

**CITY OF ORCHARD LAKE VILLAGE
SPECIAL PLANNING COMMISSION MEETING
APRIL 15, 2014**

Chair Valvona called the Special Meeting of the City of Orchard Lake Village Planning Commission to order at 7:01 p.m. on April 15, 2014 at City Hall, and led the Pledge of Allegiance.

ROLL CALL

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

ABSENT: Commissioners Bradbury & Magnell

STAFF: Director of City Services McCallum and Building Department Clerk Yacoub

GUESTS: Larry Campbell, Mark Draine & Mayor Beach

OATHS OF OFFICE

Director of City Services McCallum administered the oath of office to the appointed Planning Commission Member Edward Birrell *"I solemnly swear that I will support the Constitution of the United States and the Constitution of this State, and I will faithfully discharge the duties of the office of Planning Commission member in the City of Orchard Lake Village, County of Oakland, in the State of Michigan, accordingly to the best of my ability."*

CONSIDERATION OF THE REVISED LANDSCAPING PLAN FOR THE PROPOSED WALGREENS STORE.

Chair Valvona commented that Walgreens submitted the traffic signal improvements permit application to the Oakland County Road Commission; the permit has been approved with a condition that no landscaping growing higher than three (3) feet is permitted in the island south of the driveway at the proposed new signal.

Mark Draine, Architect, stated that the landscaping plan has been revised to accommodate the concerns from Oakland County Road Commission. Planning Commission approval is required for the revised landscaping plan.

Vice Chair Wade recommended Walgreens add signage to accommodate the address for the existing businesses adjacent to Walgreens. No action was taken.

Commissioner Pedell mentioned that the review by City Planner Doozan supports the revised landscaping plan. Compared to the existing structure, the new Walgreens building will be shifted away from the road and landscaping will be added to enhance the area. Thus, Commissioner Pedell supports the revised plan.

Vice Chair Wade supports the revised landscaping plans and recommended that Walgreens find an alternative spot for snow piling and not use the handicap parking area for snow piling.

Commissioner Sutschek supports the revised landscaping plan but doesn't agree with Oakland County Road Commission.

A MOTION WAS OFFERED BY COMMISSIONER BIRRELL AND SECONDED BY COMMISSIONER PEDELL TO APPROVE THE REVISED LANDSCAPING PLAN FOR WALGREENSBASED ON;

- 1- MUST COMPLY WITH OAKLAND COUNTY ROAD COMMISSION REQUEST**
- 2- PLAN HAS SAME NUMBER OF TREES**
- 3- MORE SHRUBS ADDED TO THE REVISED LANDSCAPING PLAN**

MOTION CARRIED 7-0

Chair Valvona stated that City Council requested that the Planning Commission review and revise the Lot Coverage Section of the City Zoning Ordinance, Section 13. Chair Valvona asked the Commissioners to review the Lot Coverage Ordinance for discussion at the next regular Planning Commission Meeting.

Director of City Services McCallum mentioned that staff will search other communities for their lot coverage requirements.

Commissioner Sutschek suggested drafting an ordinance or regulation regarding piling snow on handicap spaces. Director of City Services will look into already existing ordinances.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, COMMISSIONER PEDELL MOVED TO ADJOURN THE MEETING AT 7:30 P.M. COMMISSIONER SUTSCHEK SECONDED THE MOTION.

MOTION CARRIED 7-0

VINCE VALVONA
CHAIRMAN

RHONDA MCCLELLAN
CITY CLERK