



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

Regular Planning Commission Meeting
Monday, September 28, 2015

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

Present: Decoster, Lenko, McAuliffe, McCutcheon, O'Brien, and Schlesinger
 Also Present: City Manager Breuckman, City Commission Liaison Perry
 Absent: Bolach, Chirstensen, Laidlaw

Minutes

PC-2015-1514

Motion by Schlesinger, second by O'Brien, to approve the minutes of the Regular Planning Commission Meeting held Monday, July 27, 2015.

Adopted: Yeas: Schlesinger, O'Brien, Decoster, Lenko, McAuliffe, McCutcheon.
 Nays: None

Exterior Design Standards Presentation

City Manager Breuckman gave a presentation regarding proposed exterior design standards. Pleasant Ridge has a strong architectural character. 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. If the Planning Commission would like to adopt any or all of these standards, a public hearing would be required. Discussion was held regarding increased costs to comply with the standards. Breuckman indicated there should not be a large increase in construction costs. The new design standards establish the Planning Commission as the appeals body for any decision of the Zoning Inspector, which is the City Manager or his designee, and the Zoning Board of Appeals as the appeals body for any decision of the Planning Commission. This ensures that there are appeals routes available to any applicant should they disagree with a decision of the City. The next steps in this process are the Planning Commission review of the proposed exterior design standards and establishes a public hearing on amending the Zoning Ordinance to replace Section 82-166 to eliminate the existing neighborhood compatibility requirements and to replace that with a reference to these design standards. After the public hearing the Planning Commission may recommend approval for the Zoning Ordinance amendment and

approval of the exterior design standards to the City Commission. Finally, the City Commission will consider the adoption of the Zoning Ordinance amendment and the proposed design standards.

With no further business, Secretary Lenko adjourned the meeting at 7:36 p.m.