



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

Regular Planning Commission Meeting
Monday, November 24, 2014

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

Present: Bolach, Decoster, Laidlaw, McCutcheon, O'Brien, Schlesinger, and Sweeney
 Also Present: City Manager Breuckman
 Absent: Lenko and Stearn

Minutes

Chairman Bolach asked for a motion to approve the minutes of the Regular Planning Commission Meeting held Monday, October 27, 2014, be approved. Schlesinger asked for clarification on the top of page 5 of what the "great project" is, and Breuckman responded that it the Woodward Avenue Action Association (WA3) project as a whole.

PC-2014-1504

Motion by O'Brien, second by Decoster, to approve the minutes of the Regular Planning Commission Meeting held Monday, October 27, 2014.

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

Zoning Amendment – Accessory Dwelling Units.

Breuckman reported that enforcement language has been clarified, but overall, the bulk of the language has been unchanged.

Sweeney questioned the 25-percent ADU requirements to make sure that it does not pertain to ground floor only, and Breuckman indicated that it does not. Sweeney mentioned Item 4B and felt it was vague as to what is visible from the street, and inquired as to why it had to be further away than all other buildings, along with 5B. Breuckman explained that the house and the ADU would both be subjected to the 5 ft. setback. Sweeney gave an example if someone wanted to build a shed and have a bathroom in it, and Breuckman responded that if there were no kitchen uses added, it may not fall under the ADU. Sweeney recommended that the language needs some clarity, especially with garages. Sweeney mentioned Item 7 needs clarity as to if the occupier was a renter of the entire property, would it be considered an ADU as regards to the enforcement with water.

Breuckman responded that lease terms would be respected. Sweeney inquired if there would be a need for a separate meter for electric and gas, and Breuckman indicated there would not be a requirement. Sweeney inquired as to Item 10, rental inspections, as to whether it is required if just a family member is staying in the unit and not actually a rental. Breuckman responded that the inspection makes sure that the unit is kept up to code with an inspection every 2 years @ \$30.00. Sweeney inquired as to Item 13A and B as to who is doing enforcement, and Breuckman responded that 13A-1 would be a show cause hearing before the Planning Commission to see if there is a violation. Sweeney feels that the language should be reviewed and clarified throughout the proposed ordinance. Breuckman added further comment to the proposed changes suggested by Sweeney and responded that he does not feel that the language needs to be clearer. Further discussion held as to the understanding of the language. Sweeney mentioned that there are no definitions listed, and Breuckman responded that that could be added.

Schlesinger recommended approval of the ordinance.

Breuckman recommended that language in 4B could read: The ADU may not have an exterior entrance that is visible from the parcel's primary street frontage. Bolach inquired if the setback would be changed from 3 ft. from 5 ft., and Breuckman recommended that 4D be eliminated altogether and 4E would become 4D.

PC-2014-1505

Motion by Commissioner Schlesinger, second by Commissioner Sweeney recommend to the City Commission the approval of the Zoning Ordinance amendment regarding Accessory Dwelling Units, with the recommended language changes as presented by Breuckman.

Adopted: Yeas: Schlesinger, Sweeney, Bolach, Laidlaw, McCutcheon, O'Brien.
 Nays: Decoster.

December 2014 Planning Commission Meeting Schedule

Bolach explained that the regular Planning Commission meeting is set for December 22nd, the week of the Christmas holiday. It is being recommended to move the meeting to December 15th, 2014, at 7:00 p.m.

All Board Members were in agreement.

Non-resident member to serve on the Pleasant Ridge Planning Commission/Downtown Development Authority.

Breuckman commented that this is driven due to the fact that the Planning Commission and the DDA boards are one in the same, and the business district does not have any representation. Breuckman does not want to have the DDA include all business owners due to the small budget and that it may be hard to find nine people to make up the board on a regular basis. The State Planning Enabling Act allows for non-residents to be part of the Planning Commission. Breuckman recommends that one slot be made available on the DDA for a non-resident and could add new perspective. Commissioner Sweeney's term ends next month. Bolach agrees with the recommendation. Sweeney inquired if it would be the owner of a building or owner of the business. Breuckman responded it could go either way. The maximum non-residents on the board

can be no more than two. Discussion held as to the length of the term and Breuckman will check to see if it has to be 3 years.

All Board Members were in agreement.

City Manager's Report

Breuckman reported that comments on the Master Plan are due by December 3rd, and those will be reviewed at the December meeting and a public hearing scheduled in January 2015.

Breuckman reported that the Woodward/696 meeting went well for the fact-finding process. February 17, 2015 will be when the report will be presented.

Breuckman reported that the East Side Town Hall meeting was held for permit parking that interfaces with the business district. Overwhelmingly, most residents were in favor of the permits, anyone within 800 to 1,000 feet from Woodward. The permit parking zone is intended to be longer than the walk to a public parking lot, and will be a street-by-street basis and various hours.

With no further business, Chairman Bolach adjourned the meeting at 7:55 p.m.