

**CITY OF OAK PARK PLANNING COMMISSION
MONDAY, SEPTEMBER 11, 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: Chairperson Torgow
Vice Chairperson Brown
Commissioner Burns
Commissioner Eizelman
Commissioner McClellan
Commissioner Seligson
Commissioner Tkatch
Commissioner Tungate
Commissioner Walters-Gill (arrived at 7:03pm)

ABSENT: none

OTHERS PRESENT: City Planner, Kevin Rulkowski
Community & Economic Development Director, Kimberly Marrone
Deputy City Clerk, Lisa Vecchio

3. APPROVAL OF AGENDA OF SEPTEMBER 11, 2017 - APPROVED

4. APPROVAL OF MINUTES OF JULY 10, 2017 - APPROVED

MOTION by Eizelman, SECONDED by Burns, to approve the minutes of July 10, 2017 with no corrections.

VOTE: Yes: All
No: None

MOTION CARRIED

5. COMMUNICATIONS/CORRESPONDENCE: None

6. PUBLIC HEARING:

- A. Public Hearing to receive comments on proposed text amendments to Article XIII, PMF, Planned Multi-Family Districts. The proposed text amendments to this district would allow for greater flexibility in the standards for required setbacks and screening.**

Chairperson Torgow referenced City Planner Rulkowski's report, dated August 30, 2017:

The Department of Community & Economic Development proposed at the July meeting some minor amendments to the PMF Planned Multifamily District that would allow for even greater flexibility in this district. A Public Hearing was scheduled for the August meeting to hear public comment on the proposed changes. Since that meeting was cancelled due to a lack of quorum, the required Public Hearing was advertised for the September meeting.

As was discussed with the Planning Commission in July, planned zoning districts such as the City's PMF, Planned Multifamily District, allow for greater flexibility in site requirements. In

keeping with some of the design principles discussed and incorporated during the Master Plan process, staff is proposing some minor amendments to the PMF Planned Multifamily District that would allow for even greater flexibility in this district. On the back of this page are the proposed PMF, Planned Multifamily District Standards for approval amendments along with a proposed ordinance to effectuate the changes.

If the proposed Zoning Ordinance text amendments are acceptable to the Planning Commission the Department of Community & Economic Development recommends approving the attached proposed ordinances.

Chairperson Torgow opened the Public Hearing at 7:02 p.m.

There was no comment from the public.

Chairperson Torgow closed the Public Hearing at 7:02 p.m.

B. Planning Commission action on proposed text amendments to Article XIII, PMF, Planned Multi-Family Districts.

MOTION by Eizelman, SECONDED by Brown, to approved the proposed text amendments to Article XIII, PMF, Planned Multi-Family Districts.

VOTE: Yes: Torgow, Brown, Burns, Eizelman, McClellan, Seligson, Tkatch, Tungate
 No: None

MOTION CARRIED

C. Public Hearing to consider a request submitted by Spero Housing Group and Southwest Housing Solutions on a Planned Multi-Family Development Site Plan, 21111-21435 Coolidge Highway.

Chairperson Torgow referenced City Planner Rulkowski's report, dated August 8, 2017:

In 2004, the City of Oak Park went through a Request for Proposal (RFP) process to select a developer to purchase and develop three parcels of property on the west side of Coolidge from just south of Pasadena Avenue to Northend Avenue. At that time, the Planning Commission approved a conceptual Planned Multifamily Development Plan and Final Site Plan which rezoned the property to PMF, Planned Multifamily District. The selected developer was able to construct only the first phase of the development south of Pasadena before the housing crisis ended the effort.

In 2010, the City purchased the remaining two parcels (from Pasadena Avenue to Northend Avenue) through the Oakland County Tax Foreclosure process. Since that time the City has been maintaining the property. The City Council approved the Economic Development Department to advertise the property for sale through an RFP process which began in August 2016. The first RFP deadline the City only received one bid. In the best interest of the City, City Council decided to repost the RFP which was due on May 1, 2017.

The new deadline produced three bids on the property. A panel of four participants from the City Staff and City Council met with each developer and scored them according to several factors important to the City. After careful consideration, the panel recommended to City

Council the RFP submitted jointly by South Oakland Shelter and Southwest Solutions. The proposal submitted by South Oakland Shelter/Southwest Solutions proposes the construction of 64 one, two, and three bedroom ranches and townhomes (ranging from 800-1,350 square feet). The project also includes a shared recreational space, a community center and a tot lot.

The property is currently zoned PMF, based on the actions of the Planning Commission in 2004 approving a Conceptual PMF Development Plan which resulted in the property's rezoning. Although a Final Site Plan was approved for all three parcels in 2004, because the development was not started within the required three year time frame, a Public Hearing must be conducted on a new PMF Development/Site Plan for the property.

The City's original hope for the property was a residential design that incorporated a minimal front yard setback, parking in the rear, and an environment that was friendly to people and conducive to walking. The preliminary design submitted by South Oakland Shelter/Southwest Solutions and included in your packet last month, preliminarily achieved those criteria.

However, after a detailed survey was completed, it was discovered that a 30 foot Oakland County sewer drain easement prevented the construction of any structures on top of the easement. The result is a modified site design that although necessitating a 30 foot building setback, is still able to achieve many of the City's initial design goals. The proposed Final Site Plan shows a majority of the parking in the rear of project, with the exception being on the northern portion of the property where the depth of the property is narrower. A meandering secondary sidewalk has been added to the front of the residential units and connects to the public sidewalk along Coolidge Highway. This sidewalk provides any easy access through the site for people walking as well as connecting the project to the surrounding neighborhood. The combination of the deeper building setbacks, large open space, and enhanced landscaping should give the project a very appealing visual character.

Planned zoning districts such as the PMF, Planned Multifamily District, allow for greater flexibility in site requirements. In Oak Park's PMF District, the Planning Commission may require:

- *More or less setbacks (subject to final approval of proposed text amendment)*
- *More or less usable open space*
- *More or less parking*
- *More or less screening and landscaping (subject to final approval of proposed text amendment)*

The proposed Site Plan meets the Zoning Ordinance's minimum requirements for height, and floor area. The proposed Site Plan meets the Zoning Ordinance's minimum requirements for building setbacks with the exception of the area where the property's depth narrows between Cloverdale and Northend Avenues. The required rear yard setback is 40 feet and the proposed setback is 25 feet. This area is proposed to receive additional landscaping which should help screen the impact of the buildings being slightly closer to the rear property line. The flexibility of the PMF District allows the Planning Commission to approve such a reduction in this setback requirement.

As required by the Zoning Ordinance, the proposed Site Plan includes a six foot high privacy fence along the rear property line. This type of screening is consistent with the screening method used in the first phase of the project constructed in 2005 and requested by the adjacent

neighbors at that time. A community meeting was held by the applicants on August 2nd to discuss the proposed project and input from those in attendance confirmed their preference for a vinyl privacy fence.

The proposed Site Plan identifies that there will be 64 residential units with a mixture of units ranging from one, two and three bedroom ranches to two and three bedroom townhomes. Sizes range from 800 square feet to 1,350 square feet. The front (and rear) elevations of the proposed buildings are attractive, combining composite stone and vinyl building finishes along with covered porches over entranceway doors.

The Zoning Ordinance parking provisions require two parking spaces per unit. The Site Plan shows 128 parking spaces for the residential units with an additional 25 parking spaces for the common building. The majority of the parking spaces are located in the rear of the property. Traffic circulation throughout the development is provided by a two-way, twenty-two foot wide drive that connects to Pasadena, Cloverdale, and Northend. The presented design is efficient and should satisfactorily evenly distribute the trips to and from the development to the adjacent streets. The Engineering Division has reviewed this layout and considers it acceptable.

Engineering plans (storm water management, etc.) for the site need to be submitted to the City Engineering Division for review and approval as part of a Land Development Permit.

The application submittal includes a detailed landscaping plan with a good variety of trees (Maples, Elms & Honeylocust) and shrubs (Forsythia, Lilac and Arbovitae) with the remainder non-hard surfaced areas grass. A note on the landscaping plan indicates an underground automatic irrigation system will be included as required by the Zoning Ordinance. The applicants will be presenting a slightly modified version of the landscaping plan at the Planning Commission meeting which will include additional landscaping for the area with a reduced rear yard setback (between Cloverdale and Northend Avenues).

Dumpsters have been positioned within the development in a way that should lead to easy servicing. A dumpster enclosure detail has been submitted that is acceptable.

There is no indication on the elevation or Site Plan of any proposed rooftop or ground mechanical equipment. Any proposed ground or rooftop mechanical equipment will need to be screened as required by Section 1716 of the Zoning Ordinance.

There is no outdoor parking lot lighting indicated on the proposed Site Plan. Any proposed outdoor lighting should be designed or shielded so it does not create a nuisance to adjacent properties or vehicular traffic.

No new signs are indicated on the Site Plan and therefore no signs are approved as part of the Site Plan review.

Based on the above considerations, the Planning Division recommends approval of the Final Site Plan, with the following conditions:

- 1) Plans for the proposed storm water management system will need to be reviewed and approved by the Engineering Division as part of a Land Improvement permit.*
- 2) All proposed roof top or ground level mechanical equipment must be screened as required in Section 1716.*

- 3) *Any proposed outdoor lighting should be designed or shielded so it does not create a nuisance to adjacent properties or vehicular traffic.*
- 4) *No signs are approved as part of the Site Plan Review. A separate permit must be requested for the inclusion of any signs at this site.*

Chairperson Torgow opened the Public Hearing at 7:04 p.m.

There was no comment from the public.

Chairperson Torgow closed the Public Hearing at 7:04 p.m.

D. Planning Commission action regarding a request submitted by Spero Housing Group and Southwest Housing Solutions on a Planned Multi-Family Development Site Plan, 21111-21435 Coolidge Highway.

Jim Papis from Spero Housing made a brief presentation to the Commission, explaining that the 68,000 square foot housing development will include 64 units, 153 parking spaces, a community building, and a playground.

MOTION by Burns, SECONDED by Seligson, to approve the Final Site Plan, with the following conditions:

- 1) Plans for the proposed storm water management system will need to be reviewed and approved by the Engineering Division as part of a Land Improvement permit.
- 2) All proposed roof top or ground level mechanical equipment must be screened as required in Section 1716.
- 3) Any proposed outdoor lighting should be designed or shielded so it does not create a nuisance to adjacent properties or vehicular traffic.
- 4) No signs are approved as part of the Site Plan Review. A separate permit must be requested for the inclusion of any signs at this site.

VOTE: Yes: Torgow, Brown, Burns, Eizelman, McClellan, Seligson, Tkatch, Tungate, Walters-Gill
No: None

MOTION CARRIED

E. Public Hearing to consider a request submitted by 8MK Restaurant for Special Land Use approval to allow for a Restaurant that serves alcoholic liquor to be located at 12700 Eight Mile.

Chairperson Torgow referenced City Planner Rulkowski's report, dated August 29, 2017:

The Special Land Use section of the Zoning Ordinance (Article XIX) requires the proposed use for a Restaurant that serves Alcoholic Liquor to meet a number of general standards (Section 1900) as well as use specific standards for Restaurants Serving Alcoholic Liquor (Section 1930).

Section 1900 General Standards:

A. *The proposed special land use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the zoning district in which it is to be located.*

B. The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location of and access to off-street parking, and provisions for pedestrian safety.

C. The location, size, intensity, site layout and periods of operation of any such proposed use shall be designed to eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights.

D. The proposed use shall be such that the proposed location and height of building or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

E. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards to prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the city.

F. The proposed use is necessary for the public convenience at the proposed location.

G. The proposed use is designed, located, planned and to be operated that the public health, safety and welfare will be protected.

H. The proposed use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.

The Planning Division finds that the information contained in the application package and on the Site Plan satisfactorily meets the eight general standards identified in Section 1900 Special Land Uses in the Zoning Ordinance.

Section 1930 Restaurants Serving Alcoholic Liquor

Restaurants serving alcoholic liquor may be permitted in certain districts specified in this section if the establishment is continually operated according to the following:

A. There shall at all times be maintained and provided culinary facilities to cook and prepare food, and tables and seating areas to accommodate dining on the premises by not fewer than 20 patrons at any time.

B. Not more than 50 percent of the gross floor area open to the general public shall be used for purposes other than seating for diners, consisting of tables, chairs, booths, and necessary aiseways. Public restroom facilities shall not be considered in this determination.

C. The proposed restaurant is not located within 500 feet of a church or school building. The distance between the church or school building and the contemplated location shall be measured along the center line of the street or streets of address between two fixed points on the center line determined by projecting straight lines, at right angles to the center line, from the part of the church or school building nearest to the contemplated location and from the part of the contemplated location nearest to the church or school building. Notwithstanding the stated distance requirements, no proposed restaurant will be permitted to serve alcoholic liquor if the restaurant is located on a parcel of land adjacent to a parcel of land with a church or school building. This provision may be waived by the city council if the affected school(s) or place(s) of worship, through its duly appointed or elected governing body, affirmatively waives, in writing, its

right to object to the restaurant and the city council determines that the restaurant will not adversely affect the operation of the school or place of worship.

D. The layout of the site of the proposed restaurant serving alcoholic liquor and its relationship to streets providing access to the site shall be in a manner that vehicular and pedestrian traffic to and from the proposed restaurant serving alcoholic liquor, and the potential assembly of persons connected therewith, will not be hazardous, endangering, or inconvenient to the surrounding neighborhood and commercial district.

E. The proposed restaurant serving alcoholic liquor will be compatible with adjacent uses of land, considering the proximity of residential dwellings, churches, schools, public structures, and other places of public gatherings.

F. The proposed restaurant serving alcoholic liquor will not be contrary to the public interest or injurious to nearby properties.

G. The proposed restaurant serving alcoholic liquor will not have the possible effect of downgrading and blighting the surrounding neighborhood.

H. The proposed restaurant serving alcoholic liquor will not reasonably be expected to diminish the value of properties in the immediate area.

Specific standards findings:

- 1. The location of the proposed restaurant meets the spacing requirements of Section 1930 C and is not located within 500 feet of a school, park, or place of worship.*
- 2. The interior layout of the proposed restaurant accommodates over 20 patrons as indicated on the submitted floor plan.*
- 3. Not more than 50 percent of the gross floor area open to the general public is used for purposes other than seating for diners, consisting of tables, chairs, booths, and necessary aisle ways.*

The Planning Division finds the submitted information demonstrates the proposed 8MK Restaurant, satisfactorily meets the specific standards for Restaurants serving Alcoholic Liquor (Section 1930).

Site Plan Review

A Site Plan is required as part of the Special Land Use process. The Site Plan has been reviewed to ensure that the proposed use would function properly on the site. The proposal calls for the renovation of the 5,228 square foot former WWJ Transmitter Building into a restaurant that serves alcohol and a 5,103 square foot expansion to include a new kitchen and meeting/banquet facility. In addition, the applicant is proposing two outdoor dining areas on the rear western side of the building.

The property is zoned PTRED, Planned Technical, Research, Education Development District and rehabilitation of historic buildings into restaurants serving alcoholic liquor is a permitted use. This section of the Zoning Ordinance states “the determination of whether a building is historic will be made by the Planning Commission based on the review and consideration of a report developed by a qualified historic preservation professional”. Attached is a report prepared by Ron Campbell, AIA, Principal Planner / Preservation Architect for Oakland County at the request of City Manager Erik Tungate. The report is very informative on the historical significance of the former WWJ Transmitter Building and concludes:

“The WWJ Building is one of the most iconic and intact Art Deco buildings in the region. Through its art and architecture it represents an important era in American History. The very reason of its construction is evidence to the coming of age of public broadcasting and the impact that it would have throughout the world. This structure embodies, not one, but three of the four criteria used by the Secretary of the Interior to determine historic designation.

Without hesitation I conclude that this structure should be designated historic and preserved/rehabilitated.”

Based on the report it would be appropriate for the Planning Commission to make a determination the former WWJ building is historic.

The existing building and the proposed expansion meets the minimum setback requirements of the Zoning Ordinance as well as the maximum building height requirement.

The identified outdoor dining areas are required to meet the operational standards in Section 1709 Outdoor Dining of the Zoning Ordinance. The outdoor dining areas are located in appropriate areas on the site and should result in no negative impacts to adjacent properties or traffic on Eight Mile Road.

The Site Plan shows two new parking lots. The 120 parking space lot to the east will serve as the primary parking location for patrons to the facility. This lot can be accessed off of Eight Mile Road (one way in) or off of Meyers Road (two way directional access). The eastern parking lot has an efficient design that will allow for a good traffic circulation pattern. There is an additional 40 space parking lot on the western portion of the site. The combination of the two parking areas meets the minimum parking requirements of the Zoning Ordinance and will provide adequate parking for both patrons and the restaurant employees.

An application for a Land Development Permit will need to be submitted to the Engineering Division for review and approval of the on-site storm water management system for the parking lots. In addition, design of the entryways onto the site will need to be submitted to the Engineering Division for review and approval.

The combination of existing and proposed landscaping identified on the Site Plan appears to be sufficient to meet the minimum requirements of the Zoning Ordinance. However a more detailed landscaping plan is required to ensure the project meets the minimum Zoning Ordinance requirements. The Site Plan does not indicate that all landscaped areas will be irrigated as required by the Zoning Ordinance and should be noted as a condition of approval.

The Site Plan indicates parking lot pole lighting will be used but there are no details regarding this lighting. The Site Plan shows that the building will be illuminated with ground mounted lighting. All proposed exterior lighting will need to be shielded downward and away from adjacent properties and positioned as to not create a nuisance to automobile traffic or adjacent properties.

A six foot dumpster enclosure is noted on the Site Plan. A dumpster enclosure detail will need to be submitted that meets the minimum Zoning Ordinance requirements.

There is a ground level electrical transformer identified on the plan and a note states it will be screened with landscaping. Any additional ground or rooftop equipment will also need to be screened as required by the Zoning Ordinance.

A separate sign permit application must be submitted for the monument sign in the southeast corner of the property as well as any wall sign for the building

Staff Recommendation

It is the recommendation of the Planning Division to approve the Special Land Use and Site Plan for 8MK Restaurant, 12700 Eight Mile, as a restaurant serving alcoholic liquor with the following conditions:

- 1) The identified outdoor dining area is required to meet the standards in Section 1709 Outdoor Dining.*
- 2) An application for a Land Development Permit to be submitted to the Engineering Division for review and approval of the on-site storm water management system for the parking lots.*
- 3) Construction design details of parking lot entryways to be submitted to the Engineering Division for review and approval.*
- 4) A detailed landscaping plan meeting the minimum Zoning Ordinance standards, and including irrigation method, to be provided and approved by the Planning Division.*
- 5) All proposed exterior lighting will need to be shielded downward and away from adjacent properties and positioned as to not create a nuisance to automobile traffic or adjacent properties.*
- 6) All ground and rooftop equipment to be screened as required by the Zoning Ordinance.*
- 7) A dumpster enclosure detail which meets the Zoning Ordinance requirements to be submitted.*
- 8) No signs are approved as part of the Site Plan Review process. A separate sign permit application must be submitted.*
- 9) The proprietor shall make available a varied menu of food items consisting of not less than ten such food items cooked or prepared on the premises.*
- 10) During any 90-day period, no more than 50 percent of the gross revenues of the establishment shall be derived from the sale of alcoholic liquor. Admission charges or cover charges which exceed ten percent of the establishment's gross revenues shall be considered as derived from the sale of beer and wine for purposes of determining the percentage of sales of beer and wine. Sales of food or beer and wine to hotel or motel guests for consumption within their private rooms shall not be considered in determining the percentage ratio of sales of beer and wine.*

Chairperson Torgow opened a Public Hearing at 7:07 p.m.

There was no comment from the public.

Chairperson Torgow closed the Public Hearing at 7:07 p.m.

- F. Planning Commission action regarding a request submitted by 8MK Restaurant for Special Land Use approval to allow for a Restaurant that serves alcoholic liquor to be located at 12700 Eight Mile.**

MOTION by Brown, SECONDED by Burns, to approve the Special Land Use and Site Plan for 8MK Restaurant, 12700 Eight Mile, as a restaurant serving alcoholic liquor with the following conditions:

- 1) The identified outdoor dining area is required to meet the standards in Section 1709 Outdoor Dining.
- 2) An application for a Land Development Permit to be submitted to the Engineering Division for review and approval of the on-site storm water management system for the parking lots.
- 3) Construction design details of parking lot entryways to be submitted to the Engineering Division for review and approval.
- 4) A detailed landscaping plan meeting the minimum Zoning Ordinance standards, and including irrigation method, to be provided and approved by the Planning Division.
- 5) All proposed exterior lighting will need to be shielded downward and away from adjacent properties and positioned as to not create a nuisance to automobile traffic or adjacent properties.
- 6) All ground and rooftop equipment to be screened as required by the Zoning Ordinance.
- 7) A dumpster enclosure detail which meets the Zoning Ordinance requirements to be submitted.
- 8) No signs are approved as part of the Site Plan Review process. A separate sign permit application must be submitted.
- 9) The proprietor shall make available a varied menu of food items consisting of not less than ten such food items cooked or prepared on the premises.
- 10) During any 90-day period, no more than 50 percent of the gross revenues of the establishment shall be derived from the sale of alcoholic liquor. Admission charges or cover charges which exceed ten percent of the establishment's gross revenues shall be considered as derived from the sale of beer and wine for purposes of determining the percentage of sales of beer and wine. Sales of food or beer and wine to hotel or motel guests for consumption within their private rooms shall not be considered in determining the percentage ratio of sales of beer and wine.

VOTE: Yes: Burns, Eizelman, McClellan, Seligson, Tkatch, Tungate, Walters-Gill,
Torgow, Brown
No: None

MOTION CARRIED

7. CONSENT AGENDA: No Items Eligible This Month

8. MATTERS FOR CONSIDERATION

A. OLD BUSINESS – None

B. NEW BUSINESS

- 1) **Michigan Dessert Associates, 10750 Capital, Final Site Plan Review**

Chairperson Torgow referenced City Planner Rulkowski's report, dated August 30, 2017:

Michigan Dessert is requesting Final Site Plan approval for a 23,291 square foot addition to the building at 10750 Capital, for additional warehouse space. The new addition will be located on a small section of the former Lessenger Park that was sold by City Council to Michigan Dessert

and rezoned to LI, Light Industrial District earlier this year. The proposed addition will connect Michigan Dessert's building at 10750 Capital to another building the company owns to the west at 10850 Capital.

The property is zoned LI, Light Industrial District and food product manufacturing and warehousing uses are permitted by right in this district.

The proposed addition meets all the height and setback requirements of the Zoning Ordinance.

The existing parking lot is being re-configured to accommodate better truck traffic flow and new landscaped areas. The Zoning Ordinance requires 60 parking spaces on-site for the different use types and the Site Plan identifies 81 parking spaces. The existing and proposed circulation patterns of the parking lots and drives are acceptable.

A storm water detention basin is shown in the northwest corner of the property. Storm water calculations for the detention basin are shown on the Site Plan. An application for a Land Development Permit will need to be submitted to the Engineering Department for review and approval of the on-site storm water management system.

The Site Plan indicates new landscaped areas throughout the site with a variety of plant types. The proposed landscaped areas of 16,667 square feet, exceeds the minimum Zoning Ordinance requirement. Particular attention has been placed on new landscaping at the front of the building along Capital Avenue and should be a nice site feature. The Site Plan notes that all landscaped areas will be irrigated with an automatic underground system.

The Site Plan does not indicate any details regarding new roof or ground mechanical equipment or exterior lighting. The Zoning Ordinance requires all roof top and ground level equipment to be screened. All proposed exterior lighting will need to be shielded downward and away from adjacent properties and positioned as to not create a nuisance to automobile traffic.

There is an existing monument sign in the front of the building that will remain.

Based on the above considerations, the Planning Division recommends approval of the Final Site Plan, with the following conditions:

- 1) An application for a Land Development Permit will need to be submitted to the Engineering Department for review and approval of the on-site storm water management system.*
- 2) Exterior lighting to be shielded downward and away from adjacent properties and positioned as to not create a nuisance to automobile traffic.*
- 3) All roof top and ground level mechanical equipment must be screened as required by the Zoning Ordinance.*

MOTION by Tkatch, SECONDED by Seligson, to approve the Final Site Plan for Michigan Dessert, with the following conditions:

- 1) An application for a Land Development Permit will need to be submitted to the Engineering Department for review and approval of the on-site storm water management system.
- 2) Exterior lighting to be shielded downward and away from adjacent properties and positioned as to not create a nuisance to automobile traffic.

- 3) All roof top and ground level mechanical equipment must be screened as required by the Zoning Ordinance.

VOTE: Yes: Torgow, Brown, Burns, Eizelman, McClellan, Seligson, Tkatch, Tungate, Walters-Gill
No: None

MOTION CARRIED

2) CDRN, 8775 Capital, Final Site Plan Review

Chairperson Torgow referenced City Planner Rulkowski's report, dated August 30, 2017:

In April of 2016, CRDN (Huntington Cleaners), 8775 Capital, received Final Site Plan approval for a 10,600 square foot addition to their facility at 8775 Capital. Site Plan approvals expire one year after they are granted if application for a building permit has not been submitted and construction commenced. Because the applicant only recently applied for a building permit and has not begun construction the original approval has expired. The applicant has submitted the Site Plan originally approved in April of last year for reconsideration.

The property is zoned LI, Light Industrial District and commercial cleaning processes are permitted by right in this district. CRDN (Huntington Cleaners) performs fire restoration to a variety of fire damaged items at this facility.

The new addition meets all the height and setback requirements of the Zoning Ordinance with the exception of the rear yard setback. The new addition is proposed to be located on the rear property line to match the building footprint of the existing building. The applicant applied for a variance and the Zoning Board of Appeals granted the necessary variance on April 26, 2016.

A new eight space parking lot and drive is proposed for the Wyoming Avenue side (west side) of the property. The new drive and parking lot will have to meet all the requirements for storm water management. Preliminary engineering plans for the drive and parking lot will need to be submitted to the Engineering Department for review and approval.

Based on the proposed square footage of the building (20,860 square feet), the facility is required to provide parking for 50 vehicles. The Site Plan shows 70 parking spaces. The existing and proposed circulation patterns of the parking lots and drives are acceptable.

The Site Plan indicates new landscaping will be installed at the Capital/Wyoming corner of the property to meet the minimum landscaping requirement. The Site Plan indicates that this landscape area would be irrigated with an in-ground water irrigation system. The Site Plan does not give adequate detail on the nature of the new landscaping. A more detailed landscape plan can be submitted when applying for a building permit.

The Site Plan does not indicate any details regarding new mechanical equipment but does show some additional wall mounted lighting on the proposed building. The Zoning Ordinance requires all roof top and ground level equipment to be screened. All proposed exterior lighting will need to be shielded downward and away from adjacent properties and positioned as to not create a nuisance to automobile traffic.

