



LINCOLN PARK PLANNING COMMISSION

City Hall – Council Chambers
1355 Southfield Road | Lincoln Park, MI

August 9, 2023 at 7 p.m.

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Previous Minutes
- IV. Approval of Agenda
- V. Old Business
- VI. New Business
- VII. Policy Review and Discussion
- VIII. Education and Training
 - A. Training: Site Plan Review
 - B. August Planning Report
- IX. Reports from Department and Other Boards and Commissions
- X. Public Comments
- XI. Comments from Planning Commissioners
- XII. 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 JULY 12, 2023**

A Planning Commission meeting of July 12, 2023, Lincoln Park City Hall at 1355 Southfield, Lincoln Park Michigan was called to order at 7:05 p.m. Mr. Persinger, Commencing with the Pledge of Allegiance.

PRESENT: Horvath, Persinger, LoDuca, Duprey, Hernandez

ABSENT: Kissel

EXCUSED: Palmer

ALSO PRESENT: John Meyers, Elizabeth Gunden, Dennis Miller, Lylia Ross, Michael Higgins, Hassan Darwiche, Edolis Gomez, Euphonia Pierre, Kurt Kobiljak, Gus Schwartzkop, Mathew Hoener

APPROVAL OF MINUTES

Moved by: Duprey

Supported by: Persinger

MOTION CARRIED unanimously

APPROVAL OF AGENDA

Moved by: Persinger

Supported by: LoDuca

MOTION CARRIED unanimously

OLD BUSINESS

A. PUBLIC HEARING: FORT ST – VACANT PARCEL CAR WASH

Public Hearing opened at 7:09 p.m.

Seeing no public comment and hearing no public comment.

Public Hearing closed at 7:10 p.m.

Meeting Reopened at 7:11 p.m.

B. SPECIAL LAND USE FORT ST – VACANT PARCEL CAR WASH

The proposed Special Land Use approval would permit an automatic automobile wash facility (car wash) on a currently vacant lot. The site is served by Fort Street (east), Mill Street (north), and Fort Park Boulevard (west). The proposed use of an automatic automobile wash facility is permitted within the Municipal Business District (MBD) after Special Land Use approval under §1278.03 of the Lincoln Park Zoning Code, and subject to §1296.02.

I move that the Lincoln Park Planning Commission approve the request for a Special Land Use for a car wash facility at the property along Fort Street with parcel number 45-009-99-0010-702, as requested in PPC 23-005, based on an affirmative finding of compliance with the criteria set forth in Section 1262.08 of the Lincoln Park Zoning Code.

Moved by: LoDuca

Supported by: Persinger

Yay's: Horvath, Persinger, Loduca, Hernandez

Nay's:

Motion Approved

NEW BUSINESS

C. SITE PLAN REVIEW – 1611 DIX – BEAUTY SALON

The proposed project is a beauty salon. The existing building is currently vacant and was previously used as a real estate office.

The 0.12-acre site is located on the corner of Dix Highway and O'Connor Avenue. There is an existing public sidewalk along both rights-of-way, and the rear (east) side of the property abuts a public alley, which provides vehicular access to the site. The entire site is impervious surface, which includes the building and the parking area to the north.

Recommended that the City of Lincoln Park Planning Commission approve the site plan numbered PPC23-0010, proposing a beauty salon at 1611 Dix Highway and consisting of the pages and revision dates found under 'Site Plan Documents' above, based on the finding that the proposal substantially complies with the requirements of §1296.01. This approval is conditional upon the submittal, within 45 days of the date of this report, of a revised Site Plan resolving the items noted above and subject to administrative review and approval.

Moved by: Persinger

Supported by: LoDuca

Yay's: Horvath, Persinger, LoDuca, Duprey Hernandez

Nay's: None.

Motion Approved

D. SITE PLAN REVIEW – 3309 FORT OFFICE

The proposed project is "coating consulting services for commercial and industrial properties," which falls under the category of "offices and business services" in the Lincoln Park Zoning Ordinance. Activities in the building will include client meetings, business office activities, and limited storage of equipment and materials. The existing building on the site is currently vacant and was previously used as an auto parts retail store.

The 0.25-acre site is located along the east side of Fort Street at the corner of Fort St. and Stewart Ave. There is an existing concrete sidewalk along both rights-of-way, and the rear (east) side of the property is separated from a residential neighborhood by an alley. Vehicular access to the site is via Fort St. and Stewart Ave. There is a concrete pedestrian walkway to the main entrance into the site facing Dix Highway. A lawn panel between Fort St. and the sidewalk is the only landscaped area on the site. There is a small parking area in front of the building.

Recommended that the City of Lincoln Park Planning Commission approve the site plan numbered PPC23-0006, proposing an offices and business services establishment at 3309 Fort Street and consisting of the pages and revision dates found under 'Site Plan Documents' above, based on the finding that the proposal substantially complies with the requirements of §1296.01. This approval is conditional upon the submittal, within 45 days of the date of this report, of a revised Site Plan resolving the items noted above and subject to administrative review and approval.

Moved by: Persinger

Supported by: Duprey

Yay's: Horvath, Persinger, LoDuca, Duprey Hernandez

Nay's: None.

Motion Approved

POLICY REVIEW AND DISCUSSION

EDUCATION AND TRAINING

A. July Planning Report

- a. Reviewed by Elizabeth Gunden

REPORTS FROM DEPARTMENTS AND OTHER BOARDS AND COMMISSIONS

Zoning Board of Appeals approved the former Sears site Hotel

PUBLIC COMMENTS

Comment from Lylian Ross regarding the car wash and concerns with traffic flow.

Mayor Higgins made a comment about Fort Street Storage.

COMMENTS FROM PLANNING COMMISSIONERS

ADJOURNMENT

Moved by: Persinger

Supported by: Duprey

MOTION CARRIED unanimously

Meeting adjourned at 8:09 p.m.


MICHAEL HORVATH, Secretary