



LINCOLN PARK PLANNING COMMISSION
CITY HALL – COUNCIL CHAMBERS
1355 SOUTHFIELD ROAD
LINCOLN PARK, MICHIGAN

Wednesday, May 10, 2017
7:00 p.m.

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Approval of December 2016 Minutes**
- V. Approval of Agenda**
- VI. Old Business - None**
- VII. New Business**
 - A. Policy discussion: Regulation of tattoo parlors**
 - B. Policy discussion: Regulation of hookah establishments**
- VIII. Reports from Departments and Other Boards and Commissions**
- IX. Public Comments**
- X. Comments from Planning Commissioners**
- XI. Adjournment**

The City of Lincoln Park will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed material being considered at the meeting to individuals with disabilities at the meeting/hearing upon seven (7) days prior notice to the City of Lincoln Park. Individuals with disabilities requiring auxiliary aides or services should contact the City of Lincoln Park by writing or calling the following: The Building Department, 1355 Southfield Road, Lincoln Park, MI 48146(313) 386-1800 Ext. 1296

Welcome to the Lincoln Park Planning Commission

For those in the audience who are not familiar with the operation of the Planning Commission, the following paragraphs provide some general information concerning the meeting procedures.

Procedure for Public Comment (Section 2.G of By-laws)

A limit of three (3) minutes per participant during the call to the public shall be permitted for any written or oral statements. If necessary, the Chair may further restrict the time limit for public comment during any meeting to ensure an orderly meeting.

The Chair may also elect to allow persons to speak only once, until all persons have had the opportunity to speak, at which time the Chair, in his/her discretion, may permit additional comments.

All comments by the public, staff and the Planning Commission shall be directed to the Chair.

The Planning Commission will take all comments into consideration, but will not discuss nor respond directly to questions posed during the said meeting.

Procedure for Public Hearings (Section 2.H of By-laws)

A limit of three (3) minutes per participant during the hearing shall be permitted for any written or oral statements. If necessary, the Chair may further restrict the time limit for public participation during any meeting to ensure an orderly meeting.

All public hearings must be held as part of a regular or special meeting of the Planning Commission. The following rules of procedure shall apply to public hearings held by the Planning Commission:

- a. Chair opens the public hearing and announces the subject.
- b. Chair summarizes the procedures/rules to be followed during the hearing.
- c. City planner/engineer/consultant presents their report and recommendation.
- d. Applicant presents the main points of the application.
- e. Public is invited to speak in support or opposition to the application.
- f. Chair closes the public hearing and returns to the regular/special meeting.

The Chair may also elect to allow persons to speak only once, until all persons have had the opportunity to speak, at which time the Chair, in his/her discretion, may permit additional comments.

All comments by the public, staff and the Planning Commission shall be directed to the Chair. All comments shall be related to the application under discussion; unrelated comments shall be ruled out of order.

PLANNING COMMISSION

A Regular Meeting of the Lincoln Park Planning Commission was called to order on December 14th 2016 at 7:00 p.m., Chairman Kissel presiding.

PRESENT: Commissioners Briones, Kelsey, Kissel, Horvath, Graczyk

ABSENT: Commissioner Palmer

EXCUSED: Palmer

ALSO PRESENT: Kirk Malcomson, Leah Dumouchel, and Applicant.

The agenda was approved as recorded.

OLD BUSINESS

None.

NEW BUSINESS

PC#16-04- White Castle Rezoning

2115 Fort St to be rezoned to allow a drive thru establishment.

MOTION BY: Horvath

SUPPORTED BY: Kelsey

RESOLVED

Rezoning Approved

YEAS: Briones, Graczyk, Horvath, Kelsey, Kissel, Medina

NAYS:

ABSENT: Palmer

EXCUSED: Palmer

PC#16-04- White Castle

2115 Fort St – Replace existing 1900 SF White Castle restaurant building with a new building of approximately 2865 SF, adding 965 sf to the footprint. Parking, stacking, loading and circulation have been modified to accommodate the expansion.

MOTION BY: Medina

SUPPORTED BY: Kelsey

RESOLVED

Site Plan Approved with the following stipulations:

See Attached

YEAS: Briones, Graczyk, Horvath, Kelsey, Kissel, Medina

NAYS:

ABSENT: Palmer

EXCUSED: Palmer

REPORTS FROM DEPARTMENTS AND OTHER BOARDS AND COMMISSIONERS

NONE

PUBLIC COMMENTS

None

ADJOURNMENT

MOTION BY: Commissioner Horvath

SUPPORTED BY: Commissioner Kelsey

RESOLVED, to adjourn meeting at 8:00 p.m.

MOTION CARRIED UNANIMOUSLY.

Minutes recorded and submitted by: Krystal Medina

Kevin Kissel - Chairman

December 15, 2016

Nowak & Fraus Engineers

Attention: Brad Brickel
46777 Woodward Avenue
Pontiac, MI 48342-5032

**Regarding: White Castle DE#15 Replacement, 2115 Fort Street
Site Plan Review and Planned Unit Development**

Mr. Brickel:

This letter serves as your official written notices that the Site Plan regarding the above-referenced property was approved with conditions by the Lincoln Park Planning Commission on December 14, 2016. The plan, dated December 6, 2016, was approved with the following conditions and waivers to be resolved administratively:

- Public entrance to face Fort Street.
- Ornamental 6' vinyl wall to be provided along east side of parcel
- Landscaping adjacent to pedestrian crossing to meet corner visibility standards
- Planning Commission to accept proposed combination of trees, shrubs, flowers, and ornamental grass to meet CBD landscaping standards
- Planning Commission waiver to reduce parking requirements to 12 standard spaces and one barrier-free space
- Planning Commission approval of site access as shown is contingent upon MDOT approval. All changes to site access shall be administratively reviewed. Any significant alteration to site configuration, as determined by Planning staff, shall be reviewed by the Planning Commission in a revised site plan.
- Fort Street (M-85) is under the jurisdiction of Michigan Department of Transportation (MDOT). An MDOT approval and permit will be required.
- Applicant to work with City Engineer to review stormwater system and determine and pursue the appropriate permitting process.
- Applicant to comply with all soil erosion control measures and permits as issued by Wayne County.
- Applicant shall obtain all appropriate sign permits from the City Building Department

Your project will now proceed to Detailed Engineering Review, which will be coordinated by Lincoln Park Building Official Kirk Malcomson.

At the same meeting, the Planning Commission recommended that the Lincoln Park City Council approve your request to rezone this site from Downtown Commercial to Planned Unit Development. For potential consideration at the January 3, 2017 Council meeting, all required materials must be submitted to the Lincoln Park Building Department by December 22, 2016.

Thank you for your investment in the City of Lincoln Park. We look forward to doing business with you!

Thank you,



Leah DuMouchel
Planner of Record, City of Lincoln Park