

CITY OF ORCHARD LAKE VILLAGE

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

JUNE 2, 2015

Chair Valvona called the Regular June Meeting of the City of Orchard Lake Village Planning Commission to order at 7:00 p.m. on June 2, 2015 at City Hall, and led the Pledge of Allegiance.

ROLL CALL

PRESENT: Chair Valvona, Vice Chair Wade, Commissioners Sutschek, Dziuba, Sonnevile, Krause, and Pedell.

ABSENT: Commissioners Magnell & Birrell

STAFF: Director of City Services McCallum and Building Department Clerk Yacoub, City Planner Chris Doozan.

GUESTS: Mayor Beach, Councilmember Finkelstein, Dan Whalen, David Barczys, and Martin Vucinaj.

OATH OF OFFICE- NEWLY APPOINTED PLANNING COMMISSION MEMBER

Director of City Services McCallum administered the Oath of Office to the newly appointed Planning Commission Member DuAnne Sonnevile.

ELECTION OF VICE CHAIRMAN

NOMINATION OF TED WADE FOR VICE CHAIRMAN: A MOTION WAS OFFERED BY COMMISSIONER PEDELL AND SECONDED BY COMMISSIONER SUTSCHEK.

MOTION CARRIED 7-0

APRIL 7, 2015 MEETING MINUTES APPROVAL

A MOTION WAS OFFERED BY COMMISSIONER KRAUSE AND SECONDED BY COMMISSIONER SUTSCHEK TO APPROVE THE APRIL 7, 2015 PLANNING COMMISSIONER MEETING MINUTES.

MOTION CARRIED 7-0

ORCHARD LAKE ST. MARY'S SITE PLAN APPROVAL

David Barczys, Architect for Orchard Lake St. Mary's indicated that Orchard Lake St. Mary's is proposing a 3,600 square foot addition on the north side of the existing boat house to store

additional rowing equipment. Mr. Barczys indicated that he is proposing the simplest shape with minimal variance required to blend it with the existing boat house.

Vice Chair Wade asked for the reason to propose an industrial building on a waterfront property. Mr. Barczys stated that the current boat house is located on a waterfront and the proposed addition will be located adjacent to the existing boat house.

Commissioner Krause suggested adding imitation windows to the proposed addition for enhancement of the west elevation.

Commissioner Sutschek suggested having the east façade of the proposed building done the same as the west side.

Commissioner Sutschek asked if any additional exterior lighting is proposed to the addition. Mr. Barczys stated that there are none being proposed but it can be added.

Commissioner Sonnevile asked if the dual 16 person crew tank will have water. Mr. Barczys indicated that it is proposed for the future expanding. The 16 person crew tank will be used for possible indoor rowing classes.

Vice Chair Wade asked if a building sign is being proposed. Mr. Barczys indicated that no building sign is proposed at this time.

City Planner Doozan suggested adding some landscaping to the west side of the proposed addition.

A MOTION WAS OFFERED BY COMMISSIONER SUTSCHEK AND SECONDED BY VICE CHAIR WADE TO TABLE THE SITE PLAN APPROVAL FOR THE ORCHARD LAKE ST. MARY'S BOAT HOUSE ADDITION WITH THE FOLLOWING CONDITIONS;

- 1- REVISED SITE PLAN TO INDICATE NO NEW EXTERIOR LIGHTING IS BEING ADDED TO THE PROPOSED ADDITION**
- 2- NO BUILDING SIGN IS BEING INSTALLED**
- 3- SITE PLAN SHOULD SHOW EAST SIDE ELEVATION**
- 4- SITE PLAN SHOULD INDICATE THE EVERGREENS LANDSCAPING**
- 5- PROVIDE SAMPLE BOARD FOR EXTERIOR FAÇADE**

MOTION CARRIED 7-0

AMENDMENT TO ZONING ORDINANCE SECTION 4.40 (WIRELESS COMMUNICATION FACILITIES)

Director of City Services McCallum indicated that at the January 6, 2015 Planning Commission Meeting there were two alternative ordinances that were drafted by the City Planner, Chris Doozan, and the Commission decided to select alternative 1 for review. The Commission reviewed this proposed Ordinance and suggested revisions which are handwritten in red marker and incorporated in this document.

Since that meeting, City Attorney Salhaney weighed in on the Ordinance and indicated that there was court action at the federal level that could affect some provisions of the

Ordinance. Just recently, Attorney Salhaney and the City Planner discussed the recent court action and the proposed Ordinance and determined that this Ordinance does not conflict with the federal court case and recommends moving forward with its adoption.

Director of City Services McCallum mentioned that if the Planning Commission wishes to move forward on these amendments, then a public hearing on this matter can be scheduled for the July 7, 2015 regularly scheduled Planning Commission meeting.

Commissioner Pedell suggested adding the word "Facilities" to class B on page 4, # 3, Class C Facilities. City Planner Doozan agrees.

In the same paragraph, Chair Valvona mentioned that section 4 was removed and suggested using subsection D (2) d. City Planner Doozan agrees.

The Commission suggested adding the definition of new facilities to the Zoning Ordinance, Section 2.02 for clarification. The revised Ordinance will be submitted for review at the next Planning Commission Meeting.

A MOTION WAS OFFERED BY COMMISSIONER PEDELL AND SECONDED BY COMMISSIONER SUTSCHEK TO APPROVE THE AMENDMENT TO THE ZONING ORDINANCE, SECTION 4.40 WIRELESS COMMUNICATION FACILITIES WITH REVISIONS AND TO MODIFY THE ZONING ORDINANCE, SECTION 2.02, DEFINITIONS.

MOTION CARRIED 6-1, Vice Chair Wade opposed

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, COMMISSIONER KRAUSE MOVED TO ADJOURN THE MEETING AT 8:10 P.M. COMMISSIONER DZIUBA SECONDED THE MOTION.

MOTION CARRIED 7-0

VINCE VALVONA
CHAIRMAN

RHONDA MCCLELLAN
CITY CLERK

NY

6/22/2015