

7:01 o'clock p.m. Chairperson Martinek called the meeting of the Planning Commission to order.

**MEMBERS PRESENT:** Bland, Buechler, Crawford, Koob, Martinek, Wurmlinger

**MEMBERS ABSENT:** Mills

**ALSO PRESENT:** Kristy Jones

**VISITORS:** Mike Motte, PEA, INC  
Amy Conti, Norr

Motion by Bland, supported by Martinek, to approve the agenda as printed and posted.  
Vote, Unanimous **MOTION APPROVED**

Motion by Martinek, supported by Wurmlinger, to approve the minutes from 10/11/2016 as printed and posted.  
Vote, Unanimous **MOTION APPROVED**

**CITIZENS WISHING TO ADDRESS THE BOARD:**  
NONE

**REPORT FROM TOWNSHIP BOARD REPRESENTATIVE:**  
The Board of Trustees adopted the 2017 budget, looking in good shape. The township is now a Passport Acceptance Agency with 5 Passport Agents in the office.

**REPORT FROM ZBA REPRESENTATIVE:**  
NONE

**ITEM #1: ELECTION OF OFFICERS (Positions Expire 12/31/2017) :**  
Motion by Bland supported by Koob, to appoint Martinek, as temporary chair.  
Vote, Unanimous **MOTION APPROVED**

Chairperson Martinek opens the nominations for the 2017 Planning Commission Officers.

**NOMINATIONS:**

CHAIRPERSON	VICE CHAIRPERSON	SECRETARY	ZBA REPRESENTATIVE
Martinek	Bland	Mills	Buechler

Chairperson Martinek closes the nominations for the 2017 Planning Commission Officers.

**CHAIRPERSON:** *(Responsible for presiding over all meetings)*  
Motion by Bland, supported by Wurmlinger, to appoint Martinek, as 2017 Chairperson.  
Vote, Unanimous **MOTION APPROVED**

**VICE CHAIRPERSON:** *(Acting Chair in case of absence, or conflict of interest)*  
Motion by Martinek, supported by Crawford to appoint Bland as 2017 Vice Chairperson.  
Vote, / Vote, Unanimous **MOTION APPROVED**

**SECRETARY:** *(Responsible for taking attendance & roll call for voting, signs minutes)*  
Motion by Martinek, supported by Buechler, to appoint Mills, as 2017 Secretary.  
Vote, / Vote, Unanimous **MOTION APPROVED**

**PLANNING COMMISSION MEMBER ON ZONING BOARD OF APPEALS:** *(Must attend all ZBA meetings)*  
Motion by Crawford, supported by Martinek to appoint Buechler, as 2017 Planning Commission Representative on the Zoning Board of Appeals.  
Vote, Unanimous **MOTION APPROVED**

**ITEM #2: SITE PLAN APPROVAL, V/L 24<sup>th</sup> Avenue / 74-20-016-2031-003:**

**APPLICANT:** Brian Kan, Panda Restaurant Group, 1683 Walnut Grove Ave., Rosemead, CA. 91770

**PROJECT:** Panda Express

**REQUEST:** Site plan approval for restaurant/fast food with drive-thru

**LOCATION:** V/L 24<sup>th</sup> Avenue

**PARCEL(s) #:** 74-20-016-2031-003

**APPLICANT PRESENTATION:**

Mike Motte, engineer from PEA, said agreements were in the works with Meijer regarding the storm sewer as well as the lot split.

Amy Conti, Norr Architect, said the exterior materials are part of the Panda Express branding but are quality materials of composite tiles. Very durable to Michigan weather.

Jones pointed out that the exterior materials did not meet the standards of the ordinance and required the Planning Commission's approval.

**BOARD DISCUSSION:**

Martinek, excited to have them in our community.

Koob, feels the exterior materials, although not brick or stone, are part of the branding and will work.

Bland, agreed.

Crawford, very impressed by grease trap being used.

Motion by Martinek, supported by Bland to approve with conditions (1, 2, 3 on review by Kristy Jones dated 1/4/2017) the site plan for V/L 24<sup>th</sup> Avenue, 74-20-016-2031-003

Roll Vote, Unanimous **MOTION APPROVED**

Motion by Martinek, supported by Buechler, to adjourn. Time, 7:58 P.M.

Vote, Unanimous **MOTION APPROVED**