

**CITY OF WESTLAND
PLANNING COMMISSION REGULAR MEETING
Wednesday November 3, 2021**

A regular meeting of the Westland Planning Commission was called to order by Chairman Kenneth B. Sharp at 6:00 p.m., Wednesday November 3, 2021, in the City Council Chambers, Westland City Hall, 36300 Warren Road, Westland, Michigan.

Roll Call:

PRESENT: Commissioners: Sharp, Durante, Hornbuckle, Fowlkes,
Rappaport, Richards, Spisak, Stachow

ABSENT:
EXCUSED:

ALSO PRESENT: Mohamed A. Ayoub, Planning Director

Chairman Sharp called for citizens' comments on items not on the agenda. No one spoke.

Motion by Rappaport, supported by Stachow, that the minutes of the regular meeting of August 4th, 2021 are approved as submitted.

(6) AYES: Commissioners: Durante, Hornbuckle,
Rappaport, Richards, Spisak, Stachow

NAYS:
ABSTAIN: Sharp, Fowlkes
ABSENT:
EXCUSED:

Motion Carried.

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Case #2252, Site Plan Approval for Kettering of Westland, Single Family Residential Subdivision, Parcel #067-01-1596-000, South of Avondale, Between Venoy and Hubbard, Gregory Windingland and Lombardo Homes

Mr. Ayoub summarized his staff report dated Wednesday November 3, 2021. The subject property is the site of the former Kettering Elementary School located south of Avondale, between Venoy and Hubbard. The property comprises of 9.04 Acres and is zoned R-5,

Single Family Residential. The petitioner proposes to develop the site with a 45-lot site condominium subdivision. Therefore is seeking site plan approval.

Chairman Sharp asked if the petitioner is present.

Petitioner Greg Windingland representing Lombardo homes was present, along with his associate, Civil Engineer, Greg Bono. Mr. Windingland gave a very detailed presentation, and Greg Bono handed out a copy to all in attendance.

Chairman Sharp opened the meeting to the public.

Resident Mark, had some questions over the replacement of the trees on Carlson. And, also brought attention to the drain in front of his house, tends to overflow when it storms, along with the drain on the other side of the street. He wanted to know if the plans on sewer connection.

Resident Wah Wong and his wife, had some concerns over increased traffic.

Sharp stated that a traffic study was performed.

Ayoub addressed those concerns, stating that the City feels the addition of the homes will not provide any traffic issues, also reminding the residents that these were roads that had school traffic at one time without any concerns. The streets being proposed are in compliance with state regulations.

Resident Cheryl Moore, said her neighbor had a document which stated that Wayne County wouldn't use the property and it would go back to the owners who donated it. Cheryl also asked if the storm water will be fenced in.

Sharp answered he has no knowledge of this.

Rappaport stated if such a document exists, it would be in the Wayne County Register of Deeds.

Resident Mark from Thames St, stated the less trees the better, but wanted to know what would happen to the sidewalk/walkway which is in an easement between two homes, one of which is his. He also wanted to know the timeframe for construction, and information about the placement/addition of power lines, and how they plan to connect the drains.

Resident Carol Moss, stated that she and other residents neighboring Kettering, who use the property for recreation, want to protest that the houses not be built there at all. She then asked if the City could repurpose the land into a recreational area.

Chairman Sharp explained that there is nothing this body can do. The property is owned by the school system, it's zoned R-5, and as long as they meet all the

regulations the Planning Commission has no control as the City does not own the property, so they have no control over that. The responsibility of the Planning Commission is to make sure that everything is handled according to the zoning ordinance before they can build. The Planning Commission cannot repurpose the land, they can do nothing but make sure all the guidelines are followed when, or if it's developed.

Resident Carol asked who does the rezoning.

Ayoub answered the school system would have to initiate that.

Petitioner Greg Windingland addressed the residents concerns and answered the residents questions:

- He stated that the school is looking to sell the properties for a couple of reasons; one is they are paying maintenance and insurance on vacant land, the other is they want the students. They're motivation is to get the homes built to get the students in the school district.
- Carlson is a collector road, which means it's wider pavement, it's designed to collect the traffic of other neighborhood streets, and convey them in a certain direction. Traffic on Carlson is designed for the zoning R5 and should be able to accommodate the traffic. They are not asking for anything more than the R5 zoning. With Carlson being a collector road it should be able to accommodate the traffic.
- As far as the property reverting back to the donors they have found no recorded documents against the property to indicate the land was donated by anyone.
- The storm drain will not be fenced in per Wayne County's regulations (clear zone for maintenance). They have a buffer area. The basin depth will be 3-4 feet of a gradual depth and will empty once filled within 2 days. The function of the storm water basin is to take on any backed up drains. There will be landscaping around the basin to shield it as well. The function of the storm water basin is to hold that water back and release it in a much slower manner to avoid any drain issues.
- The sidewalk will not connect to their property and shall be maintained by the property owner.
- The timing of construction and the duration will approximately take 4-6 months from the time they break ground to get underground utilities in, and the site paved. At that point it will take approximately 8-9 months to build a home from the time of a signed purchase agreement.
- They will be working with DTE to find where the connections will be placed, and all the utilities within site will all be underground utilities. There won't be any overhead utilities.

Chairman Sharp opened it up to the Commission.

Richards had a question on the relocation of the trees, and how their placement.

Sharp explained that law states that any tree that is 8 inches in diameter up to chest height has to be replaced if it is removed. They all will be replaced by number between the two sites.

Stachow wanted to know the construction work hours.

Petitioner Windingland answered that usually the laborers work Monday through Friday from 7am to 7pm, Friday 7am to 5pm, and no work on Sunday.

Rappaport addressed a question to the administration regarding if the requested waivers will need to go before the ZBA. He then asked the petitioner about the tree replacement; will it match or exceed what's there now, and if due diligence was done to ensure that the property was never used as a landfill.

Ayoub answered that the request will go to City Council not the ZBA as done previously.

Petitioner Windingland addressed the tree inquiry. Numerically they will be planting more trees but they will be smaller in size until they mature. Yes, due diligence was done as they had soil borings throughout the site sent for extensive testing.

Stachow inquired if there could be two traffic humps on both sites.

Petitioner Windingland explained that the traffic humps will be internal within each community.

Motion made by Rappaport and supported by Richards.

To make a recommendation that this petition be forwarded to City Council with a recommendation for approval.

(8) AYES: Commissioners: Sharp, Durante, Hornbuckle, Fowlkes
Rappaport, Richards, Spisak, Stachow

NAYS:
ABSTAIN:
ABSENT:
EXCUSED:

Motion Carried

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Case #2253, Site Plan Approval for Madison of Westland, Single Family Residential Subdivision, Parcels 060-99-0001-000 and 060-99-0002-000, South of Avondale, East of Carlson, Gregory Windingland and Lombardo Homes

Mr. Ayoub summarized his staff report dated Wednesday November 3, 2021. The subject property is the site of the former Madison Elementary School located south of Avondale, and on the east of Carlson. The property comprises of 12.16 Acres and is zoned R-5, Single Family Residential. The petitioner proposes to develop the site with a 45-lot site condominium subdivision. Therefore is seeking site plan approval.

Chairman Sharp stated that the petitioner, Greg Windingland from Lombardo, homes was still present, and available to address any concerns.

Chairman Sharp opened the meeting to the public.

Resident Mark asked who will maintain the sidewalk easement.

Ayoub explained the sidewalk easement does not cross over the property line, and preferably the City would divide in half and plant grass.

Petitioner Windingland offered that Lombardo would take on the cost of removing the sidewalk.

Unidentified resident asked if Lombardo would be fencing in the yards.

Sharp answered no, that will be up to each home owner.

Petitioner Windingland expressed his gratitude towards the Planning Department.

Motion made by Richards and supported by Rappaport.

To make a recommendation that this petition be forwarded to City Council with a recommendation for approval with the condition of the sidewalk easement.

(8) AYES: Commissioners: Sharp, Durante, Hornbuckle, Fowlkes
Rappaport, Richards, Spisak, Stachow

NAYS:
ABSTAIN:
ABSENT:
EXCUSED:

Motion Carried

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Adjourn

Motion by Spisak, supported by Fowlkes;

Unanimously carried – that the meeting be adjourned at 7:11 P.M.

Respectfully submitted,

Kenneth B. Sharp, Chairman
WESTLAND PLANNING COMMISSION

APPROVED: 12/01/21