

I. **CALL TO ORDER.**

Chairman Sandra Werth called the meeting to order at 6:30PM.

II. **ROLL CALL.**

Present: Chairman Sandra Werth, Vice-Chairman Steve Reno,
Commissioners Stanley Cumberworth, Dennis Griffin, Matt
Ray, Betty O'Shea, Ted Taylor,

Absent: Commissioner Will Allen and Secretary Ellie Pinner

Quorum Present.

Also Present: Robert Vallina, Community Planning and Development
Director, Larry Lockwood, Planning Division Head, Doug
Bradley, Building and Engineering Director, Rob Merinsky,
Engineering Assistant Director, and Lori Beeson, Stenographer

Applicants and General Public: Christopher Grzenkowicz, P.E.,
Desine Inc., David Kapisansky, ALDI, Inc., Lee Hurwitz, Broder
& Sachse, Waterford Plaza

III. **APPROVAL OF THE MINUTES**

**MOTION AND VOTE:
MOVED BY GRIFFIN,
SUPPORTED BY RENO; RESOLVED TO APPROVE THE MINUTES OF THE
DECEMBER 9, 2008 PLANNING COMMISSION STUDY MEETING AS PRINTED.
MOTION CARRIED UNANIMOUSLY WITH PINNER, ALLEN ABSENT.
(7-0)**

Development Reviews

Site Plan No. 1273 – ALDI Food Market (Staff Reviewer – Larry Lockwood)

Parcel No.: 13-16-478-008
Location: 5020 – 5064 Highland Road (Waterford Plaza)
Action: Concept Plan Review
Applicant: Christopher Grzenkowicz, P.E., Desine Inc.

Mr. Lockwood introduced the project recently submitted by ALDI to demolish a portion of the Waterford Plaza and rebuild into an ALDI's market. Mr. Lockwood identified the location of this proposed project and explained that this project was just submitted and the applicants wanted to provide the Planning Commission with a conceptual overview.

Mr. Grzenkowicz, of Desine Inc. presented the applicant's plans for the site and the interior of the store.

Commissioner Allen entered 7:00 p.m.

Mr. Vallina informed the Planning Commission that under the letter of the Zoning Ordinance, staff is required to conduct the review of Site Plan No. 1273 through the Planning Commission review process since the subject property is larger than one acre in size. However, the subject property is already governed by an approved site plan for Waterford Plaza and the building improvements proposed through Site Plan No. 1273 will be located within the existing building envelope on the existing approved Waterford Plaza site plan. Since the modifications to the Waterford Plaza site affect only a portion of the site and fall within the existing approved building envelope, Mr. Vallina requested that the Planning Commission authorize staff to conduct the site plan review of Site Plan No. 1273 through the administrative review process and place it on the Planning Commission Consent Agenda once the plan is approved.

Chairman Werth placed Mr. Vallina's request before the Commissioners. The consensus of the Planning Commission was to concur with Mr. Vallina and authorize staff to conduct the review of Site Plan No. 1273 through the administrative review process.

VI. Discussions

Mr. Vallina informed the Planning Commission that a business owner had contacted Mr. Lockwood about the possibility of planting a community garden on his office zoned property. Mr. Vallina explained that if such a concept is viewed as an agricultural use, then it would not be permitted. However, if it was considered as part of a landscape plan that was approved by the Planning Commission then this concept might be viable. Mr. Vallina also added staff's concern that such a concept cannot be viewed just for one property; the Planning Commission needs to consider whether they are comfortable with authorizing such landscape plans on any non-residential property. Commissioners were not opposed to the concept, but were concerned about establishing parameters with which to regulate such landscaping so that it did not increase the chances of children crossing main roads to get to a community garden and it did not create an attraction for rodents and other pests. The Commissioners requested more information and asked staff to invite the person who initiated this idea to the next available Planning Commission meeting to present his ideas.

VII. Adjourn the Meeting

The meeting was adjourned at 7:15 PM.

MEMORANDUM

Date: February 3, 2009

To: Planning Commission Members

From: Larry Lockwood, Planning Division Head

RE: Site Plan No. 1273 – Proposed ALDI Food Market (Waterford Plaza)
Concept Plan Review

Applicants: Christopher Grzenkowicz, P.E. Desine Inc.
David Kapisansky, ALDI, Inc.
Lee Hurwitz, Broder & Sachse, Waterford Plaza

This project is by ALDI Inc. in combination with the owners of the Waterford Plaza commercial shopping center. This partnership proposes to raze and rebuild a portion of this existing plaza in order to develop a new building addition. The attached preliminary concept plan shows the existing space of approximately 19,220 sq. ft. to be demolished in order to develop a new 16,891 sq. ft. food store. The area to be demolished includes the existing world gym space along with several other retail units located at the east end cap of the plaza. The new construction will be attached to the remaining building.

Over the last several months, the owners of Waterford Plaza have been working with staff in order to develop a plan that will update and improve their existing parking lot along with introducing new landscape areas for the center. Waterford Plaza also has plans to completely update the entire building façade for the center in order to be in keeping with the ALDI building design theme.

This project is being brought before the Planning Commission for a brief introduction and discussion prior to the applicant formally submitting plans to the Township for the site plan review process.

If you have any additional questions in advance of Tuesday's meeting, please feel free to contact this office.