



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

July 10, 2019 at 7 p.m.

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Approval of Previous Minutes**
- V. Approval of Agenda**
- VI. Old Business**
- VII. New Business**
 - A. Master Plan Submittal to Legislative Body
- VIII. Policy Review and Discussion**
- IX. Education and Training**
- X. Reports from Department and Other Boards and Commissions**
- XI. Public Comments**
- XII. Comments from Planning Commissioners**
- XIII. Adjournment**

The City of Lincoln Park will provide necessary reasonable auxiliary aides 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

**CITY OF LINCOLN PARK
COUNTY OF WAYNE, STATE OF MICHIGAN
PLANNING COMMISSION MEETING OF JUNE 12, 2019**

A Planning Commission meeting of June 12, 2019, Lincoln Park City Hall, 1355 Southfield Road, Lincoln Park, Michigan was called to order at 7:00 p.m. by Mr. Horvath, Commencing with the Pledge of Allegiance.

PRESENT: Palmer, Horvath, Graczyk, Briones, Persinger, Kelsey, LoDuca

ABSENT:

EXCUSED: Kissel

ALSO PRESENT: Leah DuMouchel, John Meyers,

APPROVAL OF MINUTES

A. May 23, 2019

Moved by Briones to approve minutes as written, support by Graczyk

MOTION CARRIED

APPROVAL OF AGENDA

Moved by Kelsey to approve the agenda as submitted, support by Persinger

MOTION CARRIED

OLD BUISNESS:

None

NEW BUISNESS

A. SITE PLAN REVIEW: 1370 Electric – Wireless Communication Facility

Applicant requests AT&T radio equipment installation to include two (2) walk in cabinets (WIC) of 80" x80" x13" (6.7' x6.7' x1.1') and six (6) panel antennas of 8' (96") height unspecified width or depth.

The proposed main structure is an existing 14-story building located at 1370 Electric Avenue and owned by the City of Lincoln Park.

AT&T plans to secure a surety bond in a form acceptable to the city in an amount enough to cover costs and expenses necessary to remove the wireless equipment should the equipment become abandoned or no longer needed.

The amount of the removal bond will be 150,000 which should be enough to cover the costs of removing the proposed equipment and repairing the roof/parapet back to their original conditions.

Ed Block with GPD Group explained this equipment is not 5G, however that is the future direction. This new site build will improve area coverage.

Discussion held by the Commission

Motion by Kelsey to approve the site plan for 1370 Electric Ave; Wireless Communication facility, with conditions listed in the site plan review letter by Beckett & Raeder dated June 12, 2019, support by Briones
Michael Horvath abstained due to conflict of interest.

AYES: Palmer, Graczyk, Briones, Kelsey, Persinger, LoDuca

NAYES:

ABSENT: Kissel

MOTION CARRIED

B. SITE PLAN REVIEW: 1208 Fort - Deli

Currently TJ's Beer and Wine Party Store is undergoing a change of ownership. The new owner (applicant) proposes to continue operating the existing store with a change in use from a party store (defined as having more than 10% of the sales area devoted to alcohol, and not permitted in the Neighborhood Business District) to a retail store to a deli (Principal permitted uses in the district).

The applicant proposes to preserve the one-story existing building of 2,406 sq ft to operate as a retail store and construct a one-story new addition of 1,590 sq ft to operate as a deli.

Discussion held by the Commission

The adjacent vacant parcel is owned by the city and the party store owner is interested in acquiring the parcel for parking expansion.

Should the adjacent lot be acquired later a new site plan application would be required.

Motion to approve site plan for 1208 Fort St, Retail Store and Deli, contingent upon the conditions & waivers herein, support by Persinger

MOTION CARRIED

POLICY REVIEW AND DISCUSSION

The Master Plan was distributed to the members

REPORTS FROM DEPARTMENTS AND OTHER BOARDS AND COMMISSIONS

None

PUBLIC COMMENTS

None

COMMENTS FROM PLANNING COMMISSIONERS

Graczyk – Digital sign and the trees are an obstruction

ADJOURNMENT

Moved by LoDuca to adjourn, support by Kelsey

MOTION CARRIED

Meeting adjourned at 8:07PM

MICHAEL HORVATH, Secretary

PROPOSED MOTION
CITY OF LINCOLN PARK, WAYNE COUNTY

A motion by _____, with support from _____, to request the **Lincoln Park City Council** to approve for distribution and review the draft of the “Lincoln Park Master Plan” pursuant to Section 41 (MCL 125.3841) of Public Act 33 of 2008; known as the Michigan Planning Enabling Act.

The draft is available for review at the following link:

Clickable: [Lincoln Park Master Plan](#)

If you must type it:

https://bria2.sharepoint.com/:b:/s/BRPlanningTeam/Ee8Fcb9IGOdCpWvRiL4d110BFEDsPP_lbB_keL_nm-r-bGw