

LIVONIA JOINT PLANNING BOARD
MEETING MINUTES
APRIL 13, 2015

PRESENT: Chair R. Bennett, C. Casaceli, R. Haak, D. Richards, Code Enforcement Officer A. Backus, Town Attorney J. Campbell
ABSENT/EXCUSED: D. Simpson, J. Palmer, J. Sparling

AGENDA: Approve the meeting minutes of March 23, 2015

- ***Tee and Gee's – Tom Holland***
Patio proposal behind the restaurant/bar
- ***Shoreless Acres – Don and Sue Defay***
Construction of footbridge from store to hamburger/hotdog stand

Chair Bennett opened the meeting at 7:00 pm and told the board that there are no March 23, 2015 meeting minutes. These can be reviewed at a later date.

Tee and Gee's – Tom Holland

Chair Bennett invited the owner, Tom Holland, of Tee and Gee's to come forward to discuss the scope of work he proposes to do at Tee and Gee's located at 6028 Big Tree Road. Mr. Holland explained that he would like to place a patio on the west side of Tee and Gee's. He explained that the entrance to the patio will be where the window is presently located on the west side of the building. A question was asked regarding the number of people on this deck, he indicated approximately twenty five people. Chair Bennett asked if there was going to be a fence placed along the west side of this patio. Mr. Holland indicated that there is an existing fence and he would be placing a new fence in addition to the existing. The new fence will be approximately 5ft to 6ft in height. A question was asked regarding bands and the types of lighting to be placed on the patio. Mr. Holland stated there would be no bands and they have not done anything regarding the lighting as of yet. What is the hours that this patio would be in use? Mr. Holland indicated that they are open until 10 pm during the week and 11 pm on weekends. Chair Bennett asked what material this patio will be constructed of. Mr. Holland stated that this patio will be built on stone/patio blocks with a wall around the patio and a fence on the top of the wall. There will be no access to the patio from the parking lot, only through the bar. There will be no smoking in this area.

Adam asked if this patio will restrict the number of cars normally parked in this area. Holland indicated that this patio will reduce the parking in this area by three cars, maybe. Adam indicated to the Board that in considering Tom Holland's request they may want to look at noise, fence/greenery, possibly a roof, and the possibility of a review after a certain timeframe to see what impact this new addition has had on the surrounding neighbors. There was a brief discussion regarding the impact Northshore Grill and Leisure's' patios had on the area. Attorney Campbell stated that any actions taken at Northshore was strictly due to noise/music from the bands. Adam also stated that Northshore Grill is in the Waterfront Development District and Tee and Gees' is in the Neighborhood Residential District. There is a big difference between the two. It was agreed that the big issue will be the noise disturbing the residents around Tee and Gees'.

Don Richards made a motion to hold a public hearing it was seconded by R. Haak.

Motion carried: 4-0

Adam stated that Jeanne will schedule a public hearing and get back to Tom Holland with the details.

Shoreless Acres – Don and Sue Defay

Chair Bennett asked Defays/Shoreless Acres to come up and explain the work they are proposing to do. Corey Johnson, the contractor doing the work is also in attendance. Don Defay explained that they are planning to place a foot bridge from the store to the hamburg/hotdog stand. They are presently working on getting a beer license and the State Liquor Authority is requiring that there be a safe pathway between the two areas. The Board asked how far off the ground this bridge would be. Corey indicated that it would be 7 feet from ground to foot platform, maybe less. Attorney Campbell asked if there were going to be sides to this foot bridge. Corey indicated railings will installed to standards, possibly the sides will be closed. Adam confirmed that the sides will have to be ADA compliant. Adam also questioned the proximity or closeness of the propane components are to the bridge. Mr. Defay indicated that the propane components are approximately 15 feet away.

Chair Bennett asked about the hours of business, what kind of lighting will be installed. Mr. Defay stated they close at 9 pm. Adam stated that lighting needs to be ADA compliant and he suggested that they propose the lighting they wish to install and he will review to make sure it meets ADA requirements.

Chair Bennett stated that this project was more of a site plan application. Adam asked Don Defay if the Liquor Authority has given any further requirements. Mr. Defay stated the Liquor Authority's requirements were mostly to protect small children and seniors going back and forth between the two areas.

Chair Bennett asked if the Board needed any further information prior to approval. Attorney Campbell stated that there are no setback issues, that this project is just a site plan modification. Adam will look at the accessibility, ADA Compliance, safety of travel, and he will deal with Corey on the structural integrity.

Chair Bennett stated that a public hearing is not required in this case.

R.Haak made a motion to approve the site plan to place a foot bridge at Shoreless Acres and D. Richards seconded. Motion carried 4-0

Chair Bennett asked if there were any further questions or concerns. No further business he called for a motion to adjourn the meeting.

M/2/C (D. Richards/C. Casaceli) to adjourn the meeting at 7:25pm.

Motion carried: 4-0

Respectfully submitted,