



AGENDA

PLANNING COMMISSION MEETING
CHARTER TOWNSHIP OF WEST BLOOMFIELD
TOWNSHIP BOARD ROOM
4550 WALNUT LAKE ROAD

TUESDAY, JANUARY 8, 2019 – 6:00 P.M.

COMMISSION MEMBERS

Katherine Hagopian, Vice-Chair
Lance Stokes, Ph.D, Secretary
Ghassan Abdelnour
Dr. Dima El-Gamal
Jim Manna, Township Trustee
Karmen Santourian

STAFF

Amy Neary, AICP, Planning and Development
Services Director
Gordon Bowdell, AICP, Zoning Coordinator

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF AGENDA

E. PUBLIC COMMENT

F. ELECTION OF OFFICERS

G. PUBLIC HEARING

H. REGULAR BUSINESS

1. Gateway Retail Center Work Session (PSP18-0039)

Request for work session with Planning Commission to discuss the addition of a new freestanding 10,119 square foot retail building to an existing shopping center
Location: #18-34-426-026; 31.35 acres located 7398 Orchard Lake Road
Zoning: Township Center Overlay District
Applicant: Lonny Zimmerman, Siegal Tuomaala Associates

I. CORRESPONDENCE

1. PB18-1693 Hersch's Inc., The Boardwalk, 6895 Orchard Lake Road
2. PSP18-0038 Site Plan Amendment - Shenandoah Country Club Pool and Splash Pad Administrative Review

J. PLANNING DIRECTOR REPORT

1. Director Report
 - a. PC Status

K. APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes from December 11, 2018

M. PLANNING COMMISSIONER'S COMMENTS

L. ADJOURNMENT

Amy Neary, AICP, Planning and Development Services Director

Next Planning Commission Date: January 22 and February 12, 2019

WELCOME TO THE WEST BLOOMFIELD TOWNSHIP PLANNING COMMISSION

The planning commission generally meets at 6:00 p.m. on the second and fourth Tuesday of each month, as needed (times and dates are subject to change). All meetings are open to the public. The planning commission is a seven member body appointed by the township board that is established and regulated by state statute and township ordinance. The planning commission:

- Approves site plans, certain special land uses, and the master plan for future land use.
- Grants tentative approval of preliminary plats and approves subdivision residential development options.
- Makes recommendations to the township board on zoning ordinance text and map amendments, and certain site plans.

MEETING GUIDELINES AND RULES

1. New agenda items may be brought before the planning commission by calling the Planning Department at (248) 451-4876. Items are only placed on the agenda when they are deemed complete by the Planning Department.
2. The tentative agenda is established before the meeting and is approved by the planning commission at the start of the meeting.
3. Adhere to the most recently published Roberts Rules of Order. Be recognized by the chair before speaking. Rudeness shall not be tolerated. Speak to agenda issues only.
4. Do not interrupt the public or a commission member when they are speaking. When a public hearing is in process, it is only for the public, commission members shall not speak until after the hearing is closed. Once the hearing is closed, comments from the public shall no longer be accepted.
5. Large groups shall appoint two or three representatives to present their pro or con position to the commission during their agenda item.
6. Items shall be reviewed in accordance with the following:
 - a. Each agenda item is introduced by the chairperson.
 - b. Township staff and/or consultants present their reports.
 - c. Planning commissioners may ask questions of the township staff and consultants.
 - d. Applicant presents the main points of the application.
 - e. Planning commissioners may ask questions of the applicant, township staff and/or consultants.
 - f. Persons wishing to speak shall come to the microphone and shall state their name and indicate whether they are a resident or non-resident. Speakers are not required to provide their address. Comments are to be limited to current agenda items only and are limited to three minutes in length.
 - g. Planning commissioners deliberate and arrive at a decision. Once there is a motion on an item, the public will no longer be recognized. After there is a final vote on a motion – no further comments will be taken from anyone.
7. No new agenda item will commence after 10:00 p.m.
8. Any changes will be at the discretion of the chairperson.

Cell phones must be turned off or set to silent at all meetings

The Township of West Bloomfield will provide necessary, reasonable auxiliary aids and services upon proper notification to the Township Clerk or the Planning Department at 4550 Walnut Lake Road, West Bloomfield, MI 48323, Clerk - (248) 451-4848 or Planning Department - (248) 451-4876. Such services provided include:

- Hearing impaired sound system & receivers – provide 1 day advance notice
- Signers for the hearing impaired – provide 2 weeks advance notice