

The first item under **Public Hearings**, was to **host a Public Hearing on the Special Land Use for 21800 Marter Road.**

MOTION by Fuller, seconded by Gilezan, to open the **public hearing.**

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Gilezan, Hamborsky, O’Keefe, Schulte
NO: None
ABSENT: Marx, Vitale

Chair Fenton opened the public hearing at 7:04 pm.

Planner Jankowski provided an overview of the Special Land Use, the recent rezoning to CF – Community Facilities, that was approved earlier this month, and that St. Clair Shores, where the majority of the property lies, has passed this.

Mike Blaneck, of Stucky-Vitale Architects, representing the applicant, was present to answer any questions.

The following residents were heard:

1. Gary Felts, 1680 Oxford, stated he is not opposed, but took issue with the McKenna memo, dated January 13, 2026 where they state there would be “no disruption to Residential Areas, Parking or Traffic”, when there is now an empty field and there will be a 40,000 square foot building.
2. Lynne Aldrich, 1501 Oxford, while not in favor or opposition, agrees with Mr. Felts in that the memo stating there would be no disruption, without doing a traffic study, is not accurate.

No one wished to speak in opposition to the rezoning.

MOTION by Gilezan, seconded by Schulte, to **close the public hearing on the Special Land Use for 21800 Marter Road.**

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Gilezan, Hamborsky, O’Keefe, Schulte
NO: None
ABSENT: Marx, Vitale

Chair Fenton closed the public hearing at 7:08 pm.

The next item, under **New Business**, was to **Consider the Special Land Use for 21800 Marter Road.**

Planner Jankowski provided an overview of McKenna’s review based on the Zoning Ordinance on Special Land Use.

MOTION by Schulte, seconded by O’Keefe, that the Planning Commission recommend the Special Land Use for 21800 Marter Road to City Council for approval.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Gilezan, Hamborsky, O’Keefe, Schulte
NO: None
ABSENT: Marx, Vitale

The next item, under New Business, is to **Consider the Site Plan for 21800 Marter Road.**

Planner Jankowski provided an overview of McKenna’s review of the site plan and that St. Clair Shores has already approved it, and McKenna recommends 8 additional evergreens to lessen the visibility impact on residents across the Milk River.

Mike Blanek, of Stucky-Vitale Architects, representing the applicant, spoke about the design and stated they will add any trees that are recommended.

Mike Melhem, 40 Stonehurst, GPS, applicant, provided details on the hours of operation (7 am-10pm); the roller doors (for ventilation only on nice days – the building is air-conditioned); the lighting on the required exit door will be downlit only; there will be nothing on the roof other than the ability to accommodate future solar panels per Michigan Building Code.

MOTION by O’Keefe, seconded by Schulte, that the Planning Commission approve the Site Plan for 21800 Marter Road and recommend approval to City Council with the inclusion of the additional screening and subject to City Council approving the Special Land Use.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Gilezan, Hamborsky, O’Keefe, Schulte
NO: None
ABSENT: Marx, Vitale