

MINUTES
PLANNING COMMISSION
Monday, April 25, 2022 – 7:30 PM
25500 Gibraltar- Flat Rock City Hall

1. **CALL TO ORDER:** 7:30 pm
2. **PLEDGE OF ALLEGIANCE:** Completed by all parties.
3. **ROLL CALL OF MEMBERS:** Present: Chairman R. Smith, L. Bobcean, S. Beller, B. Smedley and B. Noble and A. Racisz. Also, present Building Director Jeff Kemp Jr. and McKenna representative H. Whitehill. Motion by L. Bobcean to excuse absent commissioners, supported by B. Smedley. Motion carried unanimously.
4. **APPROVAL OF AGENDA:** April 25, 2022. Motion by L. Bobcean, supported by A. Racisz. Motion carried unanimously.
5. **APPROVAL OF MINUTES:** April 5, 2022. Motion by A. Racisz, supported by L. Bobcean. Motion carried unanimously.
6. **PUBLIC COMMENT:** Steve Kiouisis representing a client that would like to purchase the property at 27710 Telegraph asked the Commissioners if it would be a possibility to change the use of the property to support a Trucking Company to house trucks and use it as a logistic site. They already had an environmental test done and it came back clean.
R. Smith: We want to promote business development. Please partner with the building department and McKenna for a potential special land use or rezoning.
S. Kiouisis: We will get a site plan together.
7. **PUBLIC HEARINGS:**
 - a. To consider a requested special land use for the addition of a drive-through at 26900 Telegraph Road, the existing commercial plaza at the northwest corner of Telegraph Rd. and Vreeland Rd. The proposed drive-through window and vehicle lane will be installed on the northern side of the existing building. Such modifications to existing buildings may be permitted by the Planning Commission subject to the results of the public hearing.
Applicant Zack Zarrilli talked about his plans for the plaza, he is the new owner. Would like to renovate the end cap and add a drive thru for a potential food operation or financial institution. This will create more jobs within the area.
A. Racisz: Is there room for deliveries?
Z. Zarrilli: We had a meeting with the fire chief and the building director and the fire chief did approve of the space behind the building for emergency vehicles and traffic flow.
J. Kemp: The fire chief will require marks for the fire lane, no parking, traffic flow, etc.
H. Whitehill: Explained the McKenna recommendations from their letter sent to the building department on April 21, 2022.

Motion to open the public hearing at 7:53 pm by L. Bobcean, supported by B. Smedley. Motion carried unanimously.

Marilyn Mentzert (Flat Rock citizen at 26810 Telegraph) spoke about her concerns about pedestrians crossing the parking lot and traffic within the plaza.

Commissioners discussed safety concerns and will address with appropriate signage for citizen.

Motion to close the public hearing at 8:07 pm by L. Bobcean, supported by A. Racisz. Motion carried unanimously.

Beller motioned to pass the addition of the drive thru special land use at 26900 Telegraph subject the provisions from the April 21, 2022 McKenna and Associates Drive-through- Site Plan Review and Special Land Use Review #1, supported by B. Smedley. Motion carried unanimously.

b. To consider modifications to the Zoning Ordinance to allow Mobile Food Vendors, including food trucks, to operate on public or private property subject to obtaining a permit from the City. The amendment includes operational regulations, including hours of operation, location and separation distances, traffic handling, waste management, and nuisance abatement.

Motion to open the public hearing for the Mobile Food Vendor Ordinance at 8:11 pm by L. Bobcean, supported by S. Beller. Motion carried unanimously.

H. Whitehill went over the revisions and language corrections the commissioners suggested last meeting.

R. Smith: Please add "Approval of Flat Rock Public Safety Officials shall be required" under d. 14, Fire and Police.

Motion to close the public hearing at 8:16 pm by L. Bobcean, supported by A. Racisz. Motion carried unanimously.

A. Racisz motion to approve the Mobile Food Vendor Ordinance with the additional recommendations from McKenna and revision under d. 14, supported by L. Bobcean. Motion carried unanimously.

8. UNFINISHED BUSINESS:

a) Solar and Wind Ordinance

b) Master Plan Review- R. Smith: Please look at the Future Land Use map to discuss at the May meeting.

9. NEW BUSINESS: None.

10. PLANNERS CORNER: None.

11. INFORMATION / CORRESPONDENCE: None.

12. PUBLIC COMMENT: None.

13. COMMISSIONER COMMENTS: None.

14. LATE CORRESPONDENCE: None.

15. **ADJOURNMENT:** B. Smedley motioned to adjourn, supported by A. Racisz. Motion carried unanimously at 8:20 pm.

RON SMITH, CHAIRMAN

ROBERT SMEDLEY, SECRETARY