

**CITY OF OAK PARK PLANNING COMMISSION
MAY 9, 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: Vice Chairperson Brown
Commissioner Eizelman
Commissioner McClellan
Commissioner Seligson
Commissioner Tkatch
Commissioner Walters-Gill

ABSENT: Chairperson Torgow
Commissioner Burns
Commissioner Tungate

OTHERS PRESENT: City Planner, Kevin Rulkowski
Technical & Planning Services Director, Robert Barrett
Community & Economic Development Director, Kimberly Marrone
Recording Secretary, Cherilynn Brown

APPROVAL OF AGENDA OF MAY 9, 2016

The Commission was in general agreement to approve the agenda as amended to remove Item 5. Election of Officers, and to move Item 9.B.2) Capital Improvement Program 2016-2017 Annual Budget forward to follow 4. Approval of Minutes of Regular Meeting April 11, 2016.

APPROVAL OF MINUTES OF APRIL 11, 2016 - APPROVED

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

VOTE: Yes: All
No: None

MOTION CARRIED

NEW BUSINESS

2) Capital Improvement Program 2016-2017 Annual Budget.

Director Barrett explained the Municipal Planning Enabling Act requires the preparation of a 5-year capital improvement plan as part of the City's budget process. The Planning Commission is asked to review the plan before it is presented to City Council for final approval as part of the 2016-2017 Annual Budget.

Director Barrett clarified several points for the Commission and indicated Scotia from Oak Park Blvd. to 10 Mile Road will be assessed for rehabilitation priority status. He also noted the City is seeking to have the Road Commission for Oakland County or Detroit Edison repair the sidewalk flag referenced by Mayor McClellan.

MOTION by Walters-Gill, SECONDED by Seligson, to receive the Capital Improvement Program 2017-2022 Project Summary.

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

MOTION CARRIED

COMMUNICATIONS/CORRESPONDENCE: None

PUBLIC HEARINGS:

A. Public Hearing to receive comments on proposed a text amendment to Article VIII, B-2, General Business District. The proposed text amendment to the B-2 District would allow smoking lounges as a permitted use.

Vice Chairperson Brown opened the public hearing at 7:39 p.m. and, there being no comments from the public, closed the public hearing at 7:39 p.m.

B. Planning Commission action on proposed text amendment to Article VIII, B-2, General Business District that would allow smoking lounges as a permitted use.

City Planner Rulkowski presented the proposed text amendment as explained in his report, dated May 4, 2016:

As discussed at recent Planning Commission meetings the Planning Division has received some inquiries regarding whether Smoking Lounges (sometimes called a Hookah Lounge) are permitted in the City of Oak Park. The Zoning Ordinance and City Code do not make any specific references to Smoking or Hookah Lounges or the regulation of these uses. After performing a search on this type of business it was discovered that a number of communities have experienced problems with this type of business, specifically an extraordinary number of responses by the police to these businesses.

The City Manager and Council has been aware of this potential problem and the City Attorney has a draft ordinance regarding the operation of Smoking Lounges that will be included as part of the Business Chapter of the General City Code.

As part of this effort, the Planning Commission should determine and recommend to City Council the appropriate Zoning District to permit Smoking Lounges.

At the April meeting a Public Hearing was scheduled for the May 9, 2016, regular meeting.

MOTION by Seligson, SECONDED by McClellan, based on the information presented in the Planning Division Report, and additional findings of fact discussed during the public hearing, to recommend to City Council **approval** of the proposed text amendment to allow Smoking Lounges as a permitted use in only the B-2 General Business District with the following conditions:

P. Smoking Lounges provided that:

- 1) The proposed Smoking Lounge is not located within 500 feet of a school, park, or place of worship.
- 2) The proposed Smoking Lounge is not located within 1,000 feet of any other Smoking Lounge.

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

MOTION CARRIED

CONSENT AGENDA: No Items Eligible This Month

OLD BUSINESS: None

NEW BUSINESS (cont.):

1. 1-800-Self Storage, 15160 Eight Mile Road, Final Site Plan Review.

City Planner Rulkowski covered the contents of his report, dated May 3, 2016:

The applicant, Ed Hersch, has submitted a Final Site Plan to renovate an existing three-story, 39,584 square foot office building into a 322 unit self-storage facility. The Site Plan indicates that all storage will be on the interior of the building and there will be no outside storage.

The property is zoned LI, Light Industrial District and the proposed use is permitted by right. The existing building meets the setback and height requirements.

Based on the proposed number of storage units (322 units), the proposed facility is required to provide 32 parking spaces. The Site Plan indicates 33 parking spaces will be provided. The proposed use utilizes the existing parking lot and traffic circulation pattern. The rear portion (approximately 105 feet by 125 feet) of the existing parking lot behind the building will remain hard-surfaced and provide as the entryway to the parking lot. No vehicle or truck parking is approved for the undefined hard-surface area on the rear 125 feet of the property. No outdoor storage is approved for any portion of this property.

The Site Plan shows two loading areas in the front and rear of the building. The rear loading area will have a new canopy to provide protection from the elements during loading.

There are some hard surfaced parking areas that are in need of some minor repair and should be addressed during the renovation of the site. In addition, the main driveway on the

eastern property line that also provides access to Value Wholesale is in need of repair, primarily near Eight Mile Road.

The Site Plan shows a new dumpster enclosure in the northwest corner of the site. The Site Plan includes a construction detail for the dumpster enclosure.

The Site Plan does not indicate any existing or proposed exterior lighting. However there are two large parking lot light poles in the rear parking lot. The owner has indicated they will remain and be made functional. All exterior lighting should be shielded and downward casting to eliminate the possibility of nuisance to the adjoining properties.

A new vinyl-coated chain-link fence is proposed to enclose the rear parking area. There is an existing chain-link fence along the east side of the building which appears to have little function and is in disrepair. The applicant has indicated he will remove this fence.

The building elevations do not indicate whether there will be any new mechanical equipment on the roof or ground. The Zoning Ordinance requires all roof top and ground level equipment to be screened.

There are two wall signs and a monument sign indicated on the Site Plan. The sign regulations only allow for one sign on the front face of the building and for a monument style sign. A separate sign application will have to be submitted and therefore no signage is approved as part of the site plan review.

Dustin Holder, partner of applicant Ed Hersch, and Planner Rulkowski answered Commission members' concerns:

- The building will be converted into an indoor, climate-controlled facility housing 300-350 storage units.
- A landscape plan meeting City regulations has been submitted.
- Project is estimated to be completed in 90 days.
- General contractor is working on correcting the standing water issue.
- Access for facility is included on site plan.
- Existing elevators have weight capacity of 2500 lbs. and will accommodate a three-cushion sofa.
- Applicant agrees to the conditions recommended by City Planner Rulkowski.

Vice Chairperson Brown expressed concern that the applicant began work before going through the proper process before the Planning Commission and requested confirmation from City Planner Rulkowski that the applicant received a demolition permit. Mr. Holder stated a demolition permit application was submitted for interior demolition. City Planner Rulkowski indicated the Building Official and the Fire Marshall were aware of the interior work, and demolition permits do not require review by Planning Commission.

MOTION by Eizelman, SECONDED by Walters-Gill, to approve the Site Plan for 1-800 Self Storage, 15160 Eight Mile Road, with the following conditions:

- 1) Existing hard surfaced areas in driveways and parking areas to be repaired as necessary.
- 2) Proposed or existing lighting to be shielded and downward casting to eliminate the possibility of nuisance.

- 3) All proposed roof top or ground level equipment must be screened as required by the Zoning Ordinance.
- 4) No outdoor storage is approved for any portion of this property. No vehicle or truck parking approved for the undefined hard-surface area on the rear 125 feet of the property.
- 5) 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: Brown, Eizelman, McClellan, Seligson, Tkatch, Walters-Gill
No: None

MOTION CARRIED

PLANNING COMMISSION MATTERS FOR DISCUSSION – from members only - None

PUBLIC COMMENTS: None

ADJOURNMENT

There being no further business, Vice Chairperson Brown adjourned the meeting at 7:56 p.m.

Cherilynn Brown, Recording Secretary