



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

**Planning Commission Meeting
December 11, 2017**

Having been duly publicized, Chairman Treuter called the meeting to order at 7:01 p.m.

Present: Commissioners Martin-Campbell, Stiffman, Schlesinger, Treuter, McAuliffe, Corrigan, Wilkinson.
Also Present: City Manager Breuckman, City Commission liaison Perry.
Absent: Commissioner McCutcheon.

Minutes

PC-2017-1543

Motion by Commissioner Corrigan, second by Commissioner Schlesinger, to approve the minutes of the Regular Planning Commission meeting held Monday, October 23, 2017.

Adopted: Yeas: Commissioner Corrigan, Schlesinger, Wilkinson, McAuliffe, Martin-Campbell, Stiffman, Treuter.
Nays: None.

Public Discussion - Items not on the Agenda

None.

Zoning Ordinance Amendment – Elimination of Section 82-197(b)(1)(m)

City Manager Breuckman gave an overview of the ordinance amendment. Sunny Singh, owner of the Sunoco Station, has applied to the State for a SDM (Specially Designated Merchant) liquor license. This would allow him to sell packaged beer and wine at his gas station for consumption off the premises. These liquor licenses are not subject to quotas. The proposed ordinance would eliminate subsection m, allowing for gas stations to engage in SDM sales under the provisions of Section 82-197(b)(9) of the Pleasant Ridge zoning ordinance. The most notable restriction is that the hours of SDM sales are limited to 9am to 10pm. The gas station complies with all other standards applicable to SDM sales. The Planning Commission will make a recommendation to the City Commission regarding any proposed amendment.

Chairman Treuter opened the public hearing at 7:02 p.m.

Mr. David Smith, 38 Oxford, questioned if the application is for beer and wine only and not for liquor. Questioned if most other gas stations sell beer and wine in the area. Chairman Treuter responded that he believed that most of the surrounding gas stations do sell beer and wine. He feels that allowing the sales at the Pleasant Ridge Sunoco station would be a fair move and allow the owner to remain competitive.

With no further comments or discussion, Chairman Treuter closed the public hearing at 7:03 p.m.

Commissioner Corrigan commented that if this section is eliminated, would it allow for liquor to be sold. City Manager Breuckman responded this could allow for the sale of liquor if this provision is eliminated. This would be a state regulated license, obtained from the State of Michigan. There will be a second step to Mr. Singh's application process through the City to sell beer and wine only, if this proposed ordinance to eliminate Section 82-197(b)(1)(m). He will have to request permission for a special land use in order to sell the beer and wine. The special land use will also require a public hearing at the Planning Commission level, with notices mailed to properties within 300' of the gas station. If Mr. Singh would like to expand his license to allow for the sale of liquor, an additional special land use hearing would be held at that time.

PC-2017-1544

Motion by Commissioner Martin- Campbell, second by Commissioner McAuliffe, that ordinance to amend Chapter 82, Zoning, of the Pleasant Ridge City Code by the elimination of Section 82-197(b)(1)(m), be recommended to the City Commission for action.

Adopted: Yeas: Commissioner Martin-Campbell, McAuliffe, Schlesinger, Corrigan, Stiffman, Treuter, Wilkinson.
Nays: None.

Zoning Ordinance Amendment – Section 82-204 - Solar Panels

City Manager Breuckman gave an overview of this item. There have been some inquiries from homeowners regarding residential solar installations. The current ordinance allows for solar panels, however, they are prohibited from front facing facades. The proposed ordinance would allow a front facing installation. The challenge is that this type of installation may change the character of the home. The Planning Commission has been reviewing since summer. The proposed ordinance has style and solid black color requirements. Since solar panels are removable, this would be treated as an installation similar to roofing materials.

Chairman Treuter opened the public hearing at 7:14 p.m.

Mr. David Smith, 38 Oxford, understands that there are some panels that are cost prohibited, such as the "Tesla" panel. Feels some owners would be interested in installing flat panels if they are allowed, and flat panels should not be excluded. Solar panels use to be very cost prohibitive but feels the cost has come down. Breuckman stated that the "Tesla" shingles are not prohibited, under the proposed ordinance.

City Commissioner Ann Perry read a comment she received. The comment is from Ms. Cindy Chouinard, 18 Poplar Park. Ms. Chouinard is objecting to the proposed ordinance which would allow solar panel installations on the front of homes. She lives in a home that faces the north side of the street and could easily place the panels on the garage roof. Feels there could have been more resident participation regarding this item and would like it tabled and wait for more visually appealing panel technology, as well as broader public participation. Breuckman commented that the current standards also prohibit a garage installation. This item has been published on Facebook, the *Ridger*, and in the Daily Tribune.

With no further comments or discussion, Chairman Treuter closed the public hearing at 7:18 p.m.

Commissioner McAuliffe requested additional information regarding setbacks and the accessory building language. City Manager Breuckman commented accessory structures must be at least three feet from the lot line and fifteen feet tall. Ms. McAuliffe commented that she has seen panels attached to the front of homes and there is a funnel system. Would this ordinance still prohibit this installation on the front façade and not an actual roof installation. Breuckman commented that language specifies roof mounted systems. Ground mounted systems need to be installed in the rear yard. Accessory structures are required to be in the rear yard.

Commissioner Martin-Campbell commented regarding the surrounding communities and how they handle solar installation. Huntington Woods – no reference to solar, Ferndale and Birmingham – allow solar panels on the rear inside facing roofs, unless proof can be made that this installation would be ineffective, it can be reviewed, Royal Oak – allowed. Currently, Pleasant Ridge is more restrictive. Commissioner McAuliffe would like the guidelines set forth up front. Breuckman commented that the installation requires a building and electrical permit application. These applications are reviewed by the Administration. Corrigan questions how specific the requirements need to be. Treuter commented that the ordinance as written, since it is specific. It gives the City something solid to work with. The other communities do not have a National Historic designation. Breuckman commented that he will rewrite item 3 regarding the replication of standard building materials – designed to replicate the appearance of standard building materials or be designed to minimize glare and be uniform in color. Mr. Smith commented that there will be an additional opportunity for public comment at the City Commission level.

PC-2017-1545

Motion by Commissioner McAuliffe, second by Commissioner Schlesinger, that the ordinance to amend Chapter 82, Zoning, of the Pleasant Ridge City Code, Section 82-204, Solar Panels, as amended regarding replication of similar building materials in item 3 be recommended to the City Commission for action.

Adopted: Yeas: Commissioner McAuliffe, Schlesinger, Wilkinson, McCutcheon, Corrigan, Martin-Campbell, Stiffman, Treuter.
Nays: None.

City Manager's Report

None.

With no further business or discussion, Chairman Treuter adjourned the meeting at 7:37 pm.

Chairman Treuter

Martha Schlesinger, Secretary