

**CITY OF OAK PARK PLANNING COMMISSION
MARCH 14, 2016
MINUTES**

Meeting was called to order at 7:30 p.m., in the City Council Chambers, Oak Park City Hall, 14000 Oak Park Boulevard, Oak Park, Michigan, by Vice Chairperson Brown and roll call was made.

PRESENT: Chairperson Torgow
Vice Chairperson Brown
Commissioner Burns
Commissioner Eizelman
Commissioner McClellan
~~Commissioner Tkatch*~~
Commissioner Tungate (*arrived at 7:34 p.m.*)

ABSENT: Commissioner Seligson
Commissioner Tkatch *
Commissioner Walters-Gill

OTHERS PRESENT: City Planner, Kevin Rulkowski
Community & Economic Development Director, Kimberly Marrone
Recording Secretary, Cherilynn Brown

APPROVAL OF AGENDA OF MARCH 14, 2016

The agenda was approved by general consensus.

APPROVAL OF MINUTES OF JANUARY 11, 2016 - APPROVED

MOTION by McClellan, SECONDED by Burns, to approve the Planning Commission meeting minutes of January 11, 2016, as submitted.

VOTE: Yes: All
No: None

MOTION CARRIED

COMMUNICATIONS/CORRESPONDENCE:

A. Letter from City of Southfield Planning Department regarding Draft Sustainable Southfield Master Plan.

March 4, 2016

City of Oak Park Planning Commission
Attn: Mr. Gary Torgow, Chairman
14300 Oak Park Blvd.
Oak Park, MI 48237

Re: Draft *Sustainable Southfield* Master Plan, City of Southfield, MI

* As corrected on April 11, 2016.

Dear Mr. Torgow:

Pursuant to the requirements of the Michigan Planning Enabling Act (Act 33 of 2008, as amended), please find a copy of the Draft *Sustainable Southfield* Master Plan Update enclosed via CD. Pursuant to the requirements of the Act, we are requesting your review and comment in advance of the City of Southfield's Planning Commission Public Hearing (tentatively scheduled for 6:30 pm, Wednesday, May 25, 2016).

The Act provides contiguous communities and other required entities with 63 days to submit comments on the proposed Plan. Thus, your comments must be submitted no later than **5:00 pm, Monday, May 9, 2016**. If you wish to receive a copy of this plan via DropBox or hard copy, please request via email at tcroad@cityofsouthfield.com. In addition, you may find a .PDF version on our website at:

<https://www.cityofsouthfield.com/CityDepartments/LZ/Planning/Services/ComprehensiveMasterPlan/tabid/843/Default.aspx> (the draft document and separate appendices appear at the top of the page)

Please submit comments to:

City of Southfield Planning Commission
Attn: Terry Croad, AICP, ASLA, Director of Planning
26000 Evergreen Road
Southfield, MI 48076

Or tcroad@cityofsouthfield.com

Thank you in advance for your cooperation and timely response in reviewing our draft Master Plan update. Comments offered during this review process will be taken in account while we work towards refining the plan. Please feel free to contact me at (248) 796-4150 or the aforementioned email address if you have any questions. We look forward to your input as we prepare this update to Southfield's Master Plan.

Sincerely,
Terry Croad, AICP, ASLA
Director of Planning

Mr. Rulkowski asked the Planning Commission to be prepared to present any comments they have at their April meeting, and explained the comments will be forwarded to Southfield by the Planning Commission as a whole.

PUBLIC HEARINGS:

- A. Public Hearing to receive comments on proposed a text amendment to Article XI, PTRED, Planned Technical, Research, Education Development District. The proposed text amendment to the PTRED District would allow as a permitted use the**

rehabilitation of historic buildings into restaurants, museums and performing arts centers.

Chairperson Torgow referenced City Planner Rulkowski's report, dated March 9, 2016:

As discussed at the January meeting the Department of Community and Economic Development is requesting a text amendment to the PTRED, Planned Technical, Research, Education Development District to prepare for the possible renovation of a historical building in that district. The uses that are being contemplated are restaurants serving alcohol, museums, and performing arts centers. There are currently two properties zoned PTRED in the city. Based on the Planning Commission comments at the January meeting the text amendment language has been modified to include an historic determination report by a qualified professional. Oakland County has a Federal Qualified Historical Architect on staff that has agreed to assist the City in preparing such a report.

The following language would be added to the PTRED District:

Sec. 1101. - Permitted uses.

I. Rehabilitation of historical buildings into restaurants serving alcohol (subject to Section 1930), museums and performing arts centers. 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.

If the proposed Zoning Ordinance text amendment is acceptable to the Planning Commission the Department of Community & Economic Development recommends approving the proposed text amendment to the PTRED District regulations.

Mr. Torgow opened the public hearing at 7:31 p.m.

Mayor Pro-tem Burns and Mayor McClellan commended the work of the Community and Economic Development department in securing Union Works as a tenant for the former WWJ building on 8 Mile.

Mr. Torgow closed the public hearing at 7:33 p.m.

B. Planning Commission action on proposed text amendment to the PTRED District that would allow as a permitted use the rehabilitation of historic buildings into restaurants, museums and performing arts centers.

MOTION by Brown, SECONDED by McClellan, based on the information presented in the Planning Division Report, and additional findings of fact discussed during the public hearing, to **approve** the proposed text amendment to the PCD District regulations as presented.

Yes: Brown, Burns, Eizelman, McClellan, Torgow, Tungate

No: None

MOTION CARRIED

CONSENT AGENDA: No Items Eligible This Month

OLD BUSINESS: None

NEW BUSINESS:

1. Planning Commission approval to commence with drafting of new Master Plan.

Mr. Torgow referenced City Planner Rulkowski's report, dated March 9, 2016:

For the past few months the Department of Community & Economic Development has been assembling information in preparation to begin the process to develop a new city Master Plan.

The Municipal Planning Enabling Act of 2008 Act requires the Planning Commission to send a notice to all municipalities contiguous to the local unit of government and Oakland County stating that the City is commencing the Master Plan process.

For the process to officially begin, the Planning Commission would pass a motion authorizing the commencement of the Master Plan process and notification of such to all entities required by the Municipal Planning Enabling Act of 2008 Act.

MOTION by Eizelman, SECONDED by Burns, approves authorizing the commencement of the Master Plan process and notification of such to all entities required by the Municipal Planning Enabling Act of 2008.

Yes: Brown, Burns, Eizelman, McClellan, Tungate, Torgow
No: None

MOTION CARRIED

PLANNING COMMISSION MATTERS FOR DISCUSSION – from members only

Mr. Rulkowski received general consensus from the Commission to schedule a public hearing on a possible ordinance amendment to address zoning requirements for smoke shops and hookah lounges.

City Manager Tungate noted City Council, on March 7, 2016, adopted an eight-month moratorium on applications for smoke shops, hookah lounges and medical marijuana dispensaries. He also indicated the Jefferson Oaks project is moving forward.

Mayor McClellan reported on the grand opening of the 11,000 square foot Suit Warehouse, and on the ongoing renovation work at The Loop.

Ms. Marone noted Planet Fitness will be opening in August, and that there is not yet a definitive tenant for the space next to Planet Fitness.

Mr. Brown asked about having Eight Mile Road resurfaced. Ms. Marrone explained it is an MDOT road and offered to seek information from the Eight Mile Boulevard Association.

PUBLIC COMMENTS: None

ADJOURNMENT

There being no further business, Chairperson Torgow adjourned the meeting at 7:47 p.m.

Cherilynn Brown, Recording Secretary