



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

Regular Planning Commission Meeting
Tuesday, July 15, 2014

Having been duly publicized, Chairman Bolach called the meeting to order at 7:03 p.m.

Present: Bolach, Decoster, Laidlaw, Lenko, McCutcheon, O'Brien, Schlesinger, Stearn, and Sweeney
 Also Present: City Manager Brueckman, Assistant City Manager Pietrzak, Mayor Kurt Metzger, and City Commissioner Perry
 Absent: None

Minutes

Motion by Commissioner Lenko, second by Commissioner Stearn, that the minutes of the Regular Planning Commission Meeting held Monday, June 23, 2014, be approved, as presented.

Adopted: Yeas: Bolach, Decoster, Laidlaw, Lenko, McCutcheon, O'Brien, Schlesinger, Stearn, and Sweeney.
 Nays: None

Cork Outdoor Dining Public Hearing

Kathy Galen, Co-Owner of Cork, indicated that there would be a maximum of 24 seats utilized at no more than six tables.

Brueckman confirmed Galen's comments and indicated there are ten considerations that were reviewed from the ordinance and Cork would qualify for the use. He wanted us to know that parking is always the issue in these cases. Two ways to regulated: 1. make parking subject to the patio or, 2. exempt it due to the seasonality of use. He does not recommend any changes in parking at this time and points out that we did not address this or make changes when Mae's added their outdoor seating. He pointed out that we could issue the use subject to an annually

review so that we retain a level of control. Recommendations were made for changes to their Operating Agreement regarding hours of use and dates the patio would be open. We would also want to restrict the storage and dumping of wine bottles. He also suggested that we do not approve live music/recorded music.

Galen asked that we table any decision on music as she wants to incorporate some music aspect on the patio.

Rob Sachet, 8 Fairwood, supports the outdoor seating. Public hearing closed at 7:19 pm.

The patio hours will be the same as restaurant hours. If a second trash pickup is needed due to the increased seating, then that will be acceptable. There was a lot of discussion regarding decibel levels if we allowed music on the patio. Brueckman suggest a trial period. Suggested that permit be issued on an annual calendar year basis to make beginning and ending dates easier to understand, rather than a midyear date. There is no need to address fencing as it is not in the right-of-way and landscaping will be consistent with the site plan.

Patrick Thompson, 21 Wellesley, designed the plan. He said there will be concrete planters on an aggregate patio. Railing will be bolted to the patio itself. He tried to design the space with ease of maintenance in mind.

Motion by Commissioner Stearn, second by Commissioner Lenko, that in the matter of the Cork Outdoor Dining proposal, the Planning Commission approves the special land use and site plan to permit an outdoor dining patio with 24 seats as shown on site plans received by the City dated May 27, 2014, with the following findings.

Findings

1. The traffic generated by the proposed patio is not expected to substantially increase traffic counts over existing levels, and so the proposal should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
2. The proposed patio meets the standards of the Zoning Ordinance for special land use approval set forth in Section 26-13.5.
3. The proposed patio has been designed and is proposed to be constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the restaurant, the general vicinity, adjacent uses of land, the natural environment, and the capacity of public services and facilities affected by the land use.
4. The proposed use is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
5. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

6. The site plan is technically compliant with all applicable zoning requirements.

Conditions

1. Location. The patio shall be designed and constructed and may operate in the area shown on the approved site plan.
2. Hours of operation. The outdoor patio may only operate until __pm Sunday through Thursday nights and __pm on Friday and Saturday nights.
3. Dates of operation. Outdoor dining is permitted between April 15 and October 31. All furniture and fixtures must be removed immediately after October 31.
4. Disposal of wine bottles. Wine bottles will not be disposed of in an outdoor trash or recycling bin between the hours of 10pm and 9am.
5. Outdoor music. There shall be no live or recorded music played outdoors on the patio.
6. Patio permit renewal. If the patio creates a large volume of resident complaints due to the impacts of its operation, City Staff will place the patio item on a Planning Commission agenda for re-consideration of the special land use permit prior to renewal of the outdoor dining license. The annual license will run from 1/1 to 12/31 of each calendar year.
7. Compliance with City Ordinances. The outdoor patio shall comply with all requirements of City Code Chapter 18, Article II, Division 1 – Accessory Outdoor Dining Areas; and City Code Section 26-13.5(q), Accessory Outdoor Dining Areas.
8. Revised Operational Agreement. The conditions of special land use approval shall be made part of an updated operational agreement to be updated and prepared by the applicant and approved and signed by the appropriate parties prior to commencement of patio operations.

Adopted:

Yeas: Bolach, Decoster, Laidlaw, Lenko, McCutcheon, O'Brien, Schlesinger, Stearn, and Sweeney.

Nays: None

Master Plan

Brueckman recommends that we go to the distribution/comment phase of the plan so that we begin the 63 days requirement. It was pointed out that even after this period we can still change/amend the plan prior to sending to the city commission for approval

Motion by Commissioner Schlesinger, second by Commissioner McCutcheon that the Planning Commission recommend to City Commission the distribution draft of the Master Plan as presented at the Planning Commission meeting on July 15, 2014.

Adopted:

Yeas: Bolach, Decoster, Laidlaw, Lenko, McCutcheon, O'Brien,
Schlesinger, Stearn, and Sweeney.

Nays: None

Accessory Dwelling Unit Ordinance

Brueckman asked for a status on the ADU discussions and if we are going to pursue changes. There was a lot of discussion on ADUs, parking, increased density, rental possibility, etc. It was determined that the commission wants to review ADUs further and we will move forward on this issue.

City Manager Report

None

Other Business

None

With no further business Chairman Bolach asked for motion to adjourn. Motion by Stearn to adjourn. Second by McCutcheon. Chairman Bolach adjourned the meeting at 8:11 p.m.