

**Highland Township Planning Commission
Record of the 1388th Meeting
June 2, 2022**

Roll Call:

Scott Green, Chairperson
Eugene H. Beach, Jr
Grant Charlick
Kevin Curtis (absent)
Chris Heyn
Beth Lewis (absent)
Roscoe Smith (absent)
Scott Temple (absent)
Russ Tierney

Also Present:

Elizabeth J. Corwin, Planning Director
Visitors: 3

Chairman Scott Green called the meeting to order at 7:30 p.m.

Work Session

Agenda Item #1:

Parcel #	11-19-400-028
Zoning:	C-2 General Commercial District
Address:	4000 W. Highland Rd
File#:	SPR22-07
Request:	Site Plan Approval
Applicant:	LAG Development
Owner:	AML Ventures (LaFontaine Cadillac)

Mr. Beach introduced the site plan amendment for the LaFontaine Automotive Dealership at 4000 W. Highland, parcel 11-19-400-028, which will provide for a separate showroom, sales area for the Cadillac line of products. The site plan is designed for minimal impact to the site circulation and utilities, with a de minimis loss of 19 parking spaces. Mr. Beach commented that while the site plan appears to be complete, although he is surprised by the bland façade.

Gary Laundroche was present for LAG Development to explain the project. He noted that the façade is dictated by General Motors Corporation as part of their “Bone Line” image program. Dealers must comply with the image program to earn their incentives. Space has been set aside on the site since day one to accommodate a separate Cadillac building, and they are fortunate that they are able to meet their needs with an expansion of the existing building.

The Planning Commission members discussed trends in the automotive industry, particularly in terms of electric vehicles and direct to consumer sales. There is some thought that the large

inventories required of dealerships in the past may not be necessary in the future, shrinking the footprint for that land use.

Mr. Beach moved to approve the amended site plan for the Lafontaine Automotive Group dealership at 4000 W. Highland for the Cadillac showroom expansion. Mr. Tierney supported the motion. Vote: Heyn-yes; Tierney-yes; Charlick-yes; Beach-yes; Green-yes. Motion passes (5 yes votes, 0 no votes.)

Agenda Item #2:

Parcel #	11-28-100-006
Zoning:	RCD/R1.5 Planned Residential Cluster Development
Address:	136 Inverness
File#:	SPR 21-04 AMENDMENT
Request:	Renovation/Expansion of Golf Club/Covered Outdoor Seating Area
Applicant:	Cadaret, Danielle, RA
Owner:	Prestwick Village Golf Club

Ms. Corwin introduced the site plan amendment for the Prestwick Village Golf Club at 136 Inverness, parcel 11-28-100-006. The change is a field change of an active building permit to remove a wall and create an infill area between two wings of the building to increase the floor area of the kitchen. There are no impacts to parking, landscaping or other site elements. The site plan was previously reviewed and approved by the Planning Commission on April 22, 2021. The Zoning Ordinance does not authorize staff approval of this amendment.

Mr. Beach moved to approve the site plan amendment for the kitchen expansion at the Prestwick Village Golf Club at 136 Inverness as presented. Mr. Tierney supported the motion. Vote: Heyn-yes; Tierney-yes; Charlick-yes; Beach-yes; Green-yes. Motion passes (5 yes votes, 0 no votes.)

Agenda Item #3: Committee Updates

- Zoning Board of Appeals:
- Township Board:
- Highland Downtown Development Authority:
- Planning Director's Update

Committee updates were discussed.

Agenda Item #3: Minutes: May 19, 2022

Mr. Beach moved to approve the minutes of May 19, 2022, as presented. Mr. Green supported the motion which passed by voice vote.

Mr. Beach moved to adjourn the meeting at 8:10 p.m. The motion was supported by Mr. Tierney and passed by voice vote.

Respectfully submitted,

A. Roscoe Smith, Secretary
ARS/ejc