

**PLANNING COMMISSION
A MEETING OF THE ST. CLAIR SHORES PLANNING COMMISSION
HELD ON JULY 12, 2022, AT 7:00 P.M.,
CITY HALL-CITY COUNCIL CHAMBERS**

PRESENT

Paul Doppke, Chairman
Kathy Hanson, Secretary
Lou Schelosky, Vice-Chairman
Robert Hison
Jeff Mazzenga
Patrick McKay
James Kalich
Anthony Stonik

ALSO, PRESENT

Denise Pike, Community Director
Shantelle Hubbard, Recording Secretary
Eric Shepherd, City Attorney

ABSENT

Ed Jones, Excused
Brandon Johnson, Excused

CALL TO ORDER

Chairman Doppke called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was said.

Secretary Hanson called the roll. Eight members were present.

A motion was made by Secretary Hanson, and seconded by Commissioner Kalich, to excuse Commissioner Jones and Commissioner Johnson from tonight's meeting.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

MOTION: PASSED

Chairman Doppke explained to the audience the procedure for Case #PPC220015 (SLU) & #PPC220015A (Site Plan).

CASE NO. PPC220015: REQUEST FOR SPECIAL LAND USE – 24101 Jefferson, to allow for a multi-family residential unit in excess of two stories.

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The applicant is requesting Special Land Use approval to construct a 4.5 story, 46 unit, multiple family residential complex at 24101 Jefferson between Stephens and Ridgeway. Developments in excess of two stories are a Special Land Use within a Central Lakefront District (CLD).

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Planning Commission Chairman – Please read this statement into the record prior to reviewing the site plan to the petitioner.

The Planning Commission and City Council understand that your presence here tonight constitutes that you are a legal representative of the petitioner for Planning Cases PPC150006 and PPC150006A. Each statement of intent, promise and/or pledge, made by you, the petitioner or agent, either orally or in writing, if permitted by Ordinance, shall be binding upon the petitioner and shall be a condition of said special land use and site plan approval.

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STANDARD FOR GRANTING SPECIAL LAND USE APPROVAL – Section 35.83 (4)

(a) **Impact on Surrounding Development:** The proposed special land use shall not negatively affect surrounding development through the placement of exterior functions and physical elements. In determining whether this requirement has been met, consideration shall be given to:

(i) The location and screening of vehicular circulation and parking areas in relation to the surrounding development.

A screen wall is required and proposed between the multiple family development and the single family to the west. Vehicular circulation is proposed off an existing curb cut on Stephens and a planned future curb cut on Ridgeway. The Planning Commission may consider requiring cars to turn east only out of the drives to connect to Jefferson.

(ii) The location and screening for outdoor storage, outdoor activity or work area and mechanical equipment in relation to surrounding development.

No outdoor storage has been proposed. Outdoor activity includes an outdoor pool on the north end that is screened with a privacy fence and rooftop activities including a fire pit, BBQ grills, bar area and outdoor fitness space. Mechanical equipment will be screened, and the dumpster area is also proposed to be screened.

(iii) The hours of operation of the proposed use. Approval of a special land use may be conditional upon operation within specified hours considered appropriate to insure minimal impact on surrounding uses.
This is a residential use and, as such, operations would be 24 hours.

(iv) The bulk placement and materials of construction of the proposed use in relation to the surrounding use.
The applicant has not provided information on staging during construction, however, any approvals can be conditioned to require that all construction materials will be kept on site during the construction process.

(b) **Compatibility with Master Plan:** The site is zoned Central Lakefront District (CLD). Multiple Family Residential is a use permitted by right. New developments in excess of

two stories require Special Land Use Approval within the CLD district. Residential in this location is compatible with the zoning class and the master plan. The site, however, may be constrained by the intensity proposed given the number of required variances.

(c) **Public Services:** The existing public services are adequate for the proposed use.

(d) **Impact on Traffic:**

(i) **Proximity and Access to Major Thoroughfares:** The parcel is located along Jefferson between Stephens and Ridgeway. Vehicular access is proposed on both side streets, but not directly onto Jefferson. Concerns regarding traffic through the residential neighborhood are legitimate. Planning Commission may impose a recommended condition to only allow residents to turn easterly to access Jefferson, preventing excess traffic down the side streets.

(ii) **Estimated Traffic Generated by the Proposed Use:** There are 46 units proposed within the development. If fully occupied, it is reasonable to expect at minimum 46 additional vehicles from this location and higher if more than one person occupies a unit.

(iii) **Proximity and Relation to Intersection:** The parcel is located at the intersections of Jefferson and Stephens and Jefferson and Ridgeway.

(iv) **Adequacy of Site Lines:** Site lines will not be affected by this proposal. The building meets the required front yard setback of 20 feet.

(v) **Location of and access to off-street parking:** Parking is available along the side and rear of the proposed building. Seventy-nine parking spaces are proposed, 104 are required. A variance to reduce the parking requirements would be necessary.

(vi) **Required Vehicular Turning Movements:** The proposed site plan indicates that all drive aisles and parking areas have the minimum required radius for vehicular movements.

(vii) **Provisions for pedestrian traffic:** Public walkways will not be affected. Sidewalks on private property have been proposed to link to the public sidewalk.

(e) **Detrimental Effects:** The proposed special land use shall not involve any activities, processes, materials, equipment or conditions of operation and shall not be so located or designed as to be detrimental to public health, safety or welfare. In determining whether this requirement has been met, consideration shall be given to the production of traffic, noise, vibration, smoke, fumes, odor, dust, glare and light.

Potential Detrimental effects from the proposed uses are:

(i) **Hours of Operation:** The proposed hours of operation are 24 hours.

(ii) **Music:** No music is being proposed.

(iii) **Storage of materials in the off-season:** There will be no outdoor storage.

- (iv) **Trash from patrons:** Trash must be contained and maintained at all times.
- (v) **Smoke:** No operations are being proposed that would emit smoke.
- (vi) **Liability:** All proposed operations will be located wholly on private property.
- (f) **Enhancement of Surrounding Environment:** The site plan indicates significant landscaping enhancements around the proposed building. Additionally, a gazebo on the south end provides pedestrian-scaled features inviting activity at the building front using central landscape plazas or sitting areas as required by ordinance.
- (g) **Isolation of Existing Land Use:** The proposed special land use will not result in a small residential development being substantially surrounded by non-residential development.

ITEMS OF CONCERN –

Staff recommends approval of the Special Land Use request based on attention to the items listed.

Chairman Doppke read the public hearing instructions.

Carlo Santia, 35890 Monterey, Clinton Twp., and Denae Sika are here representing Jefferson Plaza LLC. Mr. Santia stated that they want to build on the west side of Jefferson between Stephens on the north side and Ridgeway on the south side. It is zoned CLD which is Central Lakefront District. The opposed use is condominium building. The land area is 1.535 acres. The building footprint occupies about 20% of the land area which is about 50,000 sq. ft. The plan is to build a 4-story building with a terrace with many amenities. There will be 46 condos with 16 of them being two-bedroom units about 1,000 sq. ft. and 30 of them being a one bedroom about 750 sq. ft. There are 75 parking spaces with 4 handicap spaces. They are working on the spaces from 79 to 104. It is not a normal condominium unit it will have a doorman and concierge. They have pet washing station. They are pet friendly. Units will have a balcony. They will have a pub house/lounge. Fitness center inside and outside. Fire pit. It will have a pool with lounge chairs and tables. The layout on the first level there are porches or patios. The first floor will have 10 units and the 2nd, 3rd, & 4th floor will have 12 units on each.

These condos are purchase. The general sale price is \$300,000 - \$350,000 for one bedroom and \$450,000 for two bedrooms.

Commissioner McKay stated that it is zoned Central lakefront district which is important because the intent of this district is to create a viable living water front that centers urban redevelopment . If this was two stories, we would not be here for Special Land Use.

Chairman Doppke opened the public hearing.

Resident at 22810 Ridgeway, why a four story why cannot it be two story. How many exits onto her street getting in and out of this place? She is against this. Go to Nine Mile and Jefferson it is not in a residential backyard and move it there.

Katie Maynard, 22824 Ridgeway directly across the street. It is not four stories it is 5 stories. People would be looking in the windows. She does not believe that nothing should be on the property. She is against this. It is over 50 feet tall. There is a shortage of workers to build.

There is a shortage of all of the finishes. This will be dragged out so long. She said it will be a nightmare. She will leave St. Clair Shores if we agree to it.

Mr. Maynard, 22824 Ridgeway, questioned if the soil samples been done on the lot for contamination. There were four tanks in the ground he saw only two were taken out. They never took the parking lot out. There will be two or three staircases and may be a couple of elevators. Will the building be built union or non-union? He would like the soil samples be addressed.

Kristen Letwin, 22626 Ridgeway, she has lived with the city all of her life. She loves the city. The city is green and beautiful. It is at the end of her street she is concerned about the parking issues. The apartment complex was supposed to happen just north of 10 miles next to Baffin's. and they were talking about having parking across the street. People will be looking in her backyard. Blocking the view of the city of the street. The noise level we already hear music coming from Jefferson. There is enough traffic on Jefferson. With this it is adding more to the traffic that is already bad. She is against it.

Francesco Rocco, 22649 Ridgeway, she wants to know why they chose this spot. Did they do research on the impact of population. She is against this. She would rather see that as a park. With the size of the building trying to turn left out of Ridgeway onto Jefferson there will be visibility issues. There is the threat of increasing property taxes because of the brand-new building that is super expensive to live in. She rather sees it as a community area. This is a common gathering spot.

Earl Hawkins, 147 Windwood Pte., who are they are presenting. He said that the petitioner was Jefferson Plaza LLC. He explained who Jefferson Plaza LLC is. They have been existence since 2007 and it states that it is not in good standing. The office for Jefferson Plaza LLC is at 29500 Telegraph, Suite 100 in Southfield. The agent is Roumal Sheena. He looked at how many LLC's in suite 100 and there are 34 registered to this address. And 47.1% are active 26.5% like Jefferson Plaza LLC and not in good standing. He believes that this is a shell corporation it is nothing illegal or probably unethical about it. If we are going to approve a big project this will alter the character of the neighborhood and greatly inconvenience so many of the residents. We need to know who is behind this and what is going on. He said that we need to look at this developer very carefully.

Evan Ellis, 22649 Ridgeway, he grew up in mid-Michigan. This project doesn't seem to fit what he enjoys about St. Clair Shores. It does not seem to match. He said that it is a fun little lake side community.

Paula Zaremski, 22711 Ridgeway, she has lived there for about 10 to 12 years. They do not shovel the property in the winter. She likes to walk. Not one time did this property get shoveled. She does not want anyone to look into her yard. She is five houses away she likes her privacy. They hear noise from the concert at Nine & Mack. She does not want any more noise.

Laura Stephens, 22707 Stephens, no matter if it a building or any other building she does not believe that it should be more than two stories. Four floors is way too much.

Georgia Brown, 22724 Ridgeway, she is appreciated for the information about the LLC. She lives three doors down from this property. She has the same concern as everyone that is sitting here. It is five stories, it is a condominium and there is a pool. We hear music from Waves and we hear music from Fishbones. We have the traffic and it is a beautiful street. This building has

balconies and they can put their grills on it. They can look into her yard. She is against it. It's ridiculous. This makes no sense. There was a gas station there. There are gas tanks underneath the grass.

Chairman Doppke stated that the Planning Commission is a recommending body they can vote for or against this request or any request. They can vote yes or no the city council can say the opposite. City council has the last say.

A resident stated that this property should be used for a business that would serve the community.

Secretary Hanson stated that either way if they approve or disapprove, they are allowed to speak at the city council meeting two minutes before the meeting.

Jeffrey Eaton, 22611 Ridgeway, stated that the land mass there is 1.535 acres. He was wondering if they are looking at a unit and there will be 46 units. What is the land mass for that size of the building get built upon? Is the property large enough to hold that much of the development? It will be a difficult to sell a \$400,000 unit and tell them that they have to park across the street. That is one of the concerns. With the foreclosure crisis there has been a revitalization on the surrounding communities. There are a lot of families that have moved in with a lot of children. He would be concerned with the traffic. He said that there will be about 100 people that would be ingress and egress a couple times on to Ridgeway.

Vicky Coleman, 22730 Stephens, third house from Jefferson. She faces Waves restaurant. Every weekend all of Stephens Street is lined up with cars on both sides of the street. The workers park on Stephens Street. It is hard to get in and out of her driveway. If there will be a 100 more cars at the corner it will be too much traffic.

S. L. Taflinger, 119 Windwood Pte., this is a transformational project. This is a project that we think will here for 10 years or 20 years will be here likely 30 to 40 years. That is about the extent time major condos stay in place. No snap decision. This will be here a long time. Aspirational the nautical mile this is the show place we consider it to be one of most wonderful things of St. Clair Shores. This needs to have a certain continuity with the rest of Jefferson Avenue. From Alter Road from Grosse Pte. Park all the way up to Shook Road there are no four & ½ -story building. They want to remain continuity. Two floors would be the maximum. Some of the information was sketchy. He didn't know who the developer was. He doesn't know how much experience they have in developing something of this nature. If there isn't any experience or it is spotty this isn't a kind of development, they want in the city especially on the Nautical Mile. What the developer needs. How long will it take to be put up? He was hoping that they received from the developer what the business plan was what the cash flows look like and how will this proceed in a successful process in a period of time. Mortgage rates have doubled in the last 18 months. Material costs have double and a half. We need to know if this a viable. Who is it targeted at will this be transient and will it be leased out? What kind of sense of community that they will have? What are the conditions sold or rental? He said that it is important to know. We are going to have traffic problems. The people on Ridgeway and Stephens will suffer the most. If the planning commission will do a traffic study before they approve this or agree to put a light up for both ends of this structure one at Ridgeway and one at Stephens that might familiarize things. As a taxpayer he would like to know if the City of St. Clair Shores provide incentives. He would like to know the size of the development. This will put added stress to the city infrastructure, city services, sewage, refuge, gas, and electric not to mention fire and police. Just the electricity because the big wires have to be converted. This is another development

issues including the materials as to finding the stuff and finding the workers. For the development to propose and he does not know the time frame if it is under five years and it should be under two years. He believes that it is impossible right now for two years because of the products and help. It is a controversial project there is a lot due diligence that needs to be done and a lot of transparency from the board. They are what makes the community of what it is. This is a big foot print and this will change the whole dynamic of the area.

Joanne Niederoest, 7003 Harbor Place Drive, she wanted to know how many people commented on this project. There were about 25 letters/emails that we have received.

Romus Sheena, Jefferson Properties LLC and he is one of the owners and his partner is Bob Saul and the background is construction. They service Kroger Stores over 120 stores in the state of Michigan. They do remodels. The builder has been building houses for the past forty-five years.

A resident spoke that the transformer that is on the telephone pole is a triple transfer which is all the way to Ten Mile and what DTE says it is $\frac{3}{4}$ of millions of dollars to move. And this property has been in foreclosure for years.

Chairman Doppke closed the public hearing.

Commissioner Stonik asked about the land use. Mr. Shepherd stated multi residential family in CLD district is an approved zoning in this district the only reason that they are here is for a special land use because the building exceeds two stories.

He read Section 15.020 sub-section 81 from the City of St. Clair Shores Muni-code which reads: "Story. That part of a building except a mezzanine as defined herein, included between the surface of the next floor, or if there is no floor above, then the ceiling next above. A story thus defined shall not be counted as a story when more than 50 percent, by cubic content, is below the height level of the adjoining ground."

Mr. Shepherd that in the building code the minimum height for a story is $6\frac{1}{2}'$. The main decision for the special land use is whether the petitioner is allowed to build a building on this property that exceeds the stories that is allowed by ordinance. There is not a maximum height based off of this definition.

Ms. Pike stated that under the Central Lake Front District ordinance refers back to the Harper Avenue Overlay. It defines the building height maximum is 20' height for two stories. Presume that each story is 10' and it would be 20' there. The ordinance allows for the maximum building height of 20' or two stories. Anything over that will require a variance.

Commissioner Kalich wanted to clarify that due diligence they would have to do multiple layers.

Mr. Shepherd stated that there are couple of items that need to be address through ZBA to get a variance through our ordinances.

Chairman Doppke asked if 6.8' is the height and they want a one-foot variance they can have three stories? Ms. Pike stated that 6.8' is minimum ceiling height in a residential building which goes from floor to ceiling does not include the joist. A story would include the substructure to the floor and that is where they are at 10'. Under the ordinance it is a maximum building height of two stories of 20' for a flat roof.

Ms. Pike stated that should the planning commission approve this special land use it does not by default approve the proposed height of the building. It only provides approval for exceeding two stories. She would want the Planning Commission and the audience to know that one is not automatic to the other.

Commissioner McKay from view perspective about the top floor be used at 2:00 in the morning for barbecue or fire. He said that we can put conditions on the Special Land Use as long as they are reasonable.

Mr. Shepherd special land use can be granted with conditions. This board has the ability to grant any condition that seems fit to meet the ordinances.

Commissioner Stonik asked why does it need to be five stories?

The petitioner stated to develop a project of this nature they are trying to fit a building within the Nautical Mile with the criteria and look. They are trying to provide a very upscale product. Most homes are ten feet. They are looking at the significant height because they want to provide comfort. They feel that the young professionals are looking for this type of product. Chores will be taken care of. He mentioned the amenities that this building will have. In order of it to make it work they need a minimum of forty-six units.

Secretary Hanson asked about Leisure Manor. It has eight stories and it is in the central lakefront district. They approved Waves and it is four stories now. The American House building on Jefferson is 6.8 feet less that what they are asking for. On Jefferson there are numerous condos that are more than four and five stories high. She understands why they want to do it she wants to make people aware.

Chairman Doppke stated that there is legal ramification we have to be careful that we separate each case.

Mr. Shepherd stated that the notice is just for the meeting. They do not have to send out any plans. If they want to see the plans, they can come into the city hall to look at them.

Commissioner Kalich stated that they can reach out to the city to look at the plans.

Mr. Shepherd stated that the site plan versus the Special Land Use he stated that when it goes to council, they are determining whether to grant the special land use. Here are few factors. 1) Impact on surrounding developments; 2) compatibility with the master plan; 3) public services; 4) Impact on traffic; 5) Detrimental effects; 6) Enhancement of surrounding environment; 7) Isolation of existing land use. When it does go in front of city council those are the factors that they will be taken in consideration. Any of the discussion of those factors can be made by the Planning Commission board.

Commissioner Hison stated that this is probably a subject that is very hard to take. We have land that we would like to use that land. We have ordinances that the we develop the city on what we want it to look like. Going back in history and going out and looking in the next 20 or 30 years there has been a lot of changes. The size of a four ½ story building in the middle of the area that has no other building of that size around. The Leisure Manor started out with three stories and then went and built a high rise of eight stories. The size and what it abutted is some of the reasons why they put it where it is. They have land they don't have and one of the things that he sees on this is a partial of land that is not sufficient for the size of the building that we

are trying to put on it. American House is three stories on a larger piece of property and on Jefferson it has residential around it and it also has a baseball field behind it. They have buffers for the neighbors. For the neighbors on the north, they put a berm and trees in so it is blended in. On this property he sees the lack of green space. There are hard spaces the building and the parking lot. The only space of green if looking at the site plan it goes around the perimeter which is in the median between the sidewalk and the street. Where will the pets go? That is a concern because everyone likes pets. The petitioner stated that there is a gazebo and a green area. When he talks about density of a parcel to what they have density is a subject that we as the planners look at. They are beautiful buildings. They will be sold as condos not as rentals. Will there be an organization that once they are all sold will there be administrative on board. The petitioner stated "yes". Commissioner Hison stated that there is a different concept because what we were proposed it was referenced in our system as a townhouse because there are no separate entrances for the condos It is on a floor it is stairway on each floor. The four and a half stories he would like the fire department to look at it. We have concerns on what we can do on a rooftop. He is very concerned about this. This is in a residential area and technically we cannot restrict hours and we don't restrict hours on a home they only have an ordinance for noise?

Mr. Shepherd stated that is correct but with a Special Land Use we can put conditions on it.

Commission Hison stated that there was no information for the staging for the construction. He stated that there are a lot of things that can be incorporated into this. There are many variances that would be required for this piece of property that would have to go to Zoning Board of Appeals. The four and half stories he has a real problem with it. He is not sure what the right story amount is needed. When we talk about who they are? He would request Dunn & Bradstreet. He said that he would want to know who they are. What the value is? What they do? Do they have any outstanding debts? All this before we take a project. Today the values are a lot different than 25 years ago. For 750 sq. ft. for \$300,000 it will bring you different people. We are not talking about the renters. We are talking about people that can afford these. So, the values are high and maybe higher than what we think what our houses are valued. He thinks that the houses on Ridgeway and Stephens values may go up. State laws are regulated but for him traffic will change always does. It will always change when they add forty-six more units on a piece of property that if they were to build houses, they would have a smaller amount of traffic. On this piece of property this was approved years ago to be business it could have been a restaurant and so on. The economy had effects on what happen. Same as the Nautical Mile they have seen projects that would have been outstanding. It didn't happen so we try to do the best we can. He really thinks that when he looks at the value at what this will cost to build, they have a lot at stake. He believes that this should be on Masonic on the lake more than an acre and a half.

Ms. Pike stated that under the Central Lake Front district the building height specifically refers you to section #48-958 townhome units it stated that a building shall be two stories in height a building with a flat roof configuration should be with a height range of 25' – 30'. The building with a pitch height shall be erected to a maximum height of 32' – 36' and the maximum eave height is 20 feet from grade.

Secretary Hanson asked Ms. Pike to explain to her why we are using that term townhouses and not the condominium term. Ms. Pike stated that Central Lakefront District ordinance it refers back to the Harper Avenue Overlay District. Under the Harper Avenue Overlay District there are three types of buildings.

Chairman Doppke stated that there are ordinances that separate each district. There are different rules and sometimes different ordinances for different locations throughout the city.

Mr. Shepherd stated there was a decision on the height in a different district which was going to be the new district will refer back to the old district for the same definition. That is why it will hop from the Harper Avenue Overlay District to the Central Lakefront District.

Mr. Shepherd stated Ms. Pike is reading the definition for the Central Lakefront District and it is referring back to the Harper Avenue Overlay District definition.

Ms. Pike stated that Central Lakefront District encompasses east of Jefferson from 9 mile and encompass west of Jefferson for the first section of lots. The lots that are west of Jefferson but about Jefferson are also Central Lakefront District that is what the zoning classification is. Central Lakefront District runs through to Maple Street the northern edge. The ordinance that she is reading out of is the zoning ordinance for the City of St. Clair Shores is ordinance chapter 48 is the zoning ordinance and all of the city ordinances can be found at Municode.com. The Nautical Mile is from 9 mile to 10 mile.

Vice-Chairman Schelosky stated that if the SLU gets approved and it will still have to go in front of the Zoning Board of Appeals and be approved by the Planning Commission for the site plan approval.

Commissioner McKay stated the ordinance states that if construction does not commence within a year of approval the SLU becomes null and void and a new application will be required if not completed in two years they will have to reapply. The construction must be completed within two years of approval unless a longer time period is requested by the applicant at the time the SLU request is reviewed.

A motion was made by Commissioner Kalich and supported by Vice-Chairman Schelosky , to approve the request for special land use to allow for a multi-family residential unit in excess of two stories with the conditions the noise ordinance; the direction of the traffic from going down Stephens and Ridgeway and push them out to Jefferson. That they would not be able to use these as short-term rentals for 0 to 11 months and no more than 20% of building can be rented out for the life of the building.

Petitioner stated that they are in agreement with the short term but for a longer term not sure.

Mr. Shepherd stated that this board has no authority into creating a condo association agreement.

Mr. Shepherd stated that this site plan approvals still have to comply to the laws of the State of Michigan.

Commissioner Hison stated to leave it has a condo and the petitioner in the right time frame has to come back and make a change. Leave it as condo at least going forward.

Chairman Doppke stated that if they want to rent it out, they would they have to go in front of the board and go through the process again. Go in front of the planning commission then go in front of city council with an explanation as to why they want to rent the condos.

Mr. Shepherd stated that it is being planned for condominiums and the SLU for condominiums tonight. The petitioner has stated that they are for purchase. The petitioner will not have the ability once he sells them. He is not going to have the ability to say that they cannot do it. It will be the property owner to make that decision.

Commissioner Hison stated that it was the whole idea this is for condo they agreed to it and they leave it that way and only in the future if that develops because of the economy etc., the petitioner or the owner will then have to come back to make a change because it was approved as condos.

Mr. Shepherd stated if it changed from the definition as condos he stated “yes”.

A ROLL CALL WAS TAKEN:

AYES: KALICH, SCHELOSKY, HANSON, MAZZENGA, MCKAY, DOPPKE

NAYS: HISON, STONIK

ABSENT: JOHNSON, JONES

MOTION: PASSED

CASE NO. PPC220015A: REQUEST FOR SITE PLAN APPROVAL – 24101 Jefferson, request for site plan approval for a single building, 46-unit, four and a half story multi-family complex with a rooftop common area complete with space for outdoor fitness/yoga, BBQ pits and a fire pit, represented by Rani Sheena, Jefferson Plaza LLC.

The request is reviewed as follows:

* * * * *

The applicant is requesting Site Plan Approval for a new 46-unit, four and a half story multiple unit residential building located on Jefferson between Ridgeway and Stephens. The site plan indicates the placement of a singular building that, in addition to the residential units, will offer the following amenities: business office, pet washroom, private pool on the north end of the property along Stephens, fitness facilities, clubhouse and rooftop common areas that include BBQ facilities, a fire pit, and an area for outdoor fitness/yoga. The building fronts Jefferson with parking on the side and in the rear. Sixteen of the units are two bedroom and 30 of the units are one bedroom. First floor units contain a porch/patio. Upper units have balconies.

The exterior of the building is multi-dimensional with changes in the roofline and elevations to provide architectural design. Exterior materials proposed are a mix of brick and composite cedar shake on all four sides. Landscaping is proposed along the entire perimeter of the site. A gazebo on the south end of the development provides pedestrian connections to the public sidewalk inviting activity at the building front using sitting areas as required by ordinance.

Please note that the Central Lakefront District largely follows the requirements laid out under the Harper Ave. Overlay District Townhouse Units and has additional requirements over and above many of the commercial districts. These additional requirements are outlined in this review.

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Planning Commission Chairman – Please read this statement into the record prior to reviewing the site plan to the petitioner.

The Planning Commission and City Council understand that your presence here tonight constitutes that you are a legal representative of the petitioner for Planning Case PPC220015A. Each statement of intent, promise and/or pledge, made by you, the petitioner or agent, either orally or in writing, if permitted by Ordinance, shall be binding upon the petitioner and shall be a condition of said special land use and site plan approval.

* * * * *

The request is reviewed as follows:

1) Zoning- The zoning of the parcel is CLD – Central Lakefront District. The zoning is appropriate for a multi-family residential building. A special land use is required because the number of proposed stories exceeds two.

2) Adequacy of Information (Section 48-560, 5, a) –The information provided is adequate for this review.

***3) Site Design Characteristics**– (Section 48-560, 5, b) The Central Lakefront District refers to sections within the Harper Ave. Overlay Zone– specifically those sections related to Townhome Units - for site development characteristics, exterior materials and parking layout standards (Section 48-958, 3, d).

Sec. 48-951 Townhome Units – the ordinance requires the following:

a) No more than eight dwelling units shall be attached in any single structure.

b) Each dwelling unit shall have a front and rear/side yard ingress and egress.

The site plan indicates the placement of a single building containing a total of 30 one-bedroom and 16 two-bedroom units all with patios/balconies. This design exceeds the above-mentioned requirements of no more than eight dwelling units per Townhome building. Additionally, a singular common entrance with corridors is proposed as access all units as opposed to each dwelling unit having a front and rear/side yard ingress and egress.

A variance is required to exceed the number of dwelling units in a Townhome Units development, as well as to allow for a singular common entrance with shared hallways.

Supplemental design standards.

a) All parking and maneuvering lanes shall be at least 15 feet from any first-floor dwelling unit window, doorway, or entryway.

c) A townhome development shall provide enclosed and attached parking for two vehicles per dwelling unit or 2.25 spaces per unit if not enclosed and attached.

The site plan proposes surface parking for all units with landscaping along the entire perimeter of the site. Access into the parking lot is proposed from Stephens and Ridgeway. No access is proposed directly from Jefferson. The Stephens curb cut is existing. The Ridgeway curb cut

would be part of site development. Parking for the development is entirely via a surface parking lot located within the side yard and rear yards. No enclosed or attached parking is proposed. The distance to the maneuvering lane closest to the entrance of the building is 11.18', short of the 15 feet required. Additionally, for 46 units, a total of 104 spaces is required based on the calculation of 2.25 per dwelling unit. (Section 48-955). The total number of spaces proposed is 79.

The applicant must redesign the parking area to meet the required 15-foot separation or seek a variance of four feet to that requirement. Additionally, a variance for 25 parking spaces would be required.

After the initial submission, the applicant has revised the site plan to meet the 15-foot requirement for the distance between the maneuvering lane and the entrance of the building. A parking variance for 25 spaces is still required.

4) Preservation of Natural Areas (Section 48-560, 5, c) – There are no natural areas to preserve.

5) Privacy (Section 35.82, 5, d) – The site is adjacent to single-family residential properties along the rear property line (west side). On the south side, the property is across the side street from an office/banking use and one residential building. On the north side the property is across the side street from a restaurant use. A six-foot concrete obscuring wall is required where a residential zone abuts a commercial/office zone. A screen wall has been proposed along the rear property line. A privacy fence is also proposed around the pool.

Under the Supplemental Design Standards for Townhome Units (Section 48-951) the ordinance also requires that properties shall be delineated by a decorative fence or architectural hedge. Since the applicant only has one building (see Item 3: Site Design Characteristics) the decorative fence or architectural hedge could not be placed between clusters of units.

Planning Commission may, however, consider a decorative fence along Ridgeway and Stephens to provide separation between the parking lot and the sidewalk.

6) Emergency Vehicle Access – (Section 48-560, 5, e) Emergency vehicle access will be sufficient with a drive approach from Ridgeway and from Stephens.

***7) Ingress and Egress**– (Section 48-560, 5, f) The Harper Avenue Overlay District Townhome Units indicates the following: *Drives shall be provided directly onto public roadways. A maximum of one drive is permitted from Harper Avenue.* (Section 48-954, 4, e)

Ingress and egress to the site is proposed from an existing approach on Stephens and a new approach on Ridgeway. The width of the approach is ~~24~~ 22 feet at the throat, consistent with the width of the drive aisle.

8) Pedestrian Circulation (Section 48-560, 5, g) – The existing public sidewalk provides pedestrian circulation around the perimeter of the development. Within the development a concrete walk borders the building and attaches to the public sidewalk on the north and south

sides. Additionally, a paver walk on the south side extends from the building to a gazebo and connects to the public sidewalk.

The ordinance also requires the provision of pedestrian-scaled features inviting activity at the building front using central landscape plazas or sitting areas. The gazebo on the south end of the development provides pedestrian connections to the public sidewalk and provides a sitting area along Jefferson.

9) Vehicular and Pedestrian Circulation Layout (Section 48-560, 5, h) – The site plan proposes a series of walkways around the building that connect to the public sidewalk. Within the parking lot, there are no delineated walkways for pedestrians. Vehicular circulation is via two-way drive aisles 24 feet in width.

The applicant has revised the width of the drive aisles to be 22 feet in width.

***10) Drainage** (Section 48-560, 5, i) – The site plan indicates new paving in the development area that will connect with two public streets and be adjacent to residential.

Engineered Parking lot plans including drainage and paving are required for submittal with construction documents.

***11) Exterior Lighting** (Section 48-560, 5, j) – Exterior lighting has not been proposed on the plan.

All lighting must be shielded from adjacent residences.

12) Public Services (Section 48-560, 5, k) – Public services will not be affected by the proposed use.

13) Landscaping, Fences, and Walls (Section 48-560, 5, l) – A landscape plan consisting of a mix of evergreen and deciduous trees as well as shrubs, perennials and annuals has been provided.

***14) Exterior Building Treatment**– (Section 48-560 5, l) The Central Lakefront District specifies acceptable design interpretation and building materials as follows (Section 48-406, 3):

Building materials.

Ground floors shall be sided in brick, stone or cementations hardboard with a horizontal pattern.

Brick shall be colored in the red-brown range.

Brick shall follow the structural requirements of masonry bearing walls.

Maximum exposure of non-brick siding shall be six inches.

Corners of non-brick siding shall be finished with a minimum four-inch corner strip.

However, Sec. 48-408 indicates that uses classified as special land use may have the requirements of section 35.357 [15.357] [48-405] architectural design criteria modified by recommendation of the Planning Commission and approved of the City Council.

The proposed elevations indicate a mix of brick and composite cedar shake in a horizontal pattern on all floors. Renderings of the building indicate that the brick as proposed is not a color in the red-brown range. Additionally, three colors are proposed for the exterior of the building and all three would be considered primary. The exposure of the non-brick siding is 11'.

Planning Commission can recommend modification of the architectural design standards if it believes that, as proposed, the design meets the intent of the ordinance.

15) Waste Storage (Section 48-560, 5, n) – Waste storage is provided at the rear of the parking lot. The dumpster enclosure is constructed of 8" CMU on the interior with 4" brick to match the building. Vinyl slats are proposed for the privacy fence.

***16) Mechanical Equipment** (Section 48-560, 5, o) – No mechanical units have been proposed on the plans.

Mechanical equipment, whether placed at grade or on the roof of the structure, must be screened on all visible sides including air conditioners. Air conditioners are required to be placed at the rear of each unit.

***17) Parking** (Section 48-955) – The parking requirement for CLD is calculated under the Harper Ave. Overlay District Townhomes Units and is 2.25 spaces per unit. Forty-six units are being proposed resulting in 104 required spaces. Currently only 79 parking spaces are proposed.

A variance for 25 parking spaces is required.

***18) Setbacks** (Section 48-405) – The building line for the Central Lakefront District is established under Sec. 48-405. - Architectural design principles and criteria. Rear and side setback requirements for Central Lakefront District follow those of the Harper Avenue Overlay District Townhome Units:

Section 35.49.7.2 Site buildings 60 feet from the centerline of Jefferson Avenue.

As proposed the building is set back is 63' from the centerline.

(2) *Side yard setback.* A minimum interior side yard setback of ten feet is required.

(3) *Building separation.* A minimum separation of 20 feet between townhome buildings is required.

(4) *Rear yard setback.* A minimum rear yard setback of 20 feet for primary buildings is required.

The interior side yard measured at the center of the building exceeds the 10' requirement along Stephens and along Ridgeway. However, the northeast corner of the building is only 8.98 feet from the property line, requiring a variance. The rear yard setback is approximately 67'.

The applicant has revised the side yard setback at the northeast corner of the building to be 10'. No variance is required.

~~A variance to the minimum separation of 20 feet between townhome buildings and a variance to the 10' side yard setback is required.~~

***19) Building Height (Section 48-958)** – For building height, Central Lakefront District refers to Section 48-958 Corridor Frontage Sub-District. The maximum height within the Corridor Frontage Sub-District for townhome units is 36' for two story buildings with pitched roofs. The plans provided indicate a height of 55 feet to the top of the rooftop ceiling, but do not include the total height to the top of the roof ridge line and the plans are not to scale.

A variance will be required for the total height of the building.

***20) Transformer Pad** –A transformer pad has not been proposed on the plans.

Any transformers must be screened from view.

21) Screening Wall – See number 5 Privacy.

22) Signs – Any signs will be considered under a separate review.

23) Loading (Section 35.75) – No loading areas are necessary or proposed.

24) Other –

ITEMS OF CONCERN – 3, 7, 8, 10, 11, 14, 16, 17, 18, 19, 20

Staff recommends approval of this proposal based on attention to the items listed above.

Carlo Santia, 35890 Monterey, Clinton Twp., stated they are asking for approval to develop a condominium building on 1.5 acres with 46 units with significant amenities. A floor man and concierge. Patio or porch on the first floor the other floors will have balconies. Fitness center
Planning Commission Meeting of July 12, 2022

and outdoor yoga. The Fire department will be involved in the approval for the barbecue, pizza oven and the fire pit. The building was designed to take into consideration the Nautical Mile theme. The top building will look like a lighthouse. We are providing on the south side with sidewalks with public walks for the residents of the community, it will be public. There will be a rental station for bikes to the south of them. Benches to sit on. The environmental has been taken care of the tanks have been removed. This will come up as part of the site plan engineering plan approval. The engineering department and public works will be involved. One of the problems is the height of the building. They will need to get a variance for the height of the building. The ordinance requires 104 parking spaces and they have 79 available they feel that is more adequate for the residents. The additional parking will mostly for staff off the premises.

Chairman Doppke asked if it is a one unit you will get one spot and two units two spots.

Joseph Vaglica, Engineer, stated that if they purchase one bedroom you get one parking spot. Two bedrooms two parking spots. After this it will leave 19 parking spaces left for guests. They are in discussion with the building to the south to rent some parking spaces.

Chairman Doppke stated that a portion of that building to the south is Ihrie & O'Brien's law office. Mr. Vaglica stated that the owners own parking at the Wine Dock area which is within 500 feet. They would be using that parking lot for just employees.

Vice-Chairman Schelosky asked if there are electric car ports. Mr. Vaglica stated not at this time. They could provide parking spaces for electric cars if needed.

They changed the site plan they added wrought iron fence along the Ridgeway and Arborvitaes to shield the lights from the cars. They require that driveway to make a left turn only out to Jefferson. The other entrance out onto to Stephens would be right turn only towards Jefferson. The amount of traffic that is generated by this building is not that much. He stated that 46 units will generate approximately 300 vehicles per day. During the peak hours there are 21 cars that split up between the two driveways that would be 10 cars going out to Jefferson. During the afternoon the peak hours there are 26 cars. Which would be 13 go out on Ridgeway and 13 on out Stephens. The 300 cars are per 24 hours.

Secretary Hanson stated that the colors of the condos for the Harper Avenue Overlay states brown or red. She asked Ms. Pike if they can they do something different without recommendation. Ms. Pike stated "yes". The board has the right to modify the color recommendation.

The architect stated that it would be frosted brick a little on the whiter side. The cedar shake would be a stone blue and fiber cement would be a wood tone. She gave the board some samples. These will be prefinished. The exterior lighting has to be shielded by the residents. Secretary Hanson does not see the nautical lighting. Mr. Santia stated that they are not proposing additional lights in the parking lot other than the lights on the building itself which has to be shielded from the residence. They are putting a fence along Ridgeway and a masonry wall along the west side. There will be other fencing off of Stephens which is mainly for the pool area.

Commissioner Kalich asked about the dumpster and they may have parking across from them. There will be 19 spots for visitor with 46 units he doesn't believe that it would be adequate.

Secretary Hanson asked about the parking for the employees which Nino's does now. They park at Masonic Temple. So, it is possible.

Mr. Vaglica stated that if they look at the traffic study in other communities this is something that always comes up in other communities. If they want to provide a walking environment and the only time you can achieve that is to reduce the number of parking. The people that are going to purchase these they will know the restrictions. We are hoping that the Nautical Mile will be incorporate for people to walk and not drive. They believe that the 79 parking spaces is sufficient for the building. They have a plan A & plan B. They still have a very large parking spaces about 500 feet away. They will have more information at the ZBA.

Commissioner Kalich mentioned a designated parking area for deliveries. This will be a WI-FI building.

Commissioner Kalich stated that the building is beautiful and we need to attract people to the city. The water is our resource. And that there is only so much land left in the city. Infrastructure is getting old. We want to bring in certain clientele and bring in a younger crowd to bring in families. These are more the reason behind his motion. This is what the city needs to attract the people.

Mr. Vaglica stated that this will be fully sprinklered building and fire safety.

Commissioner Kalich believes that this is an asset to the city.

Commissioner Mazzenga asked about the environmental. Mr. Romee stated that the environmental portion was done.

Secretary Hanson stated that with the previous owners that were going to build had the tanks removed and the ground treated. Then the project did not take place. Mr. Vaglica stated that they have the paperwork if needed.

Commissioner Mazzenga stated that he does believe that 46 units is a lot. Mr. Vaglia stated that with 46 units they can hire maintenance to maintain the building. Having a lower number of units would not make sense.

Commissioner McKay asked why no access onto Jefferson. Since there are three accesses there now. Mr. Santia stated that the current technology and civil engineering and driveway spacing they cannot put it that close to Ridgeway or that close Stephens to make it work properly. This is from a safety standpoint. The petitioners understand all of the variances that are needed. It doesn't make sense from an engineering standpoint.

Chairman Doppke asked about a traffic study. Mr. Vaglica stated that they will do it if needed. Ms. Pike stated that there is legitimate cause for concern given the traffic on Jefferson today with the cars from the 46 units. Mr. Vaglica stated that they looked at what was there back then it was a gas station to know what they want. With the retail space they are looking at 2,500 to 3,000 a day coming through that area. Which would be more traffic than what the condominium would have. Chairman Doppke asked Ms. Pike are there any tax incentives. Ms. Pike stated that there are no tax incentives that the petitioner is using. There was a conversation about potential Brownfield it has not been determined that they are eligible as of yet.

Ms. Pike stated that the entire City of St. Clair Shores is a Brownfield under the Michigan States TIFA laws so the Brownfield we are not a core community so it cannot be used for obsolete buildings. If the property was environmentally contaminated there could possibly be some reimbursement to the developer for the cost associated with the clean-up. Possibly costs from the infrastructure for this particular location.

Ms. Pike stated that it would be approved through the city's Brownfield Redevelopment Authority it is an extension of the TIFA board they would be reimbursing them through taxes.

Chairman Doppke would like to see the environmental study, traffic study and some sort of a parking agreement. He would like to see if there is any way to exit out onto Jefferson. He feels like that there is some concern. Work in conjunction with the city police traffic department. And is there another way that this could be lowered.

Ms. Pike stated that the American House is 48' in height they had to get a variance. This development is 55' 9" to the peak.

Mr. Vaglica stated that the extra feet is in the girth. If it was a flat roof, it would be 52 feet.

Chairman Doppke would like this to be tabled to come back with some of the issues that were mentioned.

Mr. Vaglica would like to get site plan approval with conditions and get approval for the height and parking from ZBA. They will do the traffic study.

Commissioner Hison stated that they would be going with the recommendation to council before they would go to ZBA. They would have the actual recommendation or approval to go to the ZBA. It is timing. If the council decides to reject, they would not have to go to ZBA.

Secretary Hanson asked about how long the traffic study will take. It could be 3 to 4 weeks to get the count.

Commissioner Hison asked if they will have generators. At this time they have not taken that into consideration.

Chairman Doppke stated that the more answers they have the better it is for city council to make a decision on.

Secretary Hanson asked about an environmental study and traffic study. If we table for two weeks, will they be able to get this information to us. The environmental study has already been done.

Ms. Pike stated that they are not scheduled for council and there is only one meeting in August which is August 15th.

Chairman Doppke stated that he would like to see a parking agreement.

Commissioner Hison stated that he thinks that it would go a long way with the residents to know this checklist that we are talking about issues that are very important only help them to feel more satisfy that not only the city is looking at it at that aspect but the petitioner is doing their due diligence. With all of the information was gathered will they entertain a meeting with

the residents. They can have a meeting anywhere.

Mr. Vaglica stated that if there will be any resolution by having a meeting with the residents.

Chairman Doppke stated that he would be ok if our traffic lieutenant or chief of police has a meeting with Ms. Pike to give their opinion.

Commissioner Mazzenga stated that this has been a vacant land for a long time.

A motion was made by Vice-Chairman Schelosky and supported by Commissioner Hison, to table the request for site plan approval for a single building, 46-unit, four and a half story multi-family complex with a rooftop common area complete with space for outdoor fitness/yoga, BBQ pits and a fire pit, represented by Rani Sheena, Jefferson Plaza, LLC. With the items of concern and the recommendations of Chairman Doppke – Environmental study that has been done and give to CDI; we would like see if there is anything else we can do with the height variance. A parking agreement. Exit out onto Jefferson. Feedback from traffic study with Ms. Pike.

A ROLL CALL WAS TAKEN:

AYES: SCHELOSKY, HISON, MAZZENGA, STONIK, KALICH, MCKAY, DOPPKE

NAYS: HANSON

ABSENT: JONES, JOHNSON

MOTION: PASSED

CASE NO. PPC220017: REQUEST FOR SITE PLAN APPROVAL – 30245 Harper, request for site plan approval to renovate an existing building into a beauty salon with 12 individual suites.

The request is reviewed as follows:

* * * * *

The applicant is requesting Site Plan Approval to renovate an existing building into a beauty salon with twelve individual stations. Proposed interior renovations include construction of an entry lobby, twelve studio stations, restroom facilities and a laundry area. Proposed exterior renovations include installation of large store front windows and construction of a stucco covered portico. The existing brick will be painted white. Decorative light fixtures will provide downlighting onto the building walls. The applicant has indicated that the parking lot will be resurfaced or re-done.

* * * * *

Planning Commission Chairman – Please read this statement into the record prior to reviewing the site plan to the petitioner.

The Planning Commission and City Council understand that your presence here tonight constitutes that you are a legal representative of the petitioner for Planning Case PPC220017. Each statement of intent, promise and/or pledge, made by you, the petitioner or agent, either orally or in writing, if permitted by Ordinance, shall be binding upon the petitioner and shall be a condition of said special land use and site plan approval.

The request is reviewed as follows:

1) Zoning- The zoning of the parcel is O-1 Office District.

2) Adequacy of Information (Section 35.82, 5, a) –The information provided is adequate for this review.

3) Site Design Characteristics (Section 35.82, 5, b) – The site plan indicates that the existing configuration of the site will remain. The parking lot is proposed to have 33 parking spaces – two handicap – and a dumpster area. An existing concrete wall along the rear and northern property line will remain. Additionally, exterior renovations are proposed on all elevations. The exterior changes include the construction of a stucco covered entry portico on the north elevation, and installation of large store front windows along the Harper façade, south elevation, and west elevation. The brick will also be painted.

4) Preservation of Natural Areas (Section 35.82, 5, c) – There are no natural areas to preserve.

5) Privacy (Section 35.82, 5, d) – An existing concrete screen wall is located where the side abuts residential on two sides. The wall will remain.

6) Emergency Vehicle Access (Section 35.82, 5, e) – Emergency vehicle access will be from Harper.

7) Ingress and Egress (Section 35.82, 5, f) – Ingress and egress to the site will be an existing drive approach on Harper Avenue.

8) Pedestrian Circulation (Section 35.82, 5, g) – Pedestrian circulation from the parking lot would lead to the front door.

9) Vehicular and Pedestrian Circulation Layout (Section 35.82, 5, h) –The circulation layout is adequate for this review.

***10) Drainage** (Section 35.82, 5, i) – The parking lot is proposed to be resurfaced or re-constructed.

Stamped and sealed engineered drawings including paving and drainage are required for the construction of a parking lot.

***11) Exterior Lighting** (Section 35.82, 5, j) – As proposed on the plan, exterior lighting are decorative wall sconces on the exterior on the north, east and west elevations. The sconces will provide down lighting along the wall of the building. No lighting is proposed for the south elevation and no parking lot lighting is proposed.

All lighting shall measure 0 foot candles at the property line.

12) Public Services (Section 35.82, 5, k) – Public services will not be affected by the proposed use.

13) Landscaping, Fences, and Walls (Section 35.82, 5, l) – A concrete screenwall exists along the west and north elevations where the site abuts residential. The parking lot has 65.43 contiguous feet of frontage which, if the lot is re-constructed will trigger the kneewall or dense landscaping requirement. The petitioner has is proposing a landscape island adjacent to the front door. A landscape plan will be required.

14) Exterior Building Treatment (Section 35.82, 5, m) – The site plan indicates that the existing brick will be painted and a stucco covered portico constructed over the entry door.

***15) Waste Storage** (Section 35.82, 5, n) – A dumpster with a notation of a fence enclosure is noted on the plan, however, no detail of the dumpster enclosure is provided.

The dumpster enclosure must be constructed of brick, CMU with a modular brick face, or embossed poured concrete.

***16) Mechanical Equipment** (Section 35.82, 5, o) – No mechanical equipment has been shown on the plans.

Mechanical equipment, whether placed at grade or on the roof of the structure, must be shielded on all visible sides.

***17) Parking** (Section 35.73, 12, a) – A parking lot containing 33 parking spaces is being proposed at the rear and along the side of the commercial building. A total of 36 spaces is required under the ordinance.

A variance from the Zoning Board of Appeals for three parking spaces is required.

18) Setbacks (Section 35.66) – The building is sited 58.5' feet from the centerline of Harper. Though short of the 65', the ordinance does allow for a deviation of the building line if within 25% of the building line. The rear setback is 63', far exceeding the required 20'. No side yard setbacks are required.

***19) Building Height (Section 35.66)** – The ordinance allows for a flat roofed building to be no higher than 20'. Building height has not been provided on the plan.

The applicant must provide the proposed building height to verify that it is within what is allowable under the ordinance.

20) Transformer Pad – No new transformers are proposed.

21) Screening Wall – A screening wall has been provided along the south and west sides of the property.

22) Signs – Signs will be reviewed under separate cover.

23) Loading (Section 35.75) – Loading and unloading can occur along the north side of the building.

24) Other – None

ITEMS OF CONCERN – 10, 11 15, 16, 17, 19

Staff recommends approval of this proposal based on attention to the items listed above.

The petitioner was not present.

A motion was made by Secretary Hanson and supported by Commissioner McKay, to table the request for site plan approval to renovate an existing building into a beauty salon with 12 individual suites.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: HANSON

ABSENT: JONES, JOHNSON

MOTION: PASSED

APPROVAL OF MINUTES FROM THE JUNE 28, 2022 PLANNING COMMISSION MEETING.

A motion was made Secretary Hanson and supported by Commissioner McKay, to approve the Planning Commission Meeting Minutes of June 28, 2022 Planning Commission Meeting.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

ABSENT: JONES, JOHNSON

MOTION: PASSED

REPRESENTATIVE'S REPORT OF CITY COUNCIL MEETINGS

Nothing

DENISE PIKE'S STAFF REPORT

Kroger signed a lease with a retail store that will be similar with TJ Max which is called Gabe's at 13 Mile & Harper.

Plans in review for the second chance building which is a golf simulator with food. They don't have anything for CVS or G. Willie's.

AUDIENCE PARTICIPATION: None

ADJOURNMENT

A motion was made by Secretary Hanson, and supported by Commissioner Hison, to adjourn the Planning Commission Meeting at 10:00 p.m.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

ABSENT: JONES, JOHNSON
MOTION: PASSED

[THE PRECEDING MINUTES ARE A SYNOPSIS OF A PLANNING COMMISSION MEETING AND DO NOT REPRESENT A VERBATIM RECORD.]