



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

**Planning Commission Meeting  
February 5, 2018**

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

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

**Minutes**

**PC-2018-1546**

Motion by Commissioner McCutcheon, second by Commissioner Schlesinger, to approve the minutes of the Regular Planning Commission meeting held Monday, December 11, 2017, as amended.

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

**Introduction of new members**

City Manager Breuckman introduced the new member of the Planning Commission/Downtown Development Authority Frederic McCoy.

**Special Land Use – 23701 Woodward Avenue, Sunoco**

City Manager Breuckman gave an overview of this request. At the December 11, 2017, Planning Commission Meeting, recommended that the City Commission adopted a proposed ordinance eliminating 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 City Commission approved the Zoning Ordinance amendment that allows the owner of the Sunoco Station to request a special land use permit for SDM package liquor sales. He has applied for a special land use permit, which has been noticed accordingly. The request to add SDM liquor sales does not include any physical changes to the site. Therefore, site plan approval is not required. The site complies with all physical requirements of the Ordinance (setbacks and parking being the most notable ones). The proposed use will have to comply with the operational requirement of Section 82-197(b)(9) that limits the sale of package liquor to the hours of 9:00 a.m. to 10:00 p.m. Mr. Singh's letter indicates that the site will comply with this by using timed door locks on the beer coolers. Wine from the shelves is not proposed to be secured, but the store staff will be instructed to not sell wine outside of normal

hours. The Planning Commission should consider the special land use request, after the public hearing this evening.

Chairman Treuter opened the public hearing at 7:05 p.m.

Mr. Rob Sakat, 8 Fairwood, in favor of the Planning Commission granting the special land use so the owner of Sunoco can grow his business.

With no further comments or discussion, Chairman Treuter closed the public hearing at 7:06 p.m.

**PC-2018-1547**

Motion by Commissioner Martin- Campbell, second by Commissioner Corrigan, that the request by the owner of the Sunoco gas station, located at 23701 Woodward Avenue to obtain a special land use permit for the sale of packaged beer and wine only be approved

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

**Planning Commission/DDA officers**

**PC-2018-1548**

Motion by Corrigan, second by Wilkinson, to that the Planning Commission/DDA officers be elected as follows:

Commissioner Tom Treuter, Chairman  
Commissioner Kevin McCutcheon, as Vice Chairman  
Commissioner Marth Schlesinger, as Secretary

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

**Capital Improvement Plan**

**PC-2018-1549**

Motion by McCutcheon, second by Christenson, to that the 2017-2023 Capital Improvement Plan be approved and forwarded to the City Commission.

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

**City Manager's Report**

Exterior Design standards relating siding. Homeowners can replace like with like, if homeowners currently have vinyl siding, they can replace with vinyl siding. New construction or additions must need the standards.

With no further business or discussion, Chairman Treuter adjourned the meeting at 7:41 pm.

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Chairman Treuter

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Martha Schlesinger, Secretary