

Draft: November 12, 2008

Village of Bingham Farms
Planning Commission
November 10, 2008

Approved: March 9, 2009

The regular meeting of the Planning commission was called to order by Chair Wolfe at 7:31 p.m.

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

Absent: Wells, Bello

Also Present: Steve Robinson (Versa Development) & Clerk Hagaman

Agenda

Motion by Hagaman, second by Warren to accept the Agenda.

Motion carried.

Minutes

Motion by Kesley, second by Warren to approve the meeting minutes of October 13, 2008 as submitted.

Motion carried.

Public Hearing

Chairman Wolfe opened the public hearing on special land uses at 7:32 p.m.

Mr. Hagaman read into the minutes a note from Richard Holloway addressing concerns relative to parking availability and potential entertainment, such as bands.

Chairman Wolfe closed the public hearing at 7:34 p.m.

Special Land Use

Commissioners discussed parking availability at Bingham Office Center. It was noted that the rear parking lot is barely used at this point. The problem may be getting tenants to use the back lot, but that should be worked out between the building owner and the developer.

Mr. Robinson indicated they are working on a plan to address parking. They intend to use landscaping, directional signage and perhaps initially have an attendant monitoring the spaces reserved for restaurant customers.

Relative to the entertainment issue, the Village already has an ordinance relative to noise. Also, there are no more liquor permits available in the Village thereby basically eliminating this concern.

Mrs. Freedman questioned what trees would be removed at the road. Mr. Robinson indicated that there were several Austrian Pines and some deciduous. The landscape plan calls for other types of trees and plantings that are better acclimated to the harsh conditions.

Motion by Kesley, second by Yaremchuk to recommend to Council that the proposed Zoning Ordinance Amendment be adopted.

Motion carried.

Discussion ensued on whether there were safeguards to guarantee completion of the project on a timely basis. Mr. Robinson indicated that the property owner will stipulate timelines in the Agreement and they will also post a security with the building owner. Mrs. Hagaman also indicated that the PreApplication form approved by the Village expires one year after the date of issuance, although extensions could be requested.

New Business

Mrs. Hagaman advised the Commissioners that there is an ongoing problem relative to issues on Bristol Ln. and structures. The Village has received a complaint relative to a log rack that supports a large amount of firewood. The rack is nestled between trees, barely visible from the road. Based upon strict interpretation of Village ordinance, the property owner is technically in violation of the ordinance as it is written.

The Commissioners indicated it was not the intent of the ordinance to regulate this type of "structure". The Commission set a public hearing on a proposed zoning ordinance amendment for December 8, 2008 at 7:30 p.m. should a draft amendment be finalized prior to publication of the Public Hearing Notice.

Old Business - None

Motion by Hagaman, second by Freedman to adjourn.
Motion carried.

The meeting was adjourned at 8:08 p.m.