

**CITY OF OAK PARK PLANNING COMMISSION  
MONDAY, JUNE 12, 2017  
MINUTES**

Meeting was called to order at 7:00 p.m., in the City Council Chambers, Oak Park City Hall, 14000 Oak Park Boulevard, Oak Park, MI, by Vice Chairperson Brown and roll call was made.

PRESENT: Vice Chairperson Brown  
Commissioner Burns  
Commissioner Eizelman  
Commissioner Tkatch  
Commissioner Walters-Gill

ABSENT: Chairperson Torgow  
Commissioner McClellan  
Commissioner Seligson  
Commissioner Tungate

OTHERS PRESENT: Community & Economic Development Director, Kimberly Marrone  
City Clerk, Ed Norris  
Deputy City Clerk, Lisa Vecchio

**3. APPROVAL OF AGENDA OF JUNE 12, 2017 - APPROVED**

**4. APPROVAL OF MINUTES OF MAY 8, 2017 - APPROVED**

**MOTION by Eizelman, SECONDED by Walters-Gill, to approve the minutes of May 8, 2017 with no corrections.**

VOTE: Yes: All  
No: None

**MOTION CARRIED**

**5. COMMUNICATIONS/CORRESPONDENCE:** None

**6. PUBLIC HEARING:**

- A. Public Hearing to consider a proposed rezoning of a 0.746 acre portion of the southeast corner of Lessenger Park, from R-1, One-Family Dwelling District to LI, Light Industrial District.**

Vice Chairperson Brown referenced City Planner Rulkowski's report, dated June 7, 2017:

*As was discussed during the Master Plan process, a small section of Lessenger Park was proposed to be split off and combined with the Michigan Dessert Corporation property at 10750 Capital Avenue. Michigan Dessert is proposing an expansion and needs the additional underutilized park land. The City Council recently authorized the sale of this property to Michigan Dessert.*

*A Public Hearing was scheduled for the June meeting to hear public comments on the proposed rezoning of a 0.746 acre portion of the southeast corner of Lessenger Park (see attached map), from R-1, One-Family Dwelling District to LI, Light Industrial District.*

*The following considerations were noted during the review of this rezoning request:*

- 1. The proposed rezoning is for a 0.746 acre portion of the southeast corner of Lessenger Park.*
- 2. Lessenger Park has limited recreation facilities which include a play structure and a minimally maintained neighborhood baseball field. No organized baseball is played at the baseball field.*
- 3. A stated goal of the sale of the Lessenger Park property is to provide funds for greater recreational opportunities in that area.*
- 4. The Zoning Ordinance, Section 900, states the intent of the LI, Light Industrial District is to “provide sites for manufacturing plants, warehousing, research laboratories and similar uses. Development is limited to uses that can be carried out in an unobtrusive manner, and maintain a compatibility with surrounding residential or commercial areas.”*
- 5. The sale of the property under consideration for rezoning would allow for a proposed expansion of the adjacent Michigan Dessert Corporation property at 10750 Capital Avenue.*
- 6. The proposed expansion of the Michigan Dessert Corporation facility would be consistent with the intent of the LI, Light Industrial District.*
- 7. The Future Land Use Plan of the City’s recently adopted Master Plan identifies this area as future Light Industrial.*
  
- 8. The Priority Development Sites section of the City’s recently adopted Master Plan states that many of the buildings in the Southeast Industrial District are in need of revitalization. The proposed rezoning of the subject site will help facilitate the revitalization of one of these buildings in the Southeast Industrial District.*
- 9. The adjacent parcels to the north and west of the subject property are zoned R-1, One Family Dwelling District. The adjacent parcels to the south and east of the subject property are zoned LI, Light Industrial District..*
- 10. The open area in Lessenger Park, surrounding the subject property, will provide a large setback to the single family homes to the north.*
- 11. The proposed zoning change should have no significant impact to the traffic conditions in the area.*
- 12. The proposed zoning change will be consistent and compatible with existing land uses in the area.*

*The proposed zoning district change is appropriate for this location and is consistent and compatible with existing land uses in the area. The Future Land Use Plan of the City’s recently adopted Master Plan identifies this area as future Light Industrial.*

*Based on the above considerations, the Planning Division recommends rezoning the 0.746 acre portion of the southeast corner of Lessenger Park, from R-1, One-Family Dwelling District to LI, Light Industrial District. The proposed property to be rezoned described as:*

*Part of the North 1/2 of Section 32, T. 1 N., R. 11 E., City of Oak Park, Oakland County, Michigan, being described as: Beginning at a point distant S. 02° 37' 40" E., 80.00 feet from the NE. Corner of Lot 422, "Ridgewood Estates Subdivision" as recorded in Liber 61 of plats, Pages 18 and 18C of the Oakland County records; thence N. 02° 37' 40" W., 260.00 feet; thence N. 87° 22' 00" E., 125.00 feet; thence S. 02° 37' 40" E., 260.00 feet; thence S. 87° 22' 00"W., 125.00 feet to the point of beginning. Containing 32,500 square feet or 0.746 acres. Property ID # 52-25-32-176-025.*

**Vice Chairperson Brown opened the Public Hearing at 7:12 p.m.**

There were no members of the public present.

**Vice Chairperson Brown closed the Public Hearing at 7:12 p.m.**

**B. Planning Commission action regarding the a proposed rezoning of a 0.746 acre portion of the southeast corner of Lessenger Park, from R-1, One-Family Dwelling District to LI, Light Industrial District.**

Richard Elias and Stewart Finehair of Michigan Dessert Company presented their plan for the property once the rezoning is approved. More space was needed for the company's expansion and this space of Lessenger Park will be built upon and connected with their existing building.

Community and Economic Development Director Kim Marrone explained that the park currently is not in the best shape and is not utilized. Fund from the sale of this portion of the park will go towards revitalizing the park.

Vice Chairperson Brown inquired why the park was not being taken care of as it should and Director Marrone explained that there has been some turnover in the Recreation Department, but that she will return with an answer as to why.

**MOTION by Burns, SECONDED by Walters-Gill**, based on the information presented in the Lessenger Park Rezoning Report, and additional findings of fact discussed during the public hearing, to **approve** the proposed rezoning.

**VOTE:** Yes: Brown, Burns, Eizelman, Tkatch, Walters-Gill  
No: None

**MOTION CARRIED**

**7. CONSENT AGENDA:** No Items Eligible This Month

**8. MATTERS FOR CONSIDERATION**

- A. OLD BUSINESS** – None
- B. NEW BUSINESS** – None

**9. PLANNING COMMISSION MATTERS FOR DISCUSSION** – from members only: None

**10. PUBLIC COMMENTS ON ITEMS NOT SCHEDULED FOR PUBLIC HEARING:** None

**11. ADJOURNMENT**

There being no further business, Vice Chairperson Brown adjourned the meeting at 7:15 p.m.

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Lisa Vecchio, Deputy City Clerk