

CITY OF MILAN  
PLANNING COMMISSION MEETING MINUTES  
January 16, 2018

Minutes of the Planning Commission meeting held January 16, 2018 at 7:00 p.m. at City Hall, 147 Wabash Street, Milan, Michigan.

Call To Order: Chairman Latham at 7:12 p.m.

Members Present: Chairman Latham, Ludwig (seated at 7:16 p.m.), Kerkes, Ryan, Boggs, Cepeda

Members Absent: Dotson, Bibee (exc), Armitage (exc)

Others Present: Robert Matko - CESO, Doc Blanchette - Blanchette Real Estate, Chris Atkin – Carlisle/Wortman, Robert Grostick, Kathy Liedel

Approval of Agenda: January 16, 2018

Motion by Ryan, supported by Boggs to approve the January 16, 2018 agenda as submitted.  
Motion carried unanimously.

Approval of Minutes: December 19, 2017

Motion by Boggs, supported by Kerkes, to approve the December 19, 2017 minutes as submitted. Motion carried unanimously.

Receive and File: None

Old Business:

- A. Consider Request for Final Site Plan Approval for Proposed Love's Travel Stop, Truck and Auto Fueling Station, proposed Drive-thru Restaurant and Truck Tire Shop facility at 14137 Plank Rd.

Chris Atkin, from Carlisle/Wortman, went over their review and stated that the landscaping and off-street loading issues had been addressed as requested. The additional landscaping will help absorb the lighting from projecting onto neighboring properties. Item #3 is the review by the Monroe County Road Commission. This board does not have any jurisdiction regarding that portion of the review and approval would have to be granted by the road commission prior to installation of any road access to the property. Plans were received on Friday addressing items #4 and #5, the material composition for the structures and the color elevations for the fuel canopy and have been approved. Items #1 and #2 were new since the preliminary review in December.

Item #1 - In order to accommodate the off-street loading zone, the space behind the Love's/Hardees building was narrowed by 20 feet. This shifted the canopy and tire shop approximately 28 feet, resulting in the removal of four regular parking spaces from the southern parking area, convenient to Love's, and transitioned them into four additional semi-truck parking spaces on the west side of the

tire repair shop. The overall total number of parking spaces did not change. There is some concern with circulation and safety issues with the additional truck spaces. If the extra four spaces were removed, the parking requirements would still be met.

Item #2 - The commissioners questioned why the pedestrian crosswalk was not addressed on the revised plans. Robert Matko from CESO stated that Love's had discussed the concerns with foot traffic crossing the drive-thru area and are agreeable to putting in a 4 or 5 foot pedestrian crosswalk with ADA ramp through the drive-thru lane. Their decision to do this was made on Friday but was too late to make changes to the plans for tonight's packet.

Members felt this was going to be a high traffic area and some type of safety measures needed to be in place. They would like to see an enhanced, distinctly marked crosswalk, possibly striped, and a "yield to pedestrian" sign placed at the area also.

Member Ludwig wanted to be sure the developer was aware that the Saline River ran through the rear portion of the property and could present flooding problems. Mr. Matko stated they were aware of this and that the building would be constructed outside of the flood zone and the site would be elevated.

Mr. Matko showed the members on vision boards where the landscaping is being increased along the east driveway area with white pines and blue spruce trees. The tree height was also increased from five feet to eight feet. The wetland area along Plank Road will remain in place.

Member Kerkes asked if the site was going to have a sprinkler system. Mr. Matko stated he did not believe the site was going to have a sprinkler system but the owner would be responsible for any issues with dead landscaping.

Motion by Ludwig, supported by Boggs, to grant final site plan approval for the Love's Travel Stop, Truck and Auto Fueling Station, proposed Drive-thru Restaurant and Truck Tire Shop facility at 14137 Plank Rd. Motion carried unanimously.

New Business:           None

Citizen Comments:

Doc Blanchette of Blanchette Real Estate stated he is the broker that brought Love's to the area and has been working with them for the past five years. They are currently building a site at I-75 and Nadeau Road in Monroe and recently constructed buildings in Holland and Frankenmuth. They are a wonderful company to work with and contribute to the communities in which they build.

Payment Requests:

1. Carlisle/Wortman-Professional Planning Services Rendered Thru December 31, 2017

Motion by Ryan, supported by Boggs, to approve payments to Carlisle/Wortman for services rendered through December 31, 2017. Motion carried unanimously.

Adjournment:

Motion by Boggs, seconded by Kerkes, to adjourn meeting at 7:45 p.m. Motion carried.

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Kathy Liedel  
Recording Secretary

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James Latham, Chairman