

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

**Special Planning Commission Meeting
Monday, September 23, 2019**

Members of the Planning Commission, and Residents: This shall serve as your official notification of the Public Hearing and Special Meeting of the Planning Commission to be held Monday, September 23, 2019, 7:00 P.M., in the City Commission Chambers, 23925 Woodward Avenue, Pleasant Ridge, Michigan 48069. The following items are on the Agenda for your consideration:

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

1. Meeting Called to Order.
2. Roll Call.
3. **PUBLIC DISCUSSION** – Items not on the Agenda.
4. Site Plan/Special Land Use – 24060 Woodward Avenue, Pleasant Ridge, Michigan.
 - a. **PUBLIC HEARING** –Whistle Stop I, LLC located at 24060 Woodward to gain Planning Commission special land use/site plan approval to add 404/sf of additional/new indoor dining space.
 - b. Request by the owner of the Whistle Stop I, LLC located at 24060 Woodward to gain Planning Commission special land use/site plan approval to add 404/sf of additional/new indoor dining space.
5. City Manager’s Report.
6. Other Business.
7. 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

James Breuckman, City Manager

From: Jim Breuckman, City Manager
To: Planning Commission
Date: September 19, 2019
Re: Special Land Use Request – Restaurant Expansion at 24080 Woodward (Whistle Stop)

Overview

The owner of the Whistle Stop restaurant has leased the former Susan's Special Needs space and is proposing to expand the restaurant. The restaurant expansion will consist of 404 sq. ft. of new space connected to the existing Whistle Stop dining room. The remainder of the former Susan's space will not be used for restaurant purposes.

Background

The request to add restaurant seating does not include any physical changes to the site. The restaurant is an existing nonconforming use, and only the new portion of the restaurant requires special land use approval. The new portion of the restaurant must also comply with zoning ordinance requirements.

Specifically, the new portion of the restaurant must meet Zoning Ordinance off-street parking requirements and dumpster/garbage screening requirements.

1. **Parking.** Four parking spaces are required for the new restaurant parking space - 1 parking space per 100 sq. ft. of useable floor area is required for restaurants. Four parking spaces are provided to the south of the former Susan's space.
2. **Garbage.** The restaurant has long stored its garbage containers along the Amherst sidewalk. This condition preceded the Whistle Stop taking over the restaurant. As part of this special land use request, the garbage containers must be brought into compliance with Zoning Ordinance standards. The garbage storage area will now be on the Susan's side of the site, at the east side of the parking lot. The containers will be in a screened enclosure, and will be carted over to the Amherst curb on trash pickup days.

Criteria for Approval of a Special Land Use

Section 82-197(a)(4) sets forth a series of decision criteria for special land use requests. Those are listed below:

- a. The use shall be designed, constructed, operated and maintained in a manner. harmonious with the character of adjacent property and the surrounding area. *The parking and trash storage improvements will bring the site more into compliance with Zoning Ordinance standards.*
- b. The use shall not inappropriately change the essential character of the surrounding area. *No physical changes to the footprint of the building, or changes in the nature of the use are proposed.*
- c. The establishment of the special land use will not impede the normal and orderly development and improvements of the surrounding property for uses permitted in the district. *No physical changes are proposed and the expansion request will not impede development on any other nearby site.*
- d. The use shall not interfere with the general enjoyment of adjacent property. *It is unlikely that the addition of restaurant seating area will generate any negative impacts on surrounding property as the additional space meets zoning ordinance requirements for restaurants.*
- e. The use shall represent an improvement to the use or character of the property under consideration and the surrounding area in general, yet also is in keeping with the natural environment of the site. *The provision of off-street parking and moving the trash containers to a screened location will improve the character of the area.*
- f. The use shall not be hazardous to adjacent properties, or involve uses, activities, materials or equipment which will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes, glare, or dust. *The essential character of the use will remain the same, and is not expected to generate any of the above off-site impacts.*
- g. The use shall be adequately served by essential public facilities and services, or it shall be demonstrated that the person responsible for the proposed use shall be able to continually provide adequately for the services and facilities deemed essential to the use under consideration. *The proposed special land use will not generate any additional impact on public facilities or services.*
- h. Adequate utilities, access roads, drainage, parking, lighting, storage, refuse removal, easements, play areas, open space, landscaping and snow removal and all necessary facilities as determined by the city have been or are being provided. *No physical changes are proposed.*
- i. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets. *No changes to traffic circulation patterns will result from this request.*
- j. The use shall not place demands on public services and facilities in excess of current capacity. *No increased service demands are expected.*
- k. The use shall meet the provisions of the zoning district provisions in which said special land use is located and other applicable standards contained in provisions of this or other applicable ordinances or laws. *The expansion portion of the restaurant use will meet the provisions of the Zoning Ordinance.*

Requested Action

Planning Commission consideration of the special land use request following the public hearing.

WHISTLE STOP

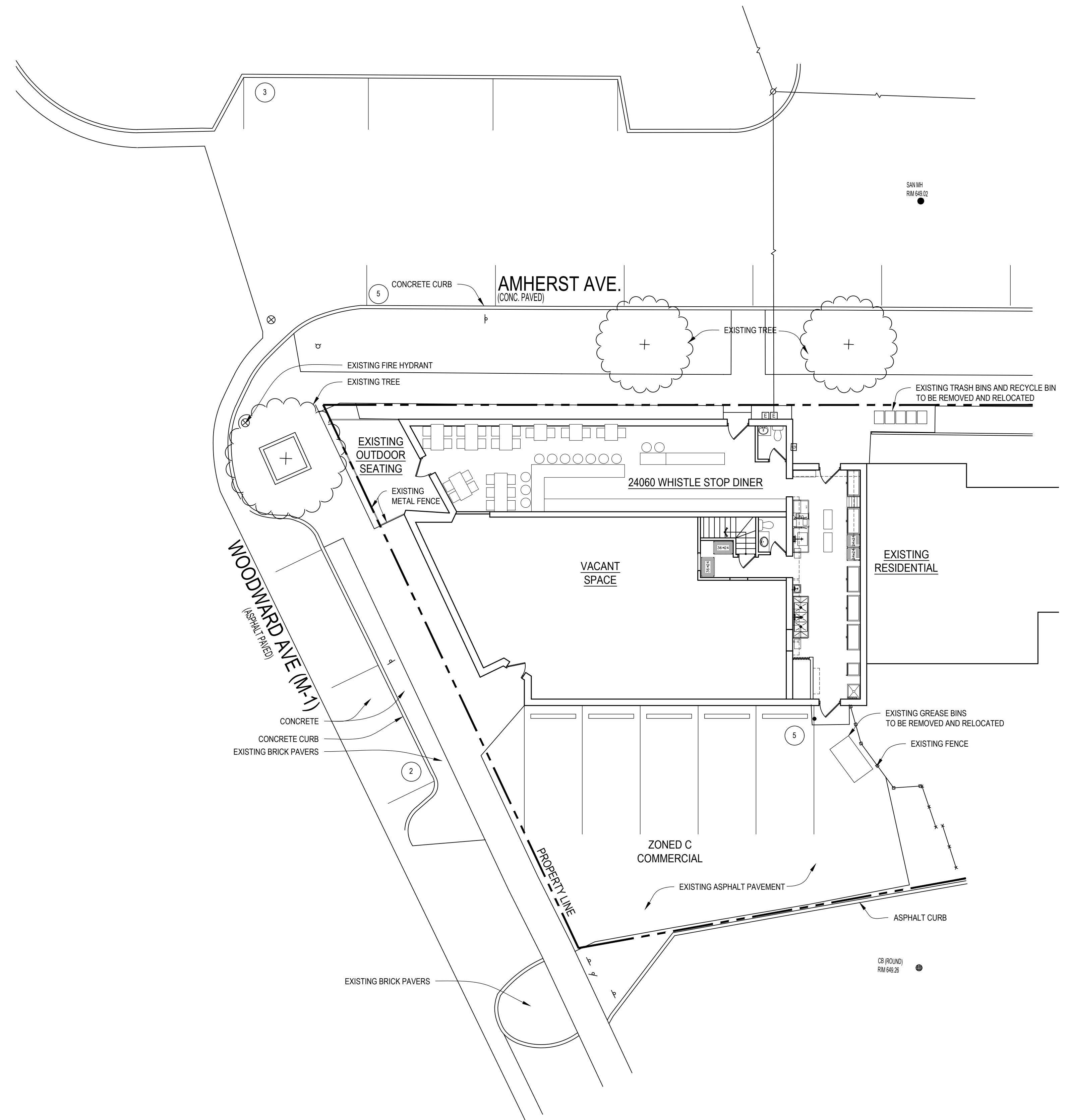
24060 WOODWARD AVE.
PLEASANT RIDGE, MICHIGAN

PROPERTY DESCRIPTION (TAX RECORD):

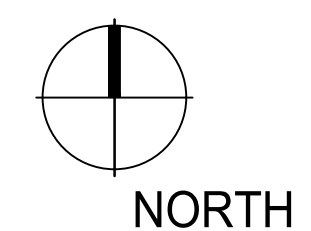
T1N, R11E, SEC 27 PART OF THE SW 1/4 OF NW 1/4 BEG AT SW COR OF LOT 319 OF "SYLVAN GARDENS SUB", THENCE E TO SE COR OF SD LOT, THENCE SELY TO NE CORY OF LOT 1 OF SD SUB, THENCE SWLY TO ELY R/W LINE OF WOODWARD AVE, THENCE NWLY 74.30 FT ALG ELY LINE OF WOODWARD AVE TO BEG, ALSO LOT 319 OF "SYLVAN GARDENS SUB"

EXISTING WHISTLE STOP = 1,435 GFA
 USABLE FLOOR AREA = 1,319 GFA
 PROPOSED WHISTLE STOP = 404 GFA

PROPOSED NEW PARKING: 404 GFA/100 = 4 PARKING SPOTS



1 EXISTING ARCHITECTURAL SITE PLAN
 SP100 SCALE: 1" = 10'-0"



JAWAN MATTI
 586-321-7727
 jawanmatti@gmail.com

PROJECT:
WHISTLE STOP
 24060 WOODWARD AVE.
 PLEASANT RIDGE, MICHIGAN

SHEET TITLE:
 FLOOR PLAN

(DO NOT SCALE DRAWING)

DATE: _____ ISSUED FOR: _____
 SITE PLAN 08/26/2019

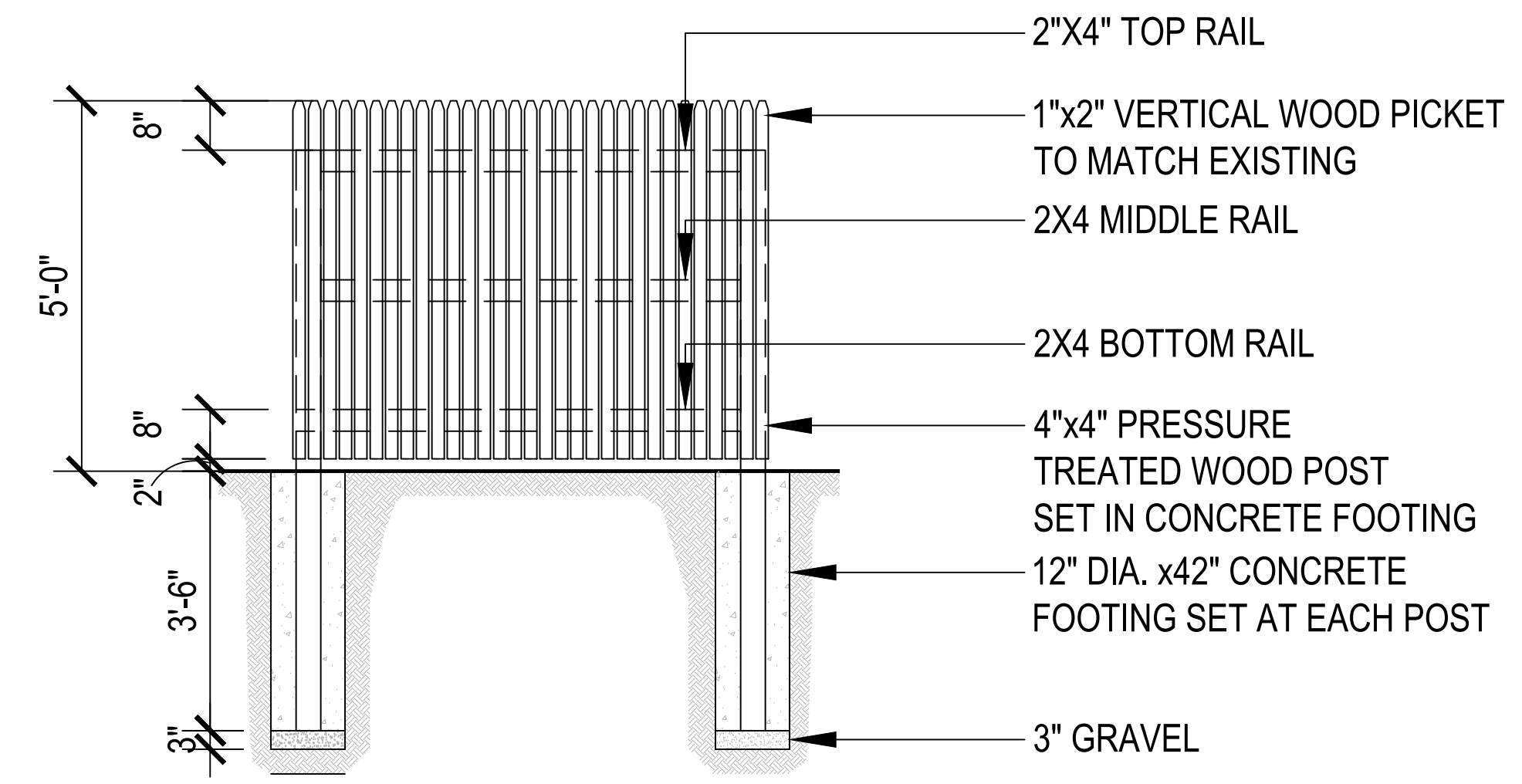
PROJECT NO: 19055
 SHEET NUMBER:

SP100

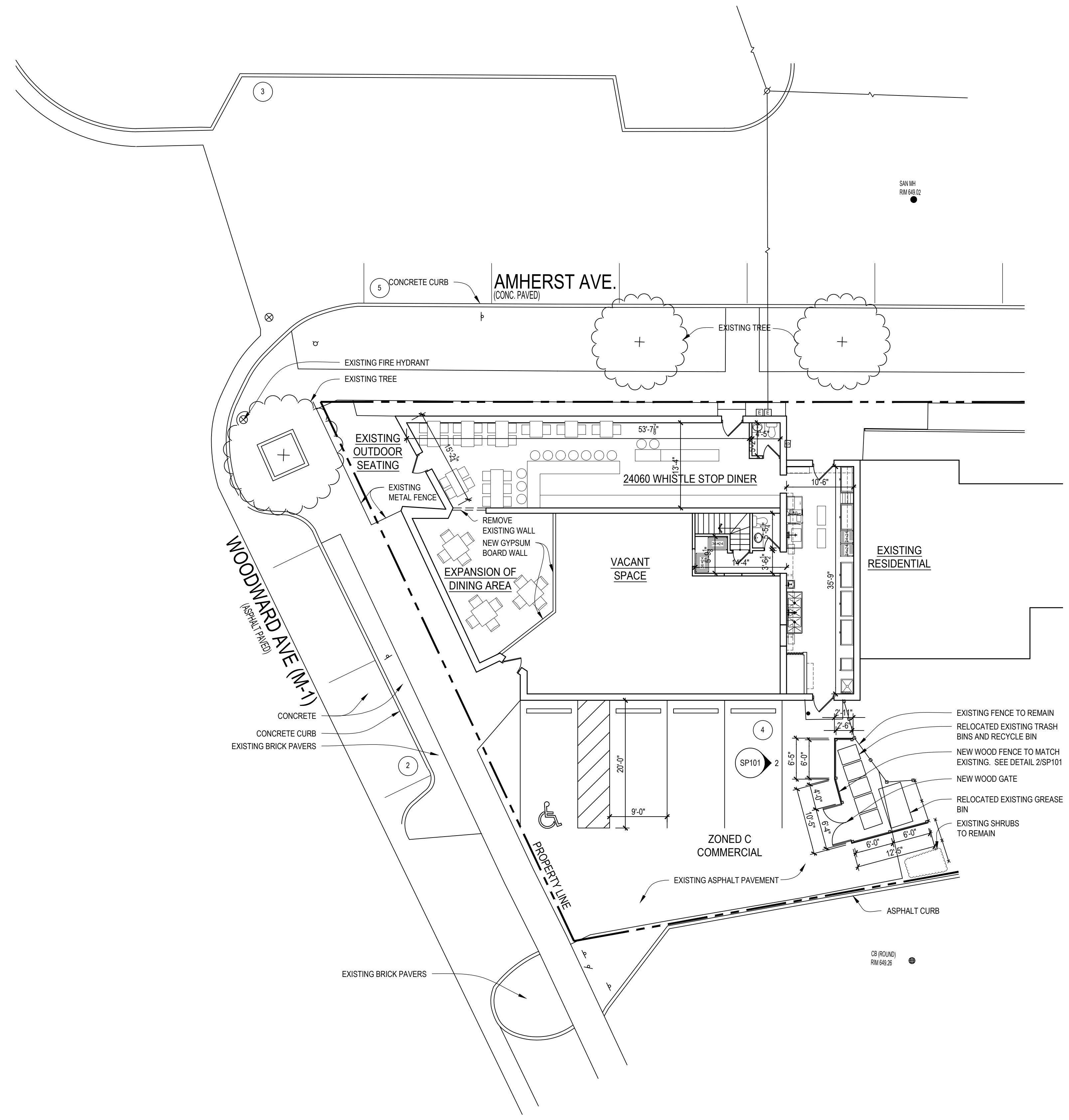
JAWAN MATTI
 586-321-7727
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PROJECT:
WHISTLE STOP
 24060 WOODWARD AVE.
 PLEASANT RIDGE, MICHIGAN

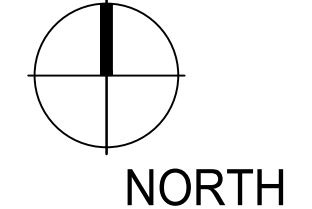
SHEET TITLE:
 FLOOR PLAN



2 PARTIAL FENCE ELEVATION
 SP101 SCALE: 1/4" = 1'-0"



1 EXISTING ARCHITECTURAL SITE PLAN
 SP101 SCALE: 1" = 10'-0"



(DO NOT SCALE DRAWING)

DATE: _____ ISSUED FOR: _____
 SITE PLAN: _____ 08/26/2019

PROJECT NO: 19055
 SHEET NUMBER: _____

SP101