

**CITY OF WAYNE  
PLANNING COMMISSION**

MINUTES

A regular meeting of the City of Wayne Planning Commission was called to order by Chairman Pugh, Monday, September 12, 2023 at 7:00 P.M at City Hall, 3355 S. Wayne Rd. Wayne, MI 48184

Members Present: Robert Pugh, David Story, Joe Hubbs, Rabih Darwiche, Beverly Shackelford, Merle Baum, Tom Porter and Denise Adkins

Members Absent: Emily Gabler

Staff Present: Lori Gouin and Mike Buiten

Based on a motion by Story supported by Shackelford, the agenda was approved as presented. Motion carried unanimously.

Based on a motion by Adkins, supported by Baum, the minutes of the meeting held on August 8, 2023, were approved. Motion carried unanimously.

Based on a motion by Shackelford, supported by Story, Site Plan 2023-05 (Vacant Cogswell) was approved unanimously with the following 13 Conditions:

- (1.) That the applicant shall obtain the necessary permits and pay the required fees from all City Departments (Building, Engineering, Fire, & Water) and Wayne County.
- (2.) That one set of engineering plans and three sets of building plans shall be submitted reviewed and approved by the Building Official, City Engineer and Fire Marshal prior to any construction.
- (3.) That the parking lot shall be constructed in conformance to Chapter 1220 Off Street Parking.
- (4.) That the landscape shall conform to Chapter 1219 Landscape Regulations.
- (5.) That the building shall be made accessible and usable to people with disabilities.
- (6.) That the dumpster enclosure shall be constructed to City standards.
- (7.) That any water, sanitary sewer, and storm water taps shall be completed by the developer and inspected by the City of Wayne.
- (8.) That the applicant confirms the location of service leads and all water meters with DPW.
- (9.) That domestic and fire lines shall have separate taps and shall connect directly to the water main.
- (10.) That the plumbing system plans shall be reviewed by Hydro-Designs for cross connection/back flow prevention.
- (11.) That the fire hydrant locations shall be determined by the Fire Marshall.

- (12.) That all Police Department information shall be completed (business registration/ handicapped enforcement).
- (13.) That all conditions at this site shall be completed before the issuance of a Certificate of Occupancy.

Based on a Motion by Story, supported by Baum, Site Plan 2023-06 (35603 Michigan Ave.) was approved unanimously with the following 14 Conditions:

- (1.) That the applicant shall obtain the necessary permits and pay the required fees from all City Departments (Building, Engineering, Fire, & Water) and Wayne County.
- (2.) That one set of engineering plans and three sets of building plans shall be submitted reviewed and approved by the Building Official, City Engineer and Fire Marshal prior to any construction.
- (3.) That the parking lot shall be constructed in conformance to Chapter 1220 Off Street Parking.
- (4.) That the landscape shall conform to Chapter 1219 Landscape Regulations.
- (5.) That the building shall be made accessible and usable to people with disabilities.
- (6.) That the dumpster enclosure shall be constructed to City standards.
- (7.) That any water, sanitary sewer, and storm water taps shall be completed by the developer and inspected by the City of Wayne.
- (8.) That the applicant confirms the location of service leads and all water meters with DPW.
- (9.) That domestic and fire lines shall have separate taps and shall connect directly to the water main.
- (10.) That the plumbing system plans shall be reviewed by Hydro-Designs for cross connection/back flow prevention.
- (11.) That the fire hydrant locations shall be determined by the Fire Marshall.
- (12.) That all Police Department information shall be completed (business registration/ handicapped enforcement).
- (13.) That all conditions at this site shall be completed before the issuance of a Certificate of Occupancy.
- (14.) Remove and replace and/or resurface Parking lot.

With support from the Board, Pugh asked Gouin to send a letter to Nocerini thanking her for her years of service and support of the Planning Commission.

There being no further business, based on a motion by Baum, supported by Adkins and unanimously carried, the meeting was duly adjourned at 7:31 p.m.