



CITY OF GARDEN CITY  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
February 11, 2021

The Planning Commission met for a Regular Meeting on Thursday, February 11, 2021 at 6:30 p.m. via Zoom Webinar.

REGULAR MEETING

**ROLL CALL**

Present were Chairperson May, Commissioners Steenburg, Turnbull, Kaledas, and Metivier. Commissioner Walls was absent and excused. Also present were McKenna Consultant Ortega, and Minutes Clerk Smith.

❖ Item #21-02-005: Approval of Agenda

**RESOLVED: Moved by Steenburg; Supported by Kaledas:** Motion To approve the meeting agenda as revised with the swapping of items G1 and G2 on the agenda order.

AYES: Unanimous  
ABSENT: Walls

**Motion Carried**

❖ Item #21-02-006: Approval of Minutes

**RESOLVED: Moved by Kaledas; Supported by Metivier:** To approve the Regular Meeting Minutes of January 14, 2021 as presented.

AYES: Unanimous  
ABSENT: Walls

**Motion Carried**

**PUBLIC COMMENT**

The chair announced it was time for public comments for items not on the agenda.

- There were no public comments.

**BUSINESS ITEMS**

- **PC #21-001: Request for special land use recommendation and site plan approval to establish a carry-out restaurant at 211-217 Inkster Road in the C-1, Local Business District.**  
**DISCUSSION:** McKenna Consultant Ortega gave overview of McKenna review letter dated February 4, 2021. Applicant Alex Ali gave overview of proposed business. Commission as a while discussed possibility of landscaping additions and limitations of landscaping possibilities presented by county controlled right-of-way and limited depth of commercial lots along Inkster Road. Commission discussed shared parking requirements to make sure adequate parking is provided on site plan., need for lighting details to be provided on site plan, and indication of how trash removal will be handled for site.

The public hearing to consider the proposed special land use was called to order at 7:09 pm by Chairperson May.

Hearing no public comment, the Public Hearing was closed at 7:10 p.m.

❖ Item #21-02-007:

**RESOLVED: Moved by Steenburg; Supported by Turnbull** To recommend City Council **APPROVE** request for special land use approval to establish a carry-out restaurant at 211-217 Inkster Road in the C-1, Local Business District pending site plan approval.

AYES: Unanimous  
ABSENT: Walls

**Motion Carried**

❖ Item #21-02-008:

**RESOLVED: Moved by Turnbull; Supported by Kaledas** To **APPROVE** request for site plan approval to establish a carry-out restaurant at 211-217 Inkster Road in the C-1, Local Business District contingent upon applicant addressing administratively items A-D listed in McKenna letter dated February 4, 2021.

AYES: Unanimous  
ABSENT: Walls

**Motion Carried**

❖ Item #21-02-009:

**RESOLVED: Moved by Steenburg; Supported by Metivier** remove from the table the request for special land use recommendation and site plan approval to establish a hobby shop with an outdoor RC race course at 6332 Middlebelt Road in the C-2, Community Business District.

AYES: Unanimous  
ABSENT: Walls

**Motion Carried**

- **PC #20-006: Request for special land use recommendation and site plan approval to establish a hobby shop with an outdoor RC race course at 6332 Middlebelt Road in the C-2, Community Business District.**

**DISCUSSION:** McKenna Consultant Ortega gave overview of McKenna review letter dated February 3, 2021. Commission as a whole discussed need for additional information to be provided on site plans or indicated in writing on site plan including a complete screening wall, landscaping plan, a notation indicating that the outdoor track would be utilized by electric RC cars only, proposed landscape buffer off Maplewood as it relates to City Code, details regarding proposed lighting at site, a notation regarding proposed hours of operation. Commission as a while also discussed the need to mitigate impact on surrounding properties. McKenna consultant Ortega informed commission that the proposed site plan had a note of support from the Downtown Development Authority.

❖ Item #21-02-010:

**RESOLVED: Moved by Steenburg; Supported by Metivier** to table the request for site plan approval to establish a hobby shop with an outdoor RC race course at 6332 Middlebelt Road in the C-2, Community Business District.

AYES: Unanimous  
ABSENT: Walls

**Motion Carried**

❖ Item #21-02-011:

**RESOLVED: Moved by Turnbull; Supported by Kaledas** to table the request for special land use

recommendation to establish a hobby shop with an outdoor RC race course at 6332 Middlebelt Road in the C-2, Community Business District.

AYES: Unanimous  
ABSENT: Walls

**Motion Carried**

**COMMISSIONERS ' COMMENTS**

- Commission as a whole discussed possible bench placement and right turn only signage at the McDonald's location at the corner of Ford & Middlebelt.

**ADJOURNMENT**

Having no further business the Chair adjourned the meeting at 8:25 pm.

Bryan C. Smith  
Minutes Clerk