

APPROVED 05/12/2022

**REGULAR MEETING
PLANNING COMMISSION
MINUTES**

APRIL 14, 2022

THE REGULAR MEETING OF THE RICHMOND PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 P.M., ON THURSDAY, APRIL 14, 2022, BY CHAIRPERSON MCCLELLAN.

ROLL CALL

Present: Frank, Kaminski, McClellan, Misko, Moore, Rix, Weinert, Zink

Absent: Majchrzak

Others: William Corkins, City Planner Jeschke, Nick Wurmlinger

Visitors: None

Motion by **Moore**, seconded by **Kaminski**, to excuse Commissioner Majchrzak for being out of town.

All yeas

Motion carried

APPROVAL OF MINUTES

Motion by **Rix**, seconded by **Frank**, to approve the minutes of the March 10, 2022, regular meeting as amended.

All yeas

Motion carried

AUDIENCE PARTICIPATION

None

CORRESPONDENCE

Motion by **Weinert**, seconded by **Kaminski**, to receive and file correspondence as presented.

All yeas

Motion carried

ADOPTION OF AGENDA

Motion by **Moore**, seconded by **Rix**, to adopt the agenda as presented.

All yeas

Motion carried

PUBLIC HEARING

A-1. PCD-01-2022 – ALI HAKIM on behalf of WILLIAM CORKINS – Request for a Preferred Class Designation of a Non-Conforming Use for a proposed adult foster care large group home on property located at 67926 Howard Street.

Motion by **Rix**, seconded by **Kaminski**, to open the public hearing at 7:03 pm

All yeas

Motion carried

Motion by **Rix**, seconded by **Misko**, to close the public hearing at 7:10 pm

All yeas

Motion carried

A-2. TXT-01-2022 – CITY OF RICHMOND – Request for a Text Amendment to Section 7.04 (Solar Collectors and Similar Facilities) to update how and where solar collectors are permitted.

Motion by **Moore**, seconded by **Frank**, to open the public hearing at 7:11 pm

All yeas

Motion carried

Motion by **Moore**, seconded by **Kaminski**, to close the public hearing at 7:12 pm

All yeas

Motion carried

ITEMS FOR CONSIDERATION

B-1. PCD-01-2022 – ALI HAKIM on behalf of WILLIAM CORKINS

City Planner Jeschke informed the board that the applicant would like to open an Adult Foster Care Large Group Home for 20 residents.

The applicant William Corkins is a representative from “The Lighthouse Inns & Assisted Living Centers, Inc.” Their main facility is in Port Huron, and they have several smaller facilities throughout the area.

In the applicant’s notes defining their use, they state it will be independent & assisted living with a resident manager. They go on to state that vehicles will be prohibited and all residents are subject to background checks. The facility will be open to male-only residents age 18-88 and will have 20 single-occupancy residents. However, the

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applicant did state that the average age of residents at their current locations are between 50 and 75 years.

During discussion a number of concerns were brought up regarding the resident's mobility and the overall number of residents.

Motion 1

Motion by **Kaminski**, to Approve the Preferred Class Designation of a Non-Conforming Use for a proposed Adult Foster Care Large Group Home on property located at 67926 Howard Street, subject to the conditions listed.

No second,

Motion died due to lack of support

Motion 2

Motion by **Moore**, seconded by **Weinert**, to Deny the Preferred Class Designation of a Non-Conforming Use for a proposed Adult Foster Care Large Group Home on property located at 67926 Howard Street, based on the number of units being too many.

Vote was 6-2

Motion carried

B-2. TXT-03-2021 – CITY OF RICHMOND

Motion by **Zink**, seconded by **Frank**, to approve and recommend to City Council TXT-01-2022 (Proposed Ordinance Amendment #156-31) which amends Section 7.04 (Solar Collectors and Similar Facilities) to update how and where solar collectors are permitted.

All yeas

Motion carried

This item will go to City Council, and if approved will have 1st and 2nd readings.

MISCELLANEOUS MATTERS FROM THE CITY STAFF

The City Manager gave brief explanations regarding the projects around the city including Seymore Drive, Burke Drive, MDOT Signal Work, and the work at the Aud.

CHAIRMAN AND COMMISSION MEMBERS

Kaminski had more comments regarding traffic and the numerous driveways and turning movements around the Lake Angela Drive intersection.

Weinert wished everyone a Happy Easter

Frank wished everyone a Happy Easter.

ADJOURNMENT

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Motion by **Kaminski**, supported by **Rix**, to adjourn the Planning Commission Regular Meeting at 8:05 p.m.

All yeas

Motion carried

Respectfully submitted:

Troy S. Jeschke
City Planner