Act No. 285 of 1931, as amended, and

WHEREAS, the City of Woodhaven has retained professional planning consultants to assist the Planning Commission with the technical studies necessary to make a new Master Plan for the City of Woodhaven, and

WHEREAS, the City of Woodhaven Planning Commission has held a public hearing on its proposed new Master Plan for the City on December 12, 2006 at the Woodhaven City Hall, and

WHEREAS, the Planning Commission finds that the new Master Plan is necessary for the continued development and the appropriate redevelopment of the physical areas of the City,

NOW THEREFORE BE IT RESOLVED, that the City of Woodhaven Planning Commission hereby adopts this Master Plan for the City of Woodhaven, along with the text, maps, charts, graphs, and other descriptive materials



contained in the Plan, and

BE IT FURTHER ORDERED, that an attested copy of the Master Plan shall be certified to the Woodhaven City Council, Woodhaven DDA Board, SEMCOG, Wayne County Planning, Wayne County Commission, adjacent communities, and registered public utility and railroad companies.

AYES: Robbins, Jakubik, Odette, Stuba, Maher, Willer, Duderstadt, Fike, Brown
NAYS: None
ABSENT: None

RESOLUTION DECLARED ADOPTED THIS 12th DAY OF DECEMBER, 2006.

UNFINISHED BUSINESS:

A. Tree/Vegetation Ordinance.

Discussion held. Will discuss further at the next meeting.

PLANNING CONSULTANT'S REPORT:

We will be receiving site plans on a new Tim Hortons on Allen Road, cross easements will be used.

NEW BUSINESS:

A. Zoning Board of Appeals Feedback.

Mr. Fike discussed the recent Zoning Board of Appeals variance granted to Ultimate Backyards & Gamerooms regarding their sign. Mr. Robbins asked why was it approved, as it was not compliant. The Planning Commission is trying to enforce the new sign ordinance.

PUBLIC COMMENTS:

A future developer, Mr. Fawaz, addressed the Board with his plan to develop the northeast corner of Allen Road and Van Horn Road.

Moved by Mr. Fike, seconded by Mr. Duderstadt, the meeting be adjourned at 8:33 p.m.

MOTION CARRIED.

Mr. James Robbins, Chairman

Ms. Angie Shurkus, Acting Secretary