

Draft: September 10, 2008

Village of Bingham Farms  
Planning Commission  
September 8, 2008

Approved: October 13, 2008

The regular meeting of the Planning Commission was called to order by Chairman Wolfe at 7:30 p.m.

Present: Wolfe, Hagaman, Wells, Towle, Warren, Freedman & Kesley

Absent: Bello, Yaremchuk

Also Present: David Birchler (Village Planner) Stever Robinson & Mark Drane (Versa Development) & Clerk Hagaman

### **Agenda**

Motion by Wells, second by Warren to accept the Agenda as submitted.

Motion carried.

### **Minutes**

Motion by Warren, second by Towle to approve the meeting minutes of August 11, 2008 as submitted.

Motion carried.

### **Versa Development**

Mr. Robinson indicated that they have created a new conceptual plan for a stand-alone restaurant building that could be located in the front of the Bingham Office Center. The new plan takes into consideration the discussion held at last month's Planning Commission meeting. The new concept calls for the use of stone, HardiPlank siding and metal roofs. They believe this helps break-up the façade and eliminate the look of a strip mall. There will be fabric awnings which will break up the length of the building.

Mr. Hagaman stated that he would like to see more of the architectural feel of the Jamestowne building which has a gabled roof and cupola. Mr. Robinson believes that may look out of place and not consistent with the building behind this project.

Mr. Robinson stated that the plan could hold either two or three restaurants. If two restaurants, the square footage would be 3,000 and 4500. With three restaurants, the building could be divided 3,000, 3,000 and 1600 square feet. They would offer outside seating.

Discussion ensued on the steps needed to work this type of zoning into the Village zoning ordinance. Mr. Birchler indicated that the Village could amend the C-1 district zoning to allow an outlot building under certain limited conditions. The Village could create a set of standards and measure a concept plan against those standards.

The Planning Commission requested that Mr. Birchler along with the Clerk enter into discussions with the village attorney to explore all options.

### **Ordinance Definitions**

Mr. Birchler indicated he had reviewed the document provided by the Village attorney and saw no major deviation to what the Commission had previously discussed. The major change was to address the disparity between two sections of the ordinance regarding yard encroachments,

The Commission felt comfortable to call for a public hearing.

Motion by Hagaman, second by Wells to set a public hearing for October 13, 2008 at 7:30 p.m. to hear comments on the proposed Ordinance Amendment.

Motion carried.

Mr. Kesley recommended that the Council be invited to this meeting as the proposed Ordinance Amendment is a result of the Joint Meeting held with the Council a few months back.

Several members indicated they would be out of town for that meeting. It was agreed to poll all the Planning Commissioners to assure a quorum for the October meeting. If that was not possible, the public hearing would be scheduled for November 10<sup>th</sup>.

Motion by Wells, second by Kesley to adjourn.

Motion carried.

The meeting was adjourned at 8:31 p.m.