

Charter Township of Huron
Planning Commission
April 12, 2010

The regular meeting of the Charter Township of Huron Planning Commission was called to order by Chairperson Weisman at 6:30 p.m. Chairperson Weisman led the Pledge of Allegiance.

Roll Call: Belair, Mendrysa, Musallam, Stanczak, Sturgill, Whited and Weisman – Present

Also Present: John Enos, AICP Carlisle/Wortman Assoc. Inc. and Helen Harrison, Recording Secretary

1. **Motion by Mendrysa** **Supported by Musallam**
To approve the agenda of the April 13, 2010 meeting as presented.
Motion Carried.
2. **Motion by Mendrysa** **Supported by Musallam**
To approve the minutes of the February 8, 2010 meeting as presented.
Motion Carried.
3. Public Participation:
Weisman opened Public Participation at 6:32pm. Seeing none closed at 6:32 pm.
4. Correspondence: None at this time.
5. Public Hearing:
5a.) ZC-2010-001, Requesting a Conditional Rezoning of ½ acre of a 4.22 acre parcel, Tax Parcel # 75-072-99-0014-701 **from** (R-1) Suburban Residential District **to (B-1) Local Business District** for the purpose of developing the site in accordance with the proposed zoning classifications with the specific conditions of only being permitted to develop an off-street overflow parking area. The parcel is located near the northwest corner of Waltz and Huron River Drive.

Mr. Enos stated he along with the Township Board and Planning Commission Members support local businesses in the Township but he was disappointed in this proposal because he has attempted to work with the applicant for several months. He stated that Iron Mikes has been very good in the past with working with the residents. Mr. Enos stated several months ago the owner, Mr. Paul Vella developed additional parking on a residential parcel adjacent to the business Iron Mikes. Mr. Enos stated that Mr. Vella was told he could not have a parking lot on a residential parcel and that he would have to apply for a Conditional Rezoning for any development of an overflow parking lot.

Mr. Enos stated that a more detail site plan needs to be submitted and reviewed by the Planning Commission indicating significant landscape screening to the North and also visibility from

Waltz Rd. Other issues on a more detailed plan should include lighting, parking surface, access, signage and other issues.

The owner of Iron Mikes Mr. Paul Vella stated that the plan submitted was not intended to be a final plan. Mr. Vella stated he wanted to bring this plan to the Planning Commission as a start and to have the Planning Commission Members give ideas of what they expect. Following input from the Planning Commission he plans on having an architect draft up a plan and he would bring it back to the Planning Commission for review.

There was some discussion among the Commission Members.

Since this plan did not meet the Planning Commissions standards, John Enos stated that he could sit down with the Mr. Vella and show him a sample of a conceptual plan that way he could then have a professional architect assist him.

Chairperson Weisman opened the public hearing at 7:07p.m.

Michael Calabrese – 37790 South Huron Rd.
Tracy Mims – 22640 Waltz Rd.
David Backhaus – 22635 Waltz Rd.

Chairperson Weisman closed the public hearing at 7:20p.m.

There were eighteen (18) letters mailed out and one reply was received.
Mr. Alex Polyak – 22975 Waltz Rd. Stated he was ok with the rezone.

Commissioner Sturgill stated he would hope there would be no action taken on this property.

5. a) Motion by Stanczak

Supported by Sturgill

Motion to table ZC-2010-001, Requesting a Conditional Rezoning of ½ acre of a 4.22 acre parcel, Tax Parcel # 75-072-99-0014-701 from (R-1) Suburban Residential District to (B-1) Local Business District June 14th Planning Commission meeting- applicant to return with a more detailed site plan.

Roll Call:

Ayes Belair, Mendrysa, Musallam, Stanczak, Sturgill, Whited, Weisman
Nays: None

Motion Carried Unanimously

6. a) Old Business: Master Plan Discussion:

There was some discussion among Planning Commission Members and John Enos regarding a joint Master Plan Meeting with the Township Board and the Planning Commission members- A date will be set for May 2010.

7. New Business: none at this time.

8. Members to be Heard:

Commissioner Mendrysa stated she would request the Township Board to add two (2) additional members, to make a total of nine (9) due to this Commission no longer being paid.

9. **Motion by Mendrysa**
To adjourn the meeting at 7:38 p.m.
Motion Carried.

Respectfully Submitted by,
Deborah Musallam, Secretary

Supported by Musallam

Prepared by,
Helen Harrison, Recording Secretary