



CITY OF GARDEN CITY  
PLANNING COMMISSION  
City Hall Council Chambers  
6000 Middlebelt Road, Garden City, MI 48135

## AGENDA

### REGULAR MEETING OF THE GARDEN CITY PLANNING COMMISSION

Thursday, September 14, 2023

6:30 PM

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. APPROVAL OF AGENDA
- E. APPROVAL OF MINUTES – Regular meeting of August 10, 2023
- F. PUBLIC COMMENT ON NON-AGENDA ITEMS ONLY
- G. BUSINESS ITEMS
  - 1. **Consideration of Application: Request to accept a new conditional rezoning application for 30712 Pardo Ave based on proposed changes in conditions.**  
Planning Commission discussion and action (Accept, Deny or Table acceptance of new application)
  - 2. **Scheduling of Public Hearing: 30712 Pardo Ave.**  
Request to schedule a public hearing and gather public comments on October 12, 2023 for the conditional rezoning of 30712 Pardo Avenue from R-1 Single Family Residential to Conditional R-3 Multiple Family Residential for one 10 unit building.
  - 3. **PPL23-0024: Request for special land use recommendation and site plan approval to establish a new two tenant commercial building with a drive-thru window service at 28484 Ford Road in the C-3, General Business District.**
    - a) Special Land Use Recommendation.
      - 1) Statement by Chair – Purpose of the Public Hearing.
      - 2) Presentation of Consultant’s Report.
      - 3) Presentation by Applicant.
      - 4) Chairperson Opens the Public Hearing.
      - 5) Public Comments/Questions.
      - 6) Presentation of Written Communications.
      - 7) Chairperson Closes the Public Hearing.
      - 8) Planning Commission discussion and recommendation of Approval, Approval w/conditions, Denial to City Council or Table.

b) Site Plan Review.

- 1) Presentation of Consultant's Report.
- 2) Presentation by Applicant.
- 3) Public Comments/Questions.
- 4) Planning Commission discussion and Action (Approve, Approve w/conditions, Deny or Table).

**4. 2017 Master Plan: 5 Year Review.**

Review and discussion of the summary memo for the five year review of the City's 2017 Master Plan. (Planning Commission accept the conclusions of the memo or directs City Planner to make edits that reflect the Commission's analysis.)

**5. Scheduling of Public Hearing: Warren and Inkster Roads.**

Request to schedule a public hearing and gather public comments on October 12, 2023 for a city initiated rezoning of the properties located at 27419, 27427 and 27459 Warren Rd from C-1 Local Business to C-2 Neighborhood Business and 7087 and 7069 Inkster Rd from R-1 Single Family Residential to C-2 Neighborhood Business.

**H. OTHER BUSINESS/DISCUSSION ITEMS - None**

**I. COMMISSIONERS' COMMENTS REGARDING PLANNING & ZONING MATTERS**

**J. NEXT REGULAR PLANNING COMMISSION MEETING – THURSDAY, October 12, 2023**

**K. ADJOURNMENT**

***ADA Accommodation.** The City of Garden City will provide necessary auxiliary aids and services (such as interpreters, signers, and audio tapes) to individuals attending meetings or hearings. A two-week notice is required. For assistance, please contact the Administration office at (734) 793-1660.*