

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

Present: Mayor Soderstrom Christopher Carr Matt Wurtz
John Freel Donald Becker Ryan Kuptz
Liz Lissner

Absent: Robert Courneya Julie Nielsen

Staff: Wendy Jean-Buhrer, Ted Sczepanski, Brian Borden, Christina Irwin

Guests: Paula Schmidt, Sarah Simpson, Don Haley, Kathy Walter, Vaughn Johnson, John Costa, James Mason, James Terbrueggen, Chris Ely

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

Pledge of Allegiance.

1. Approval of Agenda – Motion by Wurtz support by Freel to approve the agenda for July 16, 2018 as submitted. All Yea. Motion carried.
3. Approval of Minutes – Motion by Becker support by Carr to approve the minutes of June 18, 2018 as submitted. All Yea. Motion carried.
4. Public Comment –

James Mason – 11522 Davis Street – Overflow parking for Italia Gardens is a concern with his business being across the street.

Vaughn Johnson – 233 High Street – Concerns with the restaurant lowering property values for the nearby property owners.

Sarah Simpson – 363 East Grand Blanc Road – Concerns with parking overflow in her parking lot.

5. New Business –
 - a) Special Land Use – 231 East Grand Blanc Road – Italia Gardens

Soderstrom stated the Special Land Use is being sought to increase the seating capacity from 60 to 102 seats. Borden clarified the Planning Commission would only be making a motion to recommend or deny the request for City Council final approval. Borden stated he had a few questions for the applicants in terms of hours of operation, delivery schedule, masonry screen wall, landscape and lighting concerns.

John Costa, Architect of the project, gave some background on the project. Rudy Quaderer then took over to answer the questions posed by Borden. He stated the hours would be 10 or 11 a.m. until 10 or 11 p.m. everyday. Quaderer discussed the masonry wall and parking details. Don Haley went on to discuss the delivery and waste removal times. Haley also stated the parking lot lights would be turned off an hour after close, barring any safety concerns. The Commission had additional questions, which were answered by the applicant.

Motion by Becker supported by Carr to recommend approval of the Special Land Use to City Council with the discussed changes as follows:

1. Extension of masonry wall to cover 2 more parking spaces
2. Water and Sewer plan finalized
3. Timers to shut off the lights 1 hour after close of business
4. 1 added spruce to landscape
5. No food delivery/waste removal scheduled between midnight and 7 a.m.
6. Finding of compliance of Section 2102 of the ordinance.

All Yea. Motion carried.

b) Site Plan Review – 231 East Grand Blanc Road – Italia Gardens

Borden gave the background on the project including his list of concerns. The petitioners were ready with amended plans to address the small concerns. The concerns were with the masonry wall being too short. Borden had concerns with the type of siding on the building. Concerns were shared among the Commission in regards to the south wall being very plain. Borden was concerned with the vehicular circulation plan. Borden discussed the waste receptacle needed to be faced with brick to match the building. The applicants need to add additional arborvitaes. Borden stated the greenbelt and right-of-way needs more trees. He also discussed the hedgerow as it relates to the Downtown Development Plan. Borden expressed concerns with the parking and numbers the applicant proposed. The last concern was regarding signage. Site Plans with approval still need to seek sign permits separate from this review process.

Discussion ensued among the Commission.

Motion by Freel with support by Becker to table the plan until all revisions are completed as defined in the staff and engineering review letters.

Roll Call:

Freel – Yes

Becker – Yes

Carr – No

Wurtz – No

Soderstrom – No

Lissner – Yes

Kuptz – No
3 – Yes. 4 – No. Motion fails.

Motion by Wurtz support by Carr to recommend approval to City Council as presented with the following contingencies:

1. Final engineering approval
2. Private easement for public use being granted and agreed upon between the developer and the City
3. 2 parking spots along the east side of the building be removed to accommodate the extension of the hedgerow and planting of 2 additional trees such that the landscaping plan is met
4. Trash receptacles faced with brick and 1 arborvitae added to the rear
5. Loading and unloading plan with radius is submitted for review
6. Parking requirement be reduced from 51 to 27 due to the availability of on-street and public adjacent to this structure
7. South Elevation plans be resubmitted showing discussion of that wall having treatment similar to the windows on the other sides of the building with multi colored brick, set on different horizontal planes in order to break up the monotonous wall
8. Discussion with Grand Blanc Fire take place and come to an agreement on necessary accessibility to the site

Roll call –
Wurtz – Yes
Carr – Yes
Freel – No
Soderstrom – Yes
Lissner – No
Kuptz – Yes
Becker – Yes
5- Yes. 2- No. Motion carried.

Soderstrom called for a brief break before the next applicant at 9:13 p.m.
Meeting called back to order at 9:18 p.m.

c) Site Plan Review – 11911 South Saginaw Street – Marathon Gas Station

Borden presented background on the project before turning it over to the applicants. He stated the parts of the building and parking lot will need to be updated, but the light fixtures have been updated recently. Ely and Terbrueggan presented details on the ideas for the site. They both answered questions from the Commission. Discussion ensued. No motion was sought. The petitioners were looking for feedback on the proposal before submitting the other site for Site Plan Review.

6. Old Business.

- a) Planner Update on ZBA and Commission Approvals – Borden stated there will be another site plan for the North side of Saginaw Street gas station soon. This site will need a Special Land Use, Site Plans and Variances.

7. Miscellaneous

- a) Chalet Discussion – Soderstrom stated this would wait for another meeting. Borden stated Jean-Buhrer has been working with him on a few items. He would like to get a draft ordinance prepared soon to accommodate.
- b) Next Planning Commission Meeting – August 20, 2018 at 7:00 P.M.
- c) Update on Rangel Orthodontics – Sczepanski stated there are no updates, hoping for something next week.
- d) Wurtz stated RLM Financial site has an issue with the screen wall. He discussed a possible remedy. Borden discussed a few other alternatives. Consensus was to relocate the wall a few feet to avoid tree roots.

The meeting adjourned at 10:02 P.M.

Respectfully submitted,

Christina Irwin
Planning Commission Secretary
City of Grand Blanc