



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

Regular Planning Commission Meeting
Monday, June 8, 2015

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

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

Minutes

PC-2015-1511

Motion by Schlesinger, second by McAuliffe that the minutes of the Regular Planning Commission Meeting on Monday, May 4, 2015, be approved.

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

Complete Streets Plan Update

City Manager Breuckman explained that the City is involved in ongoing planning processes regarding complete streets improvements along Woodward and other streets within the community. Staff is proposing to amend the City Code of Ordinances to establish a complete streets ordinance pursuant to Public Act 135 of 2010. The proposed complete streets ordinance would establish that the City of Pleasant Ridge will consider complete streets improvements in all public works projects. The City is considering a number of pilot projects in the coming year to improve our streets consistent with complete streets concepts.

The ordinance will provide a clear statement of intent for the City, and will also form the basis upon which we consider the adoption of a complete streets plan based on the Gibbs Woodward/696 study and the complete streets study being completed for the entire Woodward Corridor by Parsons Brinckerhoff. Those plans will be brought forward for adoption as the City's Complete Streets Plan after adoption of the Complete Streets ordinance.

Practically speaking, the ordinance will not change how the City operates when making improvements on our local streets. Adoption of the ordinance will serve as our statement of intent and will require MDOT to consider our adopted plans whenever they are proposing improvements to Woodward or 696 through Pleasant Ridge. We will forward the Gibbs Study to the Planning Commission once we

receive it. The City Commission will be considering a complete streets ordinance, we will proceed to review the Gibbs and Parsons Brinckerhoff studies for adoption as the City's Complete Streets Plan with the Planning and City Commissions.

Exterior Design Standards

City Manager Breuckman gave a presentation regarding proposed exterior design standards. Pleasant Ridge has a strong architectural character. The City was developed largely between 1910 and 1930, which was a period of architectural transition. During that time, new construction methods and materials were changing how buildings were built, and also opening up new possibilities for architecture. The City has long recognized that preserving our traditional architectural character is an important task. For this reason the Neighborhood Compatibility requirements were adopted into Section 82-166 of the Zoning Ordinance. However, the neighborhood compatibility standards are subjective, and do not offer specific guidance on what it is that Pleasant Ridge expects for the design and construction of new buildings. I am proposing that the City adopt a new style-neutral method of regulating new construction to ensure that new buildings are compatible in scale and design with the established character of Pleasant Ridge.

Other Business

Commissioner Decoster commented about the potential of rezoning the areas near the railroad tracks, on the eastside of Woodward.

With no further business, Chairman Bolach adjourned the meeting at 7:43 p.m.