

MINUTES
PLANNING COMMISSION
Monday, July 24, 2023 – 7:30 PM
25500 Gibraltar- Flat Rock City Hall

1. **CALL TO ORDER:** 7:31 pm
2. **PLEDGE OF ALLEGIANCE:** Completed by all parties.
3. **ROLL CALL OF MEMBERS:** Present: Chairman R. Smith, L. Bobcean, B. Noble, A. Racisz and R. Smedley. Absent: Barry Gritton

Also, present Building Inspector Tom Chorkey, Building Clerk Kari Rayl, Stonefield (Whitewater Express) representative Erin McMachen, McKenna representative Hunter Whitehill, Residents-Blake Farnsworth, Dan Hammer and Al Collins

4. **APPROVAL OF AGENDA:** July 24, 2023. Motion by L. Bobcean, supported by R. Smedley. Motion carried unanimously.
5. **APPROVAL OF MINUTES:** June 26, 2023. Motion by L. Bobcean, supported by R. Smedley. Motion carried unanimously.
6. **PUBLIC COMMENT:**
R. Smith states 2 public hearings will be heard for fence and carwash. Resident asks about 30100 Olmstead-Bluestone Childrens Center hearing. R. Smith explains it was removed at applicant's request and if it is rescheduled residents would be notified again.
7. **PUBLIC HEARINGS:**

a.) Fence Ordinance Revision Discussion- The purpose of this public hearing is to consider a staff-initiated zoning ordinance text amendment to update Section 2.20 Fences. The proposed amendments are intended to update fence requirements and clarify regulations, including new graphics to illustrate where certain fences are permitted. Text amendments are subject to a public hearing held by the Planning Commission and a recommendation to the City Council, who will make a determination on the ordinance change.

No one from the public was present to discuss the fence ordinance revision.

**Motion to open public hearing on Fence Ordinance Revision at 7:35 P.M.
Moved By A. Racisz, supported by L. Bobcean, carried unanimously.**

Hunter Whitehill representing McKenna gives updates- Brian Keeseey made edits to fence ordinance- He made new graphics, clarifying where you can have new fences and text edits. Hunter stated it is otherwise clean and concise and completes the information he has regarding the fence ordinance.

R. Smith states this has been discussed several times but because there was no meeting last month it had been delayed.

L. Bobcean- Glad to see section 4-2B states chain link fences shall not be permitted as fence screening but brings up the question, will strips through the chain link be considered screening? His impression is no.

B. Nobel stated on the 1st page # 2A prohibits slats in fences.

Motion to close public hearing at 7:39 p.m. by L. Bobcean supported by R. Smedley. Motion carried unanimously.

Motion to approve ordinance amendment to go to city council. Moved by R. Smedley, supported by B. Nobel, carried unanimously.

- b.) Whitewater Express Carwash- The purpose of this public hearing is to consider a requested special land use for a proposed new car wash facility at 26797 Telegraph Road (PID 58090990021000). The property is approximately 1.5 acres and is zoned C-3 General Commercial. The applicants, Stonefield Engineering, on behalf of Whitewater Express Car Wash, propose a 3,850 sq. ft. tunnel car wash building with 20 vacuum spaces. Car wash facilities are permitted by special land use in the district, subject to special land use approval by the Planning Commission.

R. Smith asks Erin McMachen before we open the public hearing to explain what has happened in the last month and where she sees things happening at this time.

Erin states she is with Stonefield Engineering representing Whitewater Carwash (EROP, LLC). Since the last meeting they received the review from McKenna and the building department (Raines Engineering Review #1). The building department review had engineering related items that can be addressed within the construction plan set, after they are granted site plan approval. McKenna recommended approval with 4 conditions.

- 1.) Waiver to the required provision of a loading zone- Erin states there will be an overhead door at front of building.
- 2.) Construction detail on proposed screen wall- Erin states the structural engineer will put together a plan for engineer permit package.
- 3.) Resident approval of screen wall- She believes they are on board.
- 4.) Provide a truck turn analysis- They will do this as well as obtain engineering approval and submit plans to the fire dept. for review.

Erin explains Whitewater as a tenant and their operation as follows:

“You enter the sight off Telegraph rd. There are 3 pay stations on site. A big part of the business model is the monthly memberships for the carwashes. The 1st pay station is dedicated to those monthly members. There are license plate readers that will scan your license plate, lift the gate and allow you to enter the wash. The other 2 lanes are for customers, where they purchase a wash or monthly membership and then on busy days monthly members can use any one of the 3 lanes. Customers will go through the wash and then take advantage of the free vacuum spaces at the center of the site, along with there is a mat cleaning station and a detail cart with various cleaners and microfiber towels that are free to any customer to use. Upon exiting the sight there is an exit gate that opens automatically after sensing the vehicle and that is just to prohibit any vehicles from using the vacuums without first purchasing a carwash. Those are all coordinated with the fire department and provided with Knox boxes for them, we will be getting approval from M-dot for our entrance location and outside of that I just really see the development as an aesthetic improvement for the area. A new construction building, quality landscaping, we are increasing the green space on site by over 10,000 square feet, just a great addition to the area and if you guys have any questions, I’m free to answer them.

R. Smith “When you heard back from Mr. Sype do I understand because I just saw this, it was received in June but came to our attention in the last week.” (in regard to Raines Engineering Review #1)

Erin “That is what I had as well, we have not addressed any of those comments yet again we want to get through site plan approval process before we put the hours into engineering design drawings. So, all those comments will be addressed, and you know approved by the building department.”

Hunter- McKenna -states they have no objection to approving the special land use and the site plan on the conditions listed on the consultant's review letters. (McKenna Carwash- site plan review and special land use review #1 and Raines Engineering Review #1)

Motion to open public hearing on Whitewater Express Carwash at 7:47 p.m. Moved by L. Bobcean, supported by R. Smedley, carried unanimously.

Blake Farnsworth- 26655 Emma- "My major concerns are the wall is one thing, we would like it 8 foot or higher whatever we can have for privacy. There is going to be lots of road traffic, cars coming through, noise from the vacuums, noise just from the car wash. I know we talked about the building is going to be out toward Telegraph and stuff like that but we would like a taller wall for sure would help us out residents that live behind there. And the lighting we are hoping for too doesn't light up our back yards all night long because our bedrooms in the back. So, any extra lighting back there is really going to light up my room. I like the privacy of where I am at is why I bought the house. I am all for progress don't get me wrong you know I'd love to see something done with that property anyway because I think the used car lot that is in there has been doing a little bit of weird stuff anyway, he's doing a body shop thing back there and all that stuff. That compressor runs all night long and he doesn't seem to remember to shut it off all the time. I'm just looking for the privacy we have now and a taller wall, trees like they are going to and lighting that doesn't light up all night long and shine into my backyard would be very helpful to me as a resident."

Dan Hammer- 26631 Emma- "My biggest concern is privacy because my pool is right back there is going to be right on the wall. You know as tall of a wall as we can get. It's bad enough you know we put the Bigby, and we got the traffic in there, standing on the deck and they can see right in. You know along with the pervs and the body shop looking at my wife and kids and everything else back there you know. That's my biggest concern is just the privacy, the noise, like I said my pool is 5 foot from the privacy line so yea that is my biggest concern.

Al Collins- 26685 Emma- "I got a couple of concerns. One of them is the privacy fence another one is the traffic pulling out on Telegraph. You're going to be taking water out there come wintertime and then the speed coming into town, it don't change till it get to in front of Zorba's. You got 50 MPH right at city limits, can that be changed to 40, start slowing them down where they come in there? I mean when im trying to make a left hand turn right now out of Matilda onto Telegraph it is almost impossible you know to make the left-hand turn. But that's all it would take would be put a 40-mph speed limit sign there and another one going out because just as you get by Auto zone it turns to 50 from coming out of the city from 40 and you've got other businesses down on Telegraph you know slow it down give the people a chance you know a chance to get out. You know my main concern is I think we are going to have a sheet of ice out there and if you've got cars coming in town and somebody is trying to get out and they are spinning their tires you're going to have a bunch of accidents. You're not going to stop the water, even when the old carwash, the gentle touch was there you know the water was coming out on Telegraph still. And I know that is not the city's responsibility to solve that, that's the county there so, that's one of my concerns. But that and then the fence, yes, we do need that fence because the people that were in there it was a nice chain link fence. The first thing they did was took it down and scrapped it and put up this cheap stockade fence that we have been screwing the pieces back up on the thing and I don't know what they dug a hole out there. There is like a big retention pond back there, they dug out and hauled the gravel away. I don't know what kind of operation was in there before but that's my concern, the speed limit coming in and out of town, you know slow it

down and a turn light too down there. Another thing is boom boxes when they are vacuuming their cars because right now, I have that issue every night. Matter of fact right before I cam here, every night about 7 o'clock over behind the strip mall over there by CVS I think that guys going on his lunch break or whatever and he got that boom box going for about ½ hour. I know years ago there used to be, wasn't there a law? Noise decibel? For the loudness of cars? I know that's going to happen when they vacuum their cars, you're going to have them people just doors wide and radio wide open. Put some signs there? Please do not play your radio while you vacuum or something. It is going to be shut down at 8 o'clock at night, right?"

Erin "Yes 8 to 8 and the lights will be off about an hour after close."

Al "And it is going to be a brick wall?"

Erin "Yes."

Motion to close public hearing at 7:55 p.m. Moved by A. Racisz, supported by R. Smedley. Motion carried unanimously.

Hunter- McKenna- states if the ordinance says the maximum height of the fence is 6 feet and we create a condition for Whitewater to exceed that it will create a non-conformity, which in general you do not want to do.

Motion to approve Site Plan conditioned on resolution noted on McKenna Carwash-site plan review and special land use review #1 and Raines Engineering Review #1- 12 items. Moved by L. Bobcean, supported by R. Smedley, carried unanimously.

Motion to approve the special land use based on site plan approval. Moved by R. Smedley, supported by L. Bobcean. Motion carried unanimously.

8. **UNFINISHED BUSINESS:** None
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:** Motion to adjourn. Moved by R. Smedley, supported by A. Racisz. Motion carried unanimously at 8:10 pm.

RON SMITH, CHAIRMAN

ROBERT SMEDLEY, SECRETARY