



*City of Pleasant Ridge  
23925 Woodward Avenue  
Pleasant Ridge, Michigan 48069*

**Regular Planning Commission Meeting  
Monday, January 26, 2015**

Having been duly publicized, Chairman Bolach called the meeting to order at 7:00 p.m.

Present: Bolach, Christensen, Decoster, Laidlaw, Lenko, McAuliffe, McCutcheon, O'Brien.  
Also Present: City Manager Breuckman.  
Absent: Schlesinger.

**Minutes**

**PC-2015-1508**

Motion by Commissioner Decoster, second by Commissioner O'Brien, to approve the minutes of the Regular Planning Commission Meeting held Monday, December 15, 2014.

Adopted: Yeas: Decoster, O'Brien, Bolach, Christensen, Laidlaw, Lenko, McAuliffe, McCutcheon.  
Nays: None.

**Welcome and Recognition of New Members Kristi McAuliffe and Lorin Christensen**

Chairman Bolach introduced the two new Members Kristi McAuliffe and Lola (Lorin) Christensen.

**Public Discussion**

Mr. Tom Treuter, 11 Oakland Park, inquired of the funding proportions to the DDA budget on the alley reconstruction project. City Manager Breuckman explained that the numbers for next year's budget are being compiled and that there are various ways to fund the project if necessary. Chairman Bolach added that the alley project will be a big part of the DDA budget. City Manager Breuckman added that the parking loan has been paid up and that those monies could be allocated.

**Consideration of the 2015 Board Appointments**

Chairman Bolach announced that the Board has to consider appointments to the positions of Chairman, Vice Chair, and Secretary.

Chairman Bolach volunteered to continue as the Chairman.

Commissioner Laidlaw volunteered to accept the position of Vice Chair.

Commissioner McAuliffe nominated Commissioner Lenko as Secretary and he accepted the nomination.

### **City of Pleasant Ridge Community Master Plan**

City Manager Breuckman gave an overview on the Community Master Plan which includes goals, strategies, and the Future Land Use Plan. The preferred future will include maintaining the present character of Pleasant Ridge; quality improvement on Woodward Avenue; maintain financial stability and independence; accommodate existing and new demographic shifts; and have well-maintained recreational assets. Some of the goals/strategies are to come up with a parking strategy in the business district, missing middle housing, walkable/bikeable traffic, expand transportation options, monitor streets progress, maintain attractive neighborhoods, and high quality recreation programs.

Chairman Bolach opened the public hearing at 7:17 pm

Ms. Pat Gross, 70 Wellesley, inquired if there are any time tables for the different stages of the improvements to the parks. Breuckman responded that the Recreation Commission oversees that process and this year will begin the planning phase of the conceptual plan. Construction of the projects could begin in spring of 2016.

Chairman Bolach closed the public hearing at 7:19 pm.

City Manager Breuckman directed the Board to the proposed resolution in the packet. Chairman Bolach added that there have been several meetings that the Board has attended to better understand the proposals and commended Breuckman for the presentation of the materials.

### **PC-2015-1509**

Motion by Commissioner Lenko, Second by Commissioner Decoster that the Planning Commission adopts the resolution regarding the City of Pleasant Ridge Community Master Plan, pursuant to MCL 125.3843 of PA 33 of 2008, and that the plan be forwarded to the City Commission for review and approval.

Adopted: Yeas: Lenko, Decoster, Bolach, Christensen, Laidlaw, McAuliffe, McCutcheon, O'Brien  
Nays: None

### **Consideration of the 2015-2020 Capital Improvement Plan**

Chairman Bolach mentioned that the necessary documents for review were emailed to the Board prior to the meeting. City Manager Breuckman also provided documentation from the discussions over the past month, and reviewed some of the financials for the projects. Breuckman also mentioned that this is the final step of the CIP process. Bolach added that projects under \$10,000 are not listed.

Commissioner Christensen commented that this is a "living document" and not set in stone, and the projects are prioritized upon necessity. Breuckman added that the prior year's recommendations are reviewed to see what was accomplished, too. Bolach mentioned that financing is key to determining what projects are to be completed.

Ms. Pat Corrigan, 31 Wellesley, inquired if the way the projects are listed on the document is the priority in which they are handled. Breuckman responded that the projects are ordered by year, chronologically. Bolach added that the streets infrastructure will be a higher priority than recreation, for example.

