

City of Grand Blanc Planning Commission
Minutes of April 16, 2018
7:00 P.M.

Present: Robert Courneya Mayor Soderstrom Christopher Carr
Matt Wurtz John Freel Julie Nielsen
Donald Becker Ryan Kuptz

Absent: Liz Lissner

Staff: Wendy Jean-Buhrer Christina Irwin

Guests: Tom Davis, Paul Deters, Brad Klein, Paul Tulikangas, Carrie Pilarksi, Tom Davis, Paul Deters, Paula Schmidt

The meeting was called to order by Courneya at 7:00 P.M.

Pledge of Allegiance.

1. Approval of Agenda – Motion by Nielsen support by Soderstrom to approve the agenda for April 16, 2018 as submitted. All Yea. Motion carried.
3. Approval of Minutes – Motion by Becker support by Nielsen to approve the minutes of February 19, 2018 as submitted. All Yea. Motion carried.
4. Public Comment - None.
5. New Business –
 - a) Public Hearing – Sign Variance – 11325 S. Saginaw Street – Burger King

Borden gave background on the request. He pointed out a stipulation in the new sign ordinance requiring a legal nonconforming sign be brought into code before a sign permit could be issued on a variance. The monument sign would need to be removed and replaced with a smaller sign with no changeable copy. The petitioners did not want to get rid of the changeable copy portion of the sign. The question was posed if the acrylic could be changed without forcing the entire sign to be removed. Consensus among the Commissioners deemed it would be an alteration on the sign alone, not the entire monument sign; therefore, the acrylic portion could be updated with the new logo without removing the entire monument sign.

Courneya closed the regular meeting and opened the public hearing at 7:03 PM. Tom Davis and Paul Deter presented the background and reasoning for the additional signage.

Courneya closed the public hearing and reopened the regular meeting at 7:17 PM.

Motion by Wurtz support by Freel to deny the sign variance.
All yea. Motion carried.

b) Site Plan Review – 11325 S. Saginaw Street – Burger King –

Borden gave background on the proposed remodel/revamp/facade changes of the Burger King. He stated there was some minor site work requiring only permits at first. However, when Burger King started proposing elevation changes, it immediately deemed necessary to involve Planning Commission. Borden stated there was too much EIFS, but it was a discretionary detail. The Planning Commission could accept the Site Plan with the percentages as stated. Borden also discussed the elevations were swapped out from the original site plan to indicate updates made by Burger King from an initial review letter. Deter was able to answer all questions from the Commissioners.

Discussion ensued. The EIFS is high to mask the appliances on the roof for audio and visual appearances. If extra brick was deemed necessary to bring the facade into full compliance; it would require a significant amount of extra support to hold it in place. Other suggestions were introduced but found not to be a good alternative.

Motion by Freel support by Carr to approve the Burger King Site Plan with the following conditions:

1. EIFS on North and East percentages accepted as noted in plans provided.
2. Notes on drawings should be modified as stated in the LSL review letter.
3. Submit a material sample for staff to review

All yea. Motion carried.

c) Site Plan Review – 11804 S. Saginaw Street – Holy Family –

Brad Klein presented the background on the site plan. He went through the first phase of construction.

Discussion ensued. The greenbelt was discussed at length. The timing of the street vacation was also debated by the Commissioners.

Motion by Nielsen support by Wurtz to approve the Site Plan for Holy Family as submitted with the following conditions:

1. Discrepancies between plan and table be corrected.
2. Separate signage package for approval be submitted at a later time.
3. Final engineering meets approvals.

4. Must make a formal request to vacate Orchard Street before permits are issued.

All yea. Freel Abstained. Motion carried.

6. Old Business.

- a) Planner Update on ZBA and Commission Approvals – Borden stated no new updates at this time.

7. Miscellaneous

- a) Michigan Association of Planning
Jean-Buhrer stated the handouts indicate classes available. The Commissioners are encouraged to seek out the offerings from the Michigan Association of Planning.

- b) Next Planning Commission Meeting – May 21, 2018 at 7:00 P.M.

The meeting adjourned at 8:35 P.M.

Respectfully submitted,

Christina Irwin
Planning Commission Secretary
City of Grand Blanc