



City of Pleasant Ridge

23925 Woodward Avenue
Pleasant Ridge, Michigan 48069

Regular Planning Commission Meeting Monday, December 12, 2016

Members of the Planning Commission, and Residents: This shall serve as your official notification of the Regular Meeting of the Planning Commission to be held Monday, December 12, 2016, 7:00 P.M., in the City Commission Chambers, at the Pleasant Ridge City Hall, 23925 Woodward Avenue, Pleasant Ridge, Michigan 48069. The following items are on the Agenda for your consideration:

REGULAR PLANNING COMMISSION MEETING-7:00 P.M.

1. Meeting Called to Order.
2. Roll Call.
3. Consideration of the following minutes:
 - a. Regular Planning Commission Meeting held Monday, September 26, 2016.
4. **PUBLIC DISCUSSION** – Items not on the Agenda.
5. Discussion regarding reappointments and Planning Commission/DDA officers.
6. Discussion regarding Planning Commission/DDA open positions.
7. Discussions regarding the 2017 Planning Commission/DDA meeting schedule.
8. Consideration of the City of Ferndale Master Plan.
9. City Manager's Report.
10. Other Business.
11. Adjournment.

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the City at least seventy-two (72) hours in advance of the meeting, if requesting accommodations.



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

**Regular Planning Commission Meeting
Monday, September 26, 2016**

Having been duly publicized, Chairman Lenko called the meeting to order at 7:08 pm

Present: Commissioner Christensen, Lenko, McAuliffe, McCutcheon, Schlesinger, Treuter.

Also Present: City Manager Breuckman; City Commissioner Perry.

Absent: Commissioner Bolach, O'Brien.

Minutes

PC-2016-1529

Motion by McCutcheon, second by Schlesinger, to approve the minutes of the Regular Planning Commission Meeting held Monday, June 27, 2016, as amended.

Adopted: Yeas: McAuliffe, Schlesinger, McCutcheon, Christensen, Treuter, Lenko.
Nays: None.

Planning Commission Projects

Discussion was held regarding what the role of the Planning Commission is and the direction the Planning Commission should be taking.

Commissioners overall happy with Zoning Ordinance, happy with exterior design standards and the redistricting. Discussion was held regarding the creation of one zoning district for Woodward Avenue.

Complete streets discussion and role the Planning Commission will take, if any, regarding regional transportation.

Discussion of creation of a business forum, possible outreach to business owners regarding meeting schedule and what the business owners would like the Planning Commission to do to assist owners/retain businesses.

Conversation was held regarding the work plan prioritization list dated 02/23/2015. (attached)

Discussion held regarding a proposed meeting schedule. Mr. Rob Sakat, 8 Fairwood, questioned if a revised meeting schedule for the Planning Commission and/or DDA come up in the past or is this a new idea.

Other Business

Commissioner Barlow tendered his resignation as he has sold his home in Pleasant Ridge and has moved out of state.

City Manager's Report

(None.)

With no further business Chairman Lenko adjourned the meeting at 7:56 p.m.

Submitted by:

Amy M. Drealan, City Clerk



City of Pleasant Ridge

James Breuckman, City Manager

From: Jim Breuckman, City Manager
 To: Planning Commission
 Date: December 9, 2016
 Re: Appointment of Ex Officio PC/DDA Member

Staff is proposing that the Planning Commission and DDA include an Ex Officio member of the City Commission. This would mean that a City Commissioner would sit on the PC/DDA as one of the 9 members. This is a common arrangement in many communities across Michigan, and is expressly allowed by the Michigan Planning Enabling Act (PA 33 of 2008, mcl 125.3815(5)). The specific section of that act that allows for ex officio members is MCL 125.3815:

(5) In a township that on September 1, 2008 had a planning commission created under former 1931 PA 285, 1 member of the legislative body or the chief elected official, or both, may be appointed to the planning commission, as ex officio members. In any other township, 1 member of the legislative body shall be appointed to the planning commission, as an ex officio member. In a city, village, or county, the chief administrative official or a person designated by the chief administrative official, if any, the chief elected official, 1 or more members of the legislative body, or any combination thereof, may be appointed to the planning commission, as ex officio members, unless prohibited by charter. However, in a city, village, or county, not more than 1/3 of the members of the planning commission may be ex officio members. Except as provided in this subsection, an elected officer or employee of the local unit of government is not eligible to be a member of the planning commission. The term of an ex officio member of a planning commission shall be as follows:

(a) The term of a chief elected official shall correspond to his or her term as chief elected official.

(b) The term of a chief administrative official shall expire with the term of the chief elected official that appointed him or her as chief administrative official.

(c) The term of a member of the legislative body shall expire with his or her term on the legislative body.

The ex officio member is a full member of the Planning Commission and DDA with full voting rights.

If the PC/DDA is amenable to adding a City Commissioner as an ex officio member, we will forward that recommendation to the City Commission when they make their appointments this coming January.



City of Pleasant Ridge

James Breuckman, City Manager

From: Jim Breuckman, City Manager
To: Planning Commission
Date: December 9, 2016
Re: 2017 PC/DDA Meeting Schedule

Following is a proposed PC/DDA meeting schedule as discussed at our October workshop.

- **January 23 – Regular meeting**
- February 27 – Hold open in case business arises
- March 27 – Hold open in case business arises
- **April 24 – Regular meeting**
- May 22 – Hold open in case business arises
- June 26 – Hold open in case business arises
- **July 24 – Regular meeting**
- August 28 – Hold open in case business arises
- September 25 – Hold open in case business arises
- **October 23 – Regular meeting**
- December 11 – Hold open in case business arises (date for combined November/December meeting due to conflicts with the Thanksgiving and Christmas holidays)



City of Pleasant Ridge

James Breuckman, City Manager

From: Jim Breuckman, City Manager
To: Planning Commission
Date: December 9, 2016
Re: Ferndale Master Plan Review

The City of Ferndale has prepared a new Master Plan and has released it for comment to surrounding communities. The plan can be downloaded and viewed at:

<http://ferndalemi.gov/Portals/0/Ferndale%20Master%20Plan%20Draft-10-28-16.pdf>

I have attached Oakland County Planning's review of the proposed Ferndale Master Plan and they find that the plan is not inconsistent with any surrounding community's plan.

Specific to Pleasant Ridge, the plan does not propose any land use changes near or on our borders, and so the plan is not expected to result in any direct land use impacts on our community in the foreseeable future. Ferndale's master plan contains elements that are consistent with our efforts to improve Woodward.

I have attached a draft letter to be sent to the Ferndale Planning Commission. Please review the letter. If you have any requested revisions to the letter we can discuss those on Monday and I will create a final version of the letter after our discussion.



BOARD OF COMMISSIONERS

1200 N. Telegraph Road
Pontiac, MI 48341-0475
Phone: (248) 858-0100
Fax: (248) 858-1572

November 30, 2016

Barb Miller, Clerk
Ferndale
300 E Nine Mile Rd
Ferndale MI 48220

Dear Ms. Miller:

On Tuesday, November 29, 2016 the Oakland County Coordinating Zoning Committee (CZC) held a meeting and considered the following draft Master Plan:

City of Ferndale Master Plan (Draft 2016)
(County Code Master Plan No. 16-08)

The Oakland County Coordinating Zoning Committee, by a 3-0 vote, endorses the County staff review of the draft Master Plan. The staff review finds the master plan **not inconsistent** with the plan of any of the surrounding communities and is enclosed.

If further documentation is necessary, the unofficial minutes of the November 29, 2016 Oakland County Coordinating Zoning Committee meeting will be available shortly. If you have any questions on the Committee's action, please feel free to call me at (248) 858-7935 or email me at kapelanskik@oakgov.com.

Sincerely,

Kristen Kapelanski, AICP
Senior Planner

enc.

cc: Jordan Twardy, Ferndale Com Dev Dir
Sara Roediger, Ferndale Plng Comm Chair
O.C. Commissioner Helaine Zack
Janice Winfrey, Detroit Clerk
Lesley Carr, Detroit Plng Comm Chair
Maurice Cox, Detroit Plng Dir
MaryAnn Gieraltowski, Hazel Park Clerk
Jeff Campbell, Hazel Park Plng & Econ Dev Dir
Joel Holcomb, Hazel Park Plng Comm Chair
Cherilynn Brown, Oak Park Clerk
Kimberly Marrone, Oak Park Com Dev Dir
Gary Torgow, Oak Park Plng Comm Chair
O.C. Commissioner Nancy Quarles
Amy Drealan, Pleasant Ridge Clerk
James Breuckman, Pleasant Ridge Manager
Frank Rubino, Pleasant Ridge Plng Comm Chair

O.C. Commissioner Gary McGillivray
Melanie Halas, Royal Oak Clerk
Timothy Thwing, Royal Oak Plng Dir
Clyde Esbri, Royal Oak Plng Comm Chair
O.C. Commissioner Wade Fleming
O.C. Commissioner David Woodward
Donna Squalls, Royal Oak Twnshp Supervisor
John Jackson, McKenna Associates Inc
Janice Brinkley, Royal Oak Twnshp Clerk
Cary Junior, Royal Oak Twnshp Plng Comm Chair
Amy Kruppe, Hazel Park School District Superintendent
Kathleen Lomako, SEMCOG
Michael Ford, RTA of Southeast Michigan CEO
Kim Hart, Ferndale Chamber of Commerce
Barry Hicks, Ferndale DDA
Blake Prewitt, Ferndale School District Superintendent
Michelle Parkkonen, MEDC Redevelopment Ready Communities Manager
Daniel Gilmartin, MML Executive Director & CEO
Andrea Brown, MAP Executive Director
Consumers Energy
Michael Palchesko, DTE Energy
AT&T
Mike Matteuchi, Canadian National Railway



November 16, 2016

Commissioner Robert Gosselin, Chairperson
Oakland County Coordinating Zoning Committee
1200 North Telegraph Road
Pontiac, MI 48341

SUBJECT: County Code No. MP 16-08, Planning & Economic Development Services' review of the
City of Ferndale Master Plan (Draft October 2016)

Dear Chairperson Gosselin and Committee Members:

The Ferndale Planning Commission has prepared a new master plan to replace its City of Ferndale Master Plan (adopted in 2008). The following is a review and analysis of the draft plan. The Plan includes text, charts, and maps that describe the existing and desired future development of the community.

Under the amendments to the Michigan Planning Enabling Act, which took effect September 1, 2008, the City of Ferndale is required to send a copy of the draft plan to Oakland County and neighboring communities for comment prior to adoption. Oakland County has 63 days to submit comments on the draft plan. The November 29, 2016 Oakland County Coordinating Zoning Committee (CZC) meeting falls within the 63-day comment period. Neighboring communities also have 63 days to submit comments directly to the City of Ferndale and are asked to send a copy of any comments to the County as well. Once the comment period has expired, the Planning Commission can hold a public hearing and take final action to adopt the plan.

According to the City Planner, the Cities of Royal Oak, Pleasant Ridge, Oak Park, Detroit and Hazel Park, the Township of Royal Oak, the School Districts of Ferndale and Hazel Park, the Michigan Association of Planning, the Michigan Economic Development Corporation, the Regional Transit Authority of Southeast Michigan, the Southeast Michigan Council of Governments, DTE Energy, Consumers Energy, SBC, AT&T and the Canadian National Railway were sent a copy of the draft plan. All of these communities/agencies have received notice of the CZC meeting.

Public Participation Process

The City's public involvement was innovative in its encouragement of online interaction and in its efforts to reach all potential stakeholders. "Ferndale Exchange, was created to serve as an online platform for information sharing between residents, visitors, business owners, City officials and anyone else with a stake or interest in Ferndale's future." (Page 20) This was the primary engagement tool and had been accessed 40,000 times and received 260 responses by the end of the planning process. Comments were also solicited from the Master Plan Advisory Committee (composed of City staff/officials and community group representatives), at a public open house and through meetings with several focus groups. The Ferndale Environmental Committee helped to ensure the theme of sustainability ran throughout the plan. The Woodward Heights/Hilton Corridor group was composed of business and property owners and helped to inform the development of that particular area of the City. The Downtown Parking Task Force focused on short- and long-term parking strategies for the downtown. The Senior Group noted the daily joys and challenges they face and provided insight on how the City could address their unique concerns.

L. Brooks Patterson, Oakland County Executive

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Lastly, the Parks and Recreation Committee was able to share the results of their own community-wide survey to better inform plans for the Recreation and Open Space chapter of the plan.

Plan Contents

The Plan consists of the following sections: Introduction, Land Use, Housing and Neighborhoods, Economic Vitality, Recreation and Open Space, Transportation and Mobility, City Services, Facilities and Infrastructure and Action Plan. Various market studies are noted as to be included in the appendix but they were not included in the draft sent out for comment. They address residential, office and retail needs.

Ferndale is a small, inner ring city in southeast Oakland County, adjacent to the City of Detroit. Its 2010 population was 19,900, which is a 36% decrease from the peak population of 31,347 in 1960. According to SEMCOG's 2040 Regional Development Forecast, the population of Ferndale will rise slightly to 20,982 persons in 2040. Surrounding communities show a similar increase in population; this may be attributed to the national trend of embracing traditional, walkable neighborhoods.

The median age in Ferndale is 35 years; this is lower than the Detroit Metropolitan Statistical Area (MSA) median age of 39.7. The largest age group in the City was the 25-34 year olds (23.5%). The smallest age cohorts were residents under 18 years and those over 65 years, although the numbers of senior citizens are expected to increase as the Baby Boom generation ages.

In terms of land use, approximately 47% of Ferndale is in a residential use of single family homes. Another 1% of land area is devoted to multiple family dwellings, intermingled in those single family homes. The residential neighborhoods are also interspersed with parks and institutional uses.

Street right-of-way is the next highest land use with over 26% of total land area. Woodward Avenue, located in the middle of the City, is the main north-south route. To a much lesser degree, Hilton Road provides north-south access in the eastern part of Ferndale, and Livernois and Pinecrest provide north-south access in the western part. Mile Roads provide good east-west access. From a transportation standpoint, Ferndale is well positioned as I-696 forms part of its northern boundary, and Eight Mile Road forms its southern boundary. Both of these roads carry a tremendous amount of traffic. The Suburban Mobility Authority for Regional Transportation (SMART) provides transit service to Ferndale and the recently formed Regional Transit Authority (RTA) of Southeast Michigan, tasked with coordinating public transit in the four county region, aims to establish rapid transit routes along major corridors, including Woodward Avenue.

About 4% of the City of Ferndale is devoted to commercial and office uses. A significant percentage of these uses are in downtown Ferndale, which is centered on the area of Nine Mile Road and Woodward Avenue. Ferndale's strong downtown contributes to the identity of the City with its mixture of shops, restaurants, and night life entertainment. Commercial and office uses extend out from there along both of these thoroughfares and are interspersed along other major roads in the City.

Industrial uses are mainly confined to the Grand Trunk Railroad corridor in the eastern part of the City. About 10% of land area is in an industrial use.

Another 9% of land area is devoted to institutional uses and open space. These sites are scattered throughout the City with some large institutional sites located on Woodward Avenue, Pinecrest, and Woodward Heights. Ferndale City Hall is located on East Nine Mile Road, adjacent to the Library. The Library was recently expanded in 2010 and residents have approved a mileage that will allow for additional upgrades at this facility. Public parks have also received upgrades since the last master plan. According to the 2016 land use inventory prepared by the City, only 3% of Ferndale is considered vacant.

The Plan's goals and recommendations are laid out in six chapters. These goals are organized around a single vision for the community centered on four guiding principles. These are Progressive, Equitable, Sustainable and Resilient. Those themes extend throughout the chapters addressing Land Use, Housing and Neighborhoods, Economic Vitality, Recreation and Open Space, Transportation and Mobility and City Services, Facilities and Infrastructure.

The Land Use chapter includes the Future Land Use map and lists goals and objectives focused on how those recommended land uses affect residents, businesses and visitors. Several recommendations note specific zoning and procedural changes that should be made to help in the implementation of the Future Land Use map. Six 'Key Redevelopment Sites' are highlighted as potential catalysts for "transformative change".

The Housing and Neighborhoods chapter seeks to address the concerns of existing and potential homeowners, renters and landlords. The plan includes recommendations to preserve the existing housing stock but also encourages new housing development opportunities in the form of infill housing in the existing neighborhoods and more varied housing options downtown and in the Industrial area of the City.

Support and services for existing and potential businesses and entrepreneurs is addressed in the Economic Vitality chapter. While downtown business is encouraged, recommendations are also provided for the traditionally industrial areas of the City and neighborhood commercial nodes. In recognition of the strong creative culture in the City, the promotion of local arts is included as a major goal in this chapter.

Given the built-out nature of the City, the chapter detailing goals for Recreation and Open Space is focused on improving existing facilities and parks but still recognizes the need to seek out areas for new public spaces. There are also innovative ideas included to increase the urban tree canopy.

The Transportation and Mobility chapter is geared towards expanding transportation options and features beyond the typical auto-centered options. Improving non-motorized transportation features and connectivity is a theme that runs throughout the plan and is brought to the forefront in this section of the document. The promotion and improvement of public transit options is also stressed.

Lastly, City Services, Facilities and Infrastructure make up the final goal-oriented portion of the plan. Most of these items promote the use of sustainable design features and other environmentally-friendly initiatives in both City buildings and City-wide infrastructure systems.

These goals and objectives are assigned as tasks to specific City departments and boards/commissions in the final chapter detailing the Action Plan. Primary responsibility is identified for each action item and a timeframe for tasks to be completed now, in the near-term, next or ongoing has been determined.

Future Land Use Map

The visual representation of the City's policies is shown on the Future Land Use map. The vast majority of the City is planned for single family residential. Traditional Residential mainly encompasses neighborhoods of single family detached homes but also includes lower-density attached housing, such as duplexes and townhouses. Neighborhood-serving amenities, such as schools, religious institutions, parks and small-scale retail are woven into these areas as well.

A second residential classification, Urban Residential, identifies those areas where a mixture of single family homes (detached and attached) and denser multi-family units such as lofts, live/work units and apartments are appropriate. The largest area of Urban Residential is shown both north and south of the downtown but areas have also been indicated along commercial corridors and the I-696 service drive. This classification is meant to help diversify the housing stock.

A separate Downtown classification distinguishes the area of Nine Mile and Woodward Avenue from other Commercial/Office areas. The Downtown classification allows for a mixture of uses including retail, entertainment, service, office, institutional, and residential. Maintaining a walkable downtown with improved streetscape amenities, public art, appropriate signage, and adequate parking is a significant goal identified in the plan.

Other areas of the City that blend residential and small-scale commercial, office and service uses are labeled as Mixed-Use. Walkability and livability are key components of this designation and careful consideration should be given to site design to promote these features. Mixed-Use areas are located on either side of West Marshall west of Woodward, along either side of Hilton for almost the entire length of the City, on either side of Livernois north of Eight Mile and along the border with Royal Oak Township nearest Eight Mile.

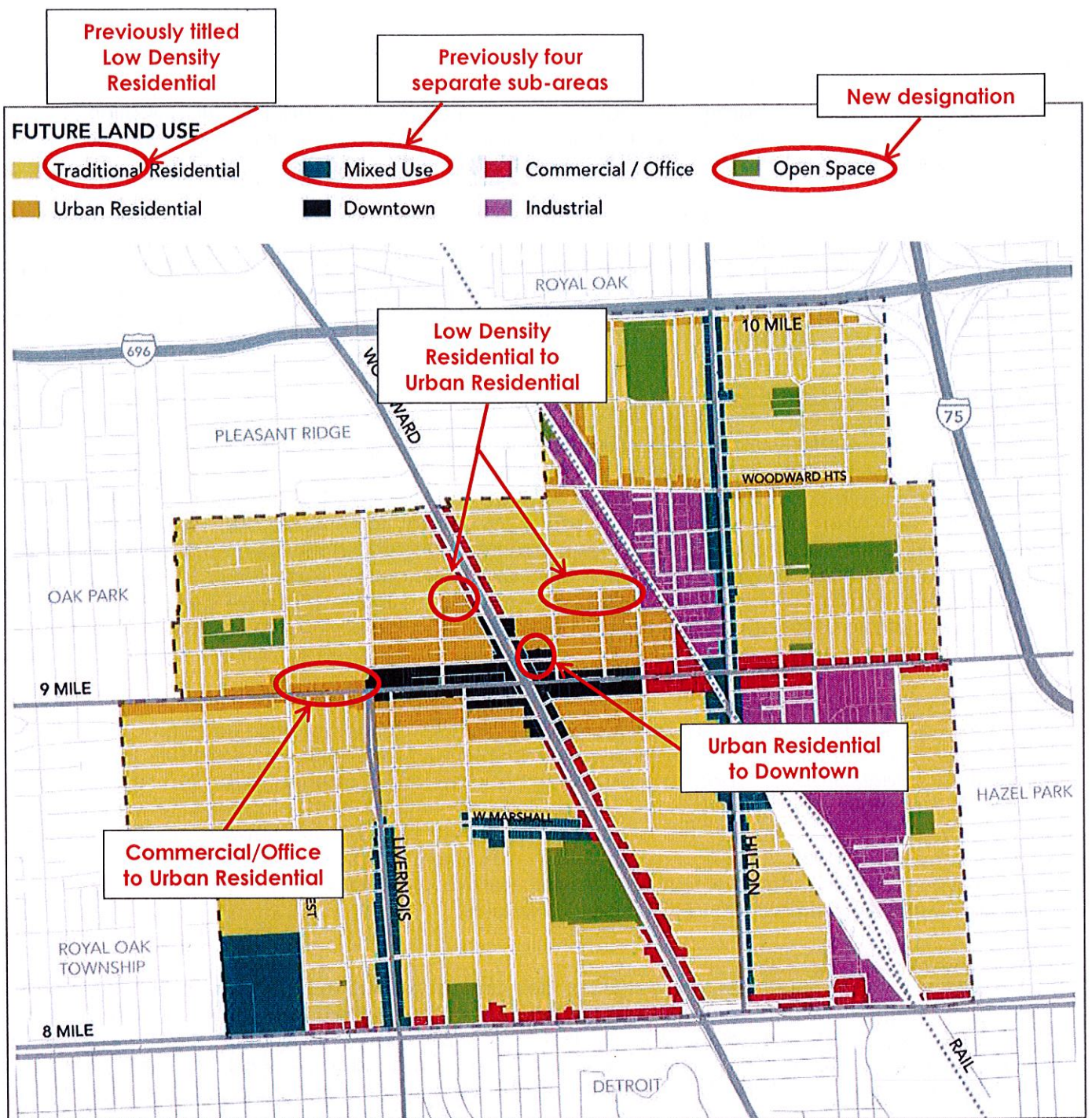
Key corridors for other Commercial/Office uses are Woodward Avenue both north and south of downtown, Eight Mile Road, and Nine Mile Road both east and west of downtown.

The Industrial classification on the Future Land Use map is confined to the Grand Trunk Railroad corridor. While this area currently consists of manufacturing, warehousing, and research and development uses, the City of Ferndale is looking for some redevelopment in this area. Green industries and the creative re-use of existing structures are especially encouraged. "These areas also support a limited amount of office, retail and residential – as specified by the zoning ordinance – to encourage the re-use of existing structures, provide opportunity to enhance their businesses and provide users in the area with some nearby services and amenities." (Page 36) However, since much of the industrial land abuts residential neighborhoods, attention to landscaping, screening, and buffering will be required.

Open space areas are defined as "parks, cemeteries and other open space landscapes that provide recreational opportunities and environmental benefits." (Page 37) They are scattered throughout the City.

Comparison of the draft 2016 Future Land Use map to the 2008 Future Land Use map

While the bulk of Ferndale remains Residential, with Industrial along and east of the railroad, and Commercial/Office along major thoroughfares, some significant changes have been made. Two areas previously classified as Low Density Residential (now titled Traditional Residential) have been changed to Urban Residential. These are located north and west of Woodward and north and west of the Industrial bordering the existing railroad. The Downtown classification has been expanded slightly to include a grouping of parcels in the northeast quadrant of the Nine Mile and Woodward intersection. Four areas that were previously called out on the Future Land Use map as distinct sub-areas have now been classified under the umbrella designation of Mixed-Use. Parcels on the north side of Nine Mile between Pinecrest and Livernois have been changed from Commercial/Office to Urban Residential, consistent with uses along Nine Mile in this area. Lastly, a new Open Space designation has been added to the map that represents existing parks, cemeteries and other open space landscapes. Changes are highlighted on the Future Land Use map on the following page.



Coordination with Surrounding Community Boundaries

Under state law, the County's review is required to include a statement indicating whether the proposed plan is "inconsistent with the plan of any city, village, or township" that received notice of the draft plan. Each of the adjacent communities has been encouraged to provide the City of Ferndale with comments if they have any concerns.

North Boundary – City of Pleasant Ridge

The City of Pleasant Ridge Community Master Plan was adopted in January 2015. Ferndale shares the western half of its northern border and the northern part of its western border with the City of Pleasant Ridge. Starting at I-696 and going south, both Ferndale and Pleasant Ridge generally have more intensive uses planned; Industrial in Ferndale and Office Redevelopment Area in Pleasant Ridge. A small area of Urban Residential is shown at the corner of Bermuda and Ten Mile. Between Amherst Road and

Maywood Avenue, Pleasant Ridge has Transportation/Utility/Communication and Recreation/Conservative. This is adjacent to Industrial in Ferndale. Residential is then planned in both communities from Sylvan Avenue to south of Woodward Heights Boulevard.

The southern border is mainly residential in both communities. Ferndale is planning for Traditional Residential while Pleasant Ridge is planning for Residential with one area of Public/Institutional (school site) at Ridge Road. The one exception to this residential orientation is at Woodward Avenue. Pleasant Ridge has planned for Woodward Avenue Mixed Use Corridor District, and Ferndale has planned for Commercial/Office. These are very compatible classifications. The boundary between Pleasant Ridge and Ferndale is primarily consistent.

North Boundary – City of Royal Oak

The Master Plan City of Royal Oak was updated and amended in April 2012. Ferndale shares the eastern half of its northern border with the City of Royal Oak. Both communities have generally planned for residential uses along the Ten Mile service drives of I-696 making this a compatible border. In Royal Oak, north of the service drive is planned for Single Family Residential-Medium Density (minimum 5,000 square foot lot) with two areas planned for Multiple Family Residential. In Ferndale, the Ten Mile frontage is planned for Urban Residential, which allows for a mixture of single and multiple family units, and in this location serves as a buffer between the service drive and lower density single family to the south. Mixed Use is indicated in Ferndale at the intersection of Ten Mile and Hilton. The wide expanse of the I-696 Expressway separates uses between Ferndale and Royal Oak so there is no impact between uses at this border.

East Boundary – City of Hazel Park

The Master Plan Hazel Park was adopted in March 2000. Ferndale shares its entire eastern border with the City of Hazel Park. Ferndale has its entire eastern border planned for Traditional Residential. Exceptions to this are the frontage areas of Woodward Heights (Urban Residential planned here) and Nine and Eight Mile Roads (Commercial/Office). Hazel Park has similarly planned this border for Single Family Detached Residential with two large areas of Public planned at Woodward Heights and between Jarvis and Meyers (Marshall Road in Ferndale). At Nine and Eight Mile Roads, Hazel Park has planned for Light Industrial and Parking. Given the shallow depth of frontage along these two Mile Roads, Industrial uses in Hazel Park are compatible with the commercial and office uses in Ferndale.

South Boundary – City of Detroit

The City of Detroit is in the process of reimagining their land use visions. The most current Future Land Use map was amended in November 2014. Ferndale shares its entire southern border with the City of Detroit along Eight Mile Road. Ferndale essentially has planned its entire Eight Mile Road frontage for Commercial/Office. Exceptions to this are the Grand Trunk Railroad area planned for Industrial and two areas of Mixed Use shown between Pinecrest and the western City boundary and on either side of Livernois. The City of Detroit has a mixture of future land use classifications planned along Eight Mile Road. Detroit has planned for Thoroughfare Commercial across from the Mixed Use area in Ferndale with Thoroughfare Commercial continuing to a few blocks east of Livernois. From this point to Woodward Avenue, Low Density Residential is planned for the existing Palmer Park neighborhood. Between Woodward Avenue and the railroad tracks, Detroit has planned for Retail Center and then Regional Park for the former State Fairgrounds site. Just east of the railroad tracks, Thoroughfare Commercial is again planned. While the border is not consistently planned for commercial and office uses, there is much compatibility between uses planned on both sides of Eight Mile Road. In addition, the separation given by the width of the right-of-way along Eight Mile Road (including the boulevard) provides a buffer between the commercial uses in Ferndale and the existing residential uses in the City of Detroit.

Southwest Boundary – Royal Oak Township

The Royal Oak Township A Vision for the Year 2020 Master Plan was adopted on April 9, 2008. The City of Ferndale shares its southwestern corner with Royal Oak Township. Royal Oak Township has planned this border area exclusively for Medium Density Residential (up to 10 units per acre) except for the Eight Mile Road frontage, which is planned for General Commercial. Ferndale has planned the northern and the northeastern part of the border for Traditional Residential. It should be noted that while planned for residential use, current boundary uses are institutional and municipal. The City of Ferndale's Department of Public Works storage yard is located along the northern border, and a high school is at the northeastern corner.

South of the high school, Ferndale has identified Mixed Use. Per the Plan, "Mixed Use areas blend a variety of residential and small-scale businesses with residential density levels similar to Urban Residential (Page 36) If this site is proposed for redevelopment, the City of Ferndale should give particular attention to setbacks, buffering, and landscaping during site plan review to ensure the development is compatible with the residential uses in Royal Oak Township.

West Boundary – City of Oak Park

The City of Oak Park Master Plan was adopted in September 1996 and amended in 2005. Ferndale shares part of its western border with the City of Oak Park from Oak Ridge Avenue to just south of Marshall. Ferndale has planned for Traditional Residential along this entire border except for the frontage of Nine Mile Road where Urban Residential is planned. Oak Park has planned for One & Two Family north of Nine Mile Road and then Neighborhood Shopping for the frontage of Nine Mile Road. South of Nine Mile Road, more One & Two Family and a School are planned. This portion of the boundary is very compatible.

However, Oak Park has an area of Light Industrial planned from Capital Avenue (Pearson in Ferndale) to Northend that fronts on Republic Avenue. This three to four block older, industrial area along Republic Avenue is adjacent to single family residential in Ferndale. These land use classifications (Light Industrial adjacent to Traditional Residential) represent a condition that has been in existence for a number of years. While the residential uses in Ferndale have co-existed with the industrial uses in Oak Park, it is recommended that buffering and landscaping be considered if any of the industrial uses along Republic Avenue are proposed to change in the future.

Analysis

The City of Ferndale Master Plan is highly readable and gives a good overview of what the City is planning for in the coming years. Several of the chapters are descriptive, providing background data on the City in terms of population, housing, and land use statistics and easy-to-read graphics provide a visual representation of the current conditions and future plans. The heart of the plan consists of the six chapters that identify goals and implementation. Goal statements are prepared for Land Use, Housing and Neighborhoods, Economic Vitality, Recreation and Open Space, Transportation and Mobility and City Services, Facilities and Infrastructure. General objectives are identified for each goal and are augmented with more specific action items throughout the Plan. Each objective is assigned to a designated 'task leader' (i.e. Planning Commission, City Department/Staff member, Downtown Development Authority, etc.).

Two ideas that run throughout the Plan are Sustainability and Regional Cooperation. The City has taken careful measures to ensure that Ferndale continues to be a leader in sustainable practices in terms of both the economics of the thriving Downtown area and in the more traditional sense of environmentally-sustainable initiatives. Points of mutual cooperation with surrounding communities are also highlighted throughout the Plan with references to the continued importance of the establishment of a contiguous and robust regional transit system, a potential park network for this region of the County and the efforts already underway to establish a bike network between the City and five neighboring communities. The Ferndale Planning Commission and Staff should be commended for the time and effort they took to

prepare a plan that promotes collaboration with nearby communities and stresses the need for sustainability in local land use, the local economy, the environment and the region.

Two action items in particular should be noted for their possible and/or continued coordination with county initiatives. As part of the Downtown future land use designation and the Economic Vitality goals, the Plan makes several references to the National Main Street program. Ferndale is currently a member of the Main Street Oakland County program at the Select Level and serves as an example to other Main Street Oakland County communities of how to establish and maintain a thriving downtown area. Goal 1 of the Economic Vitality Chapter is to "Promote a balanced, mixed-use Downtown." (Page 88) and the City's Downtown Development Authority is focused on working on a tailored business recruitment strategy with the aid of County staff to work toward meeting this goal. PEDS staff commends Ferndale for their continued commitment to the tenants of the Main Street Oakland County program and consequentially the National Main Street Program.

The second action item expressed in the plan that relates to county resources is to "identify staff to stay abreast of Autonomous Vehicles legislation, utilize Oakland County's...Emerging Sectors for communication with peer cities and continue to stay engaged with the Detroit Regional Chamber's Michigan Mobility Initiative including Smart Corridor Public-Private Partnership and the University of Michigan's Mobility Transformation Center." (Page 61) The Emerging Sectors initiative focuses on specific industry clusters as Oakland County's economy continues to move toward more knowledge-based industries, including Autonomous Vehicle development and technology. Continued involvement with this program will allow Ferndale to not only stay abreast of the latest legislative developments but also provide the City with recruitment opportunities and potential connections to industry businesses.

Finally, PEDS Staff recommends one addition to the City of Ferndale Master Plan. The Michigan Planning Enabling Act requires a local unit of government that has adopted a zoning ordinance to include a zoning plan as part of their master plan that describes how designated future land use categories correspond to their local zoning districts. A zoning plan was not referenced or included as part of the City's Master Plan.

Conclusion

Based on the review of the surrounding communities' master plans, the City of Ferndale Master Plan is not inconsistent with the plan of any city, village, or township that received notice of the draft plan.

Oakland County has not prepared a countywide development plan, so there is no countywide plan to which to compare the City of Ferndale Draft Master Plan.

A summation of programs offered by the EDCA's Planning Division that are relevant to the City of Ferndale's Master Plan have been included on the following page.

Sincerely,

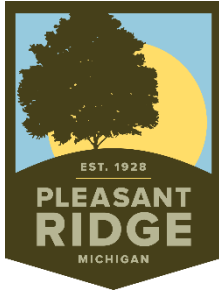


Kristen Kapelanski, AICP
Senior Planner

Oakland County Planning Resources

The Oakland County Department of Economic Development & Community Affairs (EDCA) offers a variety of programs to support Oakland County communities with innovative programming and assistance to create attractive destinations in which to live, work and raise a family. The chart below details those programs offered by the Planning Division (a division of the EDCA). Current participation in Planning Division programs and opportunities for future involvement are noted on the right of the chart. Additional information on all EDCA programs can be found at www.oakgov.com/advantageoakland.

Program	Mission	City of Ferndale Opportunities and Current Participation
Environmental Stewardship	Provide information, plans and options to promote conservation of the natural environment while supporting sustainable economic growth, development and redevelopment.	The City of Ferndale Master Plan supports redevelopment that is cognizant of natural resource protection and management. County staff members are able to act in a supporting capacity with grant application identification, natural resource protection and sustainable development practices.
Historic Preservation Assistance	Support local efforts to maintain and enhance architectural and heritage resources through sustainable practices to enrich the quality of life for all.	The City of Ferndale Master Plan does not identify any specific historic sites but does make reference to preserving the historic integrity of the community. County staff is able to assist with potential design concepts for adaptive reuse of historic structures.
Land Use & Zoning Services	Prepare and provide land use, zoning and master plan reviews for communities to enhance coordination of land use decision-making.	The City of Ferndale submits Master Plan updates and amendments for County review as they are prepared. County-wide land use maps and statistics are also available.
Main Street Oakland County (MSOC)	Help local governments develop their downtowns as vibrant, successful districts that serve as the heart of their community.	The City of Ferndale is an MSOC member at the select level. Main Street themes and goals are included throughout the plan.
One Stop Ready (OSR)	Encourage communities to capitalize on their strengths and refine their economic development processes to implement their community vision.	The City of Ferndale is currently not a participant in the OSR Program but may want to consider joining as a way to further promote economic development in the community.
Trail, Water & Land Alliance (TWLA)	Become an informed, coordinated, collaborative body that supports initiatives related to the County's Green Infrastructure Network	The Master Plan emphasizes the importance of non-motorized connections and includes strategies that could be used to successfully implement those recommendations. Participation in TWLA connects cities with like-minded communities and non-motorized planners. The County fully supports the expansion of non-motorized facilities and can aid the City in non-motorized planning efforts through education and the identification of potential funding sources.



City of Pleasant Ridge

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City Commission
Kurt Metzger, Mayor
Jay Foreman
Jason Krzysiak
Ann Perry
Bret Scott

City Manager
James Breuckman

December 12, 2016

Ferndale Planning Commission c/o Justin Lyons, Planner
Community and Economic Development
300 East Nine Mile Road
Ferndale, MI 48220

Re: City of Ferndale Master Plan Update Draft Review

Ferndale Planning Commissioners,

The City of Pleasant Ridge Planning Commission has completed its review of the draft Ferndale Master Plan update. In the course of their review, the Planning Commission found that the plan is consistent with our future development plans in Pleasant Ridge. Specifically, both of our plans call for preserving our traditional residential character, while focusing on corridor redevelopment along Woodward.

Specific to the Woodward Corridor, Pleasant Ridge stands ready to work with Ferndale on coordinated efforts to enhance and improve the areas both within and adjacent to the right of way. Within the public right of way, we desire to work with you to transform Woodward from a road that prioritizes vehicle traffic and regional vehicle throughput into a street that serves all modes of transportation and that adds value to our business and mixed use districts that front on Woodward. Transforming Woodward into a street that creates sense of place will have great benefits for both of our communities.

We are prepared to work together with you on implementing non-motorized improvements on Woodward, and also potentially a coordinated zoning district and set of design standards for the Woodward corridor from Camborne north to 696.

One suggestion is that you consider moving the “F” circles on the map on Page 39 of the plan so that those circles are within Ferndale’s boundaries rather than in Pleasant Ridge, Hazel Park, and Oak Park.

Your proposed plan is comprehensive and well thought out, and we commend you for it. The focus on elements such as street trees, transportation mode diversity, infill housing, mixed-use corridor development/enhancement, and the smart approach to keeping Ferndale’s industrial areas vital and thriving in the 21st century are strong elements of a plan that we are sure will serve Ferndale well over the coming years.

Respectfully,

Alex Lenko
Chairperson, Pleasant Ridge Planning Commission