



**CITY OF WALLED LAKE
PLANNING COMMISSION
TUESDAY, MARCH 11, 2025**

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

Pledge of Allegiance led by Chairman Wolfson

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

ABSENT: None

OTHERS PRESENT: Assistant City Manager Jaquays, Planning Consultant Ortega, Finance Director Pesta, City Clerk Stuart, City Attorney Vanerian, Council Member Ambrose, Mayor Pro- Tem Woods, Parks and Recreation Commissioner Johnson

REQUESTS FOR AGENDA CHANGES: None

APPROVAL OF MINUTES:

**PC 3-01-25 APPROVAL OF THE JANUARY 14, 2025 PLANNING
COMMISSION MEETING MINUTES**

Motion by Robertson seconded by O'Rourke, CARRIED UNANIMOUSLY: To approve the January 14, 2025 Planning Commission minutes.

AUDIENCE PARTICIPATION:

Carson Lauffer, 1488 Dover Hill North – Mr. Lauffer said he has concerns with the property development proposal. Mr. Lauffer said his first choice would be to plant trees, the second choice would be a condominium development and opined that the owners would have more responsibility, and the last option would be for a rental development. Mr. Lauffer said he is opposed to rental properties.

Giovanni Johnson, 1648 Wimbledon – Mr. Johnson expressed his concern for the wildlife and said he would like to see some revitalization of the area. Mr. Johnson said he is a lifelong resident of Walled Lake.

Douglas Gierosky, 1509 Dover Hill North – Mr. Gierosky asked for clarification on the wet lands and if they are being regulated. Mr. Gierosky asked if they would be backfilled and if the buildings would be located closer to the property line?

Joseph Melnik, 1560 Dover Hill North – Mr. Melnik asked if consumers energy has been contacted? Mr. Melnik asked about the proposed rental units.

COMMUNICATION: NONE

PUBLIC HEARING: NONE

UNFINISHED BUSINESS: NONE

1. PC 316 – 1215 Decker Road

Applicant: Abro Property Management

City Planner Ortega described the site characteristics and current zoning. Mr. Ortega discussed compatibility and consistency with the master plan. Mr. Ortega said the existing wetlands and the consumers energy easement present some challenges for large-scale industrial development and advised that smaller scale buildings would be more feasible for the site. Mr. Ortega reiterated that what is before the Planning Commission is a rezoning application. Mr. Ortega said any future proposed development would be applied through a site plan application.

Architect Andrew Eckert said they are not planning on doing any development in the consumers energy easement. Mr. Eckert said they are working with EGLE for wetland regulations. Mr. Eckert said the applicant is looking to do a development that enriches Walled Lake and adds rental units for the area. Mr. Eckert said the applicant intends to do high quality landscaping.

Planning Commissioner Owsinek said he has done some research on the gas line and noted that it was 1500 PSI. Mr. Owsinek said his concern was safety.

Mr. Eckert said his understanding is that the diagonal line has been abandoned and the consumers gas line runs within the consumers easement on the south side of the property. Mr. Eckert said the information should be on the survey.

Planning Commissioner Owsinek recalled prior applicants that came before the Planning Commission for this site.

Mr. Ortega said the survey submitted with the rezoning application indicates that there is a 16 inch gas line has been abandoned, the diagonal line. Mr. Ortega said the survey shows that the diagonal easement has been removed.

Planning Commissioner Wolfson asked if there will be any development in the easement and if there is a way to verify the survey?

Mr. Eckert said he has reviewed some legal documents and can provide proof that the diagonal line has been abandoned.

Mr. Wolfson asked about the proposed rental units and how it may affect nearby property owners.

Mr. Eckert said the proposed apartments would be market- rate apartments.

Mr. Eckert said EGLE has provided verbal feedback that the wetlands on the site are not regulated. Mr. Eckert said the intent is to work with the City and the Planning Commission to design a plan that is favorable for everybody.

**PC 3-02-25 MOTION TO RECOMMEND TO CITY COUNCIL, DENYING PC
CASE 316- 1215 DECKER ROAD REZONING REQUEST FROM I-
1 INDUSTRIAL TO RM-2 MULTIPLE FAMILY RESIDENTIAL
DISTRICT**

Motion by Owsinek, seconded by O'Rourke.

Roll Call Vote

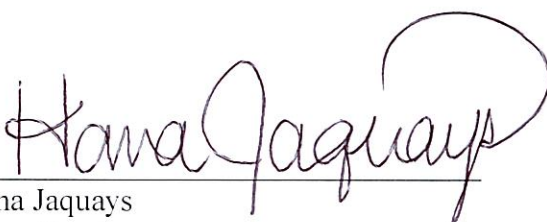
AYES: (4)	Owsinek, O'Rourke, Robertson, Whitt
NAYS: (1)	Wolfson
ABSENT: (0)	
ABSTENTIONS: (0)	

NEW BUSINESS: NONE

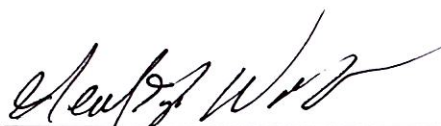
COMMISSIONERS COMMENTS: NONE

PC 3-03-25 ADJOURNMENT

Motion by Wolfson, seconded by ORourke, CARRIED UNANIMOUSLY: To adjourn the meeting at 8:01 PM



Hana Jaquays
Recording Secretary



Neal Wolfson
Chairman