



**CITY OF WALLED LAKE
PLANNING COMMISSION
TUESDAY, APRIL 9, 2024**

The Meeting was called to order at 7:30 p.m.

Pledge of Allegiance led by Chairman Wolfson

ROLL CALL: Owsinek, Whitt, Wolfson, Robertson, O'Rourke

ABSENT: None

OTHERS PRESENT: Assistant City Manager Jaquays, Planning Consultant Ortega, City Attorney Vanerian

REQUESTS FOR AGENDA CHANGES: NONE

APPROVAL OF MINUTES:

**PC 04-01-24 APPROVAL OF THE MARCH 12, 2024 PLANNING
COMMISSION MEETING MINUTES**

Motion by Robertson seconded by O'Rourke, CARRIED UNANIMOUSLY: To approve the March 12, 2024 Planning Commission minutes

AUDIENCE PARTICIPATION: NONE

COMMUNICATION: NONE

PUBLIC HEARING:

- 1. PC 312- 257 Ladd Road- Site Plan and Special Land Use
Applicant: Langan Properties LLC**

City Planner Ortega described the site characteristics. Mr. Ortega said the applicant is requesting a seasonal sales tent on an unimproved grass lot, adjacent to Ladd Road. Mr. Ortega said outdoor seasonal sales tents are permitted in the C-2 zoning district after receiving Special Land Use approval. Mr. Ortega said the Planning Commission may request additional information to determine compatibility. Mr. Ortega said the site already has existing lighting, and questioned what their needs may be for the winter hours. Mr. Ortega said the site should be accommodating to

increased traffic, and suggested a contingency plan be designed if the site were to increase in popularity.

Applicant Tom Langan, 131 Osprey Street – Introduced his family members present with him this evening. Mr. Langan said he is requesting seasonal, not year-round sales. Mr. Langan said his family has had approximately 40 years of experience operating seasonal sales in Farmington Hills. Mr. Langan said he has provided information on the tent material and clarified that it will be 40 feet by 20 feet; low-profile with the maximum height being 12 feet. Mr. Langan said they intend to display flowers and plants. Mr. Langan said they are excluding the sale of fireworks from their proposal. Mr. Langan said they are limiting their hours of operation from 9AM to 9PM. Mr. Langan said the bowling alley has 18 lanes and requires 90 parking spaces. Mr. Langan said with the proposed use of outdoor sales and current uses of the building, the total required parking spaces is 156. Mr. Langan said the parking lot offers 340 spaces. Mr. Langan said the entrance and exit to the site is one of the largest in Walled Lake. Mr. Langan said for the record, the site has never experienced traffic backups or circulation issues during their busiest shifts. Mr. Langan said it is important to note that they are not adding any space or modifying any space in the building. Mr. Langan said they have two dumpsters. Mr. Langan said no new lighting is being proposed.

Open Public Hearing 7:44 PM

Close Public Hearing 7:45 PM

City Planner Ortega suggested that the current lights be shielded downward, to bring the site into greater compliance. Mr. Ortega suggested that if nighttime lighting be required, that administration can review and approve.

**PC 04-02-24 MOTION TO APPROVE PC CASE 312, 257 LADD ROAD FOR
SPECIAL LAND USE APPROVAL WITH OPERATIONAL
AMENDMENTS PROVIDED BY APPLICANT TO EXCLUDE
FIREWORK SALES, HOURS OF OPERATION BE LIMITED
BETWEEN THE HOURS OF 9AM TO 9PM FOR THE TIME
PERIOD OF APRIL 1 TO DECEMBER 31 ANNUALLY**

Discussion

Applicant Langan opined that enclosing the two current dumpsters is not feasible, as items are left inside the enclosure and create blight. Mr. Langan opined that a dumpster enclosure, conducting traffic studies, and redoing the lighting is not feasible.

Motion by Owsinek, seconded by O'Rourke, CARRIED UNANIMOUSLY: To approve PC Case 312, 257 Ladd Road for Special Land Use approval with operational amendments provided by applicant to exclude firework sales, hours of operation be limited between the hours of 9AM to 9PM for the time period of April 1 to December 31 annually

Roll Call Vote

AYES: (5) O'Rourke, Whitt, Wolfson, Owsinek, Robertson
NAYS: (0)
ABSENT: (0)
ABSTENTIONS: (0)

Commissioner O'Rourke suggested that lighting concerns can be handled administratively, and said because the applicant is requesting a tent for seasonal-sales, having the applicant be required to install a dumpster enclosure would be an unnecessary burden. Mr. O'Rourke referenced other dumpster sites in Walled Lake that have blight around their dumpster enclosures.

PC 04-03-24 MOTION TO APPROVE PC CASE 312, 257 LADD ROAD FOR SITE PLAN APPROVAL CONTINGENT UPON RECEIVING ADMINISTRATIVE APPROVAL FOR ANY FUTURE LIGHTING CHANGES, AND ADDRESSING RECOMMENDATIONS LISTED IN CONSULTANT CITY PLANNER ORTEGA'S LETTER EXCLUDING THE SUGGESTION FOR A HIGH-TRAFFIC VOLUME CIRCULATION PLAN, SUBMISSION OF A LANDSCAPE PLAN, AND INCLUSION OF A DUMPSTER ENCLOSURE

Motion by O'Rourke, seconded by Owsinek, CARRIED UNANIMOUSLY: To approve PC Case 312, 257 Ladd Road for Site Plan approval contingent upon receiving administrative approval for any future lighting changes, and addressing recommendations listed in consultant City Planner Ortega's letter excluding the suggestion for a high-traffic volume circulation plan, submission of a landscape plan, and inclusion of a dumpster enclosure

Roll Call Vote

AYES: (5) O'Rourke, Whitt, Wolfson, Owsinek, Robertson
NAYS: (0)
ABSENT: (0)
ABSTENTIONS: (0)

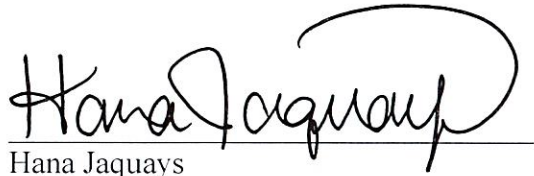
UNFINISHED BUSINESS: NONE

NEW BUSINESS: NONE

COMMISSIONERS COMMENTS: NONE

PC 04-04-24 ADJOURNMENT

Motion by Wolfson, seconded by Owsinek, CARRIED UNANIMOUSLY: To adjourn the meeting at 8:07 PM



Hana Jaquays
Recording Secretary



Neal Wolfson
Chairman