



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

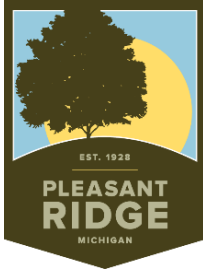
Regular Planning Commission Meeting
Monday, January 27, 2020

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, January 27, 2020, 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:

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

1. Meeting Called to Order.
2. Roll Call.
3. Minutes:
 - a. Public Hearing and Special Planning Commission Meeting held Monday, September 23, 2019.
 - b. Public Hearing and Regular Planning Commission Meeting held Monday, October 28, 2019.
4. **PUBLIC DISCUSSION** – Items not on the Agenda.
5. 2020 Appointment of the following for Planning Commission/DDA:
 - a. Chair.
 - b. Vice Chair.
 - c. Secretary.
6. 2020 Planning Commission/DDA workplan discussion.
7. City Manager's Report.
8. Other Business.
9. 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.



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**Planning Commission Meeting
September 23, 2019**

Having been duly publicized, Chairman Treuter called the meeting to order at 7:02pm.

Present: Commissioners Corrigan, McCutcheon, McCoy, Bellak (7:16pm), Martin-Campbell, McAuliffe, Treuter, Wilkinson.

Also Present: City Manager Breuckman, City Commission liaison Perry.

Absent: Commissioner Stiffman.

Site Plan/Special Land Use – 24060 Woodward Avenue, Pleasant Ridge – Whistle Stop LLC

Manager Breuckman explained the owners of the Whistle Stop LLC, 24060 Woodward Avenue, have proposed to add an additional 404/sf to the existing restaurant. By ordinance, this requires an additional four (4) parking spaces, and site plan approval by the Planning Commission. The current restaurant is an existing non-conforming use in regard to parking, as they do not have a dedicated lot. The current parking situation is a combination of on street parking and use of the nearby municipal lots. The items that need to be considered for the new request are garbage/refuse screening and parking. The proposed expansion of the restaurant will assume a portion of the neighboring building (24052 Woodward Avenue, formerly known as Susan’s Special Needs,) which allows for the use of the adjacent parking lot. There are four spaces in this parking lot. For the garbage/refuse screening, the owners have proposed to relocate the refuse from the Amherst side of the building and the newly acquired parking lot. The refuse cans will be stored at the east end of the parking lot and will be screened from view. The refuse cans will still be collected from the Amherst side of the building, but the cans will be moved back and forth from the storage area at refuse collection day. They currently have pick up twice per week and this will not be changing. With the expansion into the neighboring building, the rest of the vacant space in that building is unusable. The rest of the space at 24052 Woodward would only be used as storage going forward. The applicant is in the process of updating their liquor license. Once the Planning Commission takes action on the site plan, the liquor license amendment will be considered by the City Commission. There has been no indication by the owners that they are planning to expand the outdoor seating area. The kitchen has already been expanded to accommodate the potential approval of the new dining area.

Commissioner Martin-Campbell questioned the layout of the parking lot. She understands the newly acquired lot they have access to includes four parking spaces, one of the spaces being a handicap accessible space, which appears to accommodate a vehicle with an adjacent five-foot walkway, however there is not an access aisle from the five-foot walkway to the building. Typically, the accessible aisles should not cross the path of vehicular traffic. She suggested moving the access aisle to the other side so that it would be removed from the vehicle traffic path. Signage for the accessible

parking spot was not noted on the plan, but should be provided. The parking lot will be restriped, and new parking bumpers will be provided if necessary according to the owner.

Commissioner McCoy agreed with Commissioner Martin-Campbell and also questioned the configuration of the parking lot and the entrance and egress space of the exiting spaces. The current parking lot is very small and constricted. Would it make sense to limit the expansion due to the onsite parking. Breuckman indicated the practical solution would be to allow employee parking in the lot

Chairman Treuter opened the public hearing at 7:21pm.

Werner Roennecke, 9 Amherst, questioned how the City would know if the area left vacant at 24052 Woodward would remain vacant in the future. If the owners decide they want to expand the hours or the space, would the Planning Commission consider the proposal again. Breuckman indicated the building department keeps a watch on construction projects and would be aware of any future development. The Planning Commission could condition their approval of the site plan to restrict hours if they wish. At this point, the owner is not requesting any additional hours.

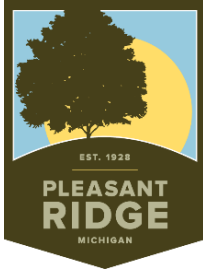
Patricia Ignatius, 9 Amherst, state historically cars block her driveway. In the past she has asked patrons to move their cars away from her driveway approach. They have found rats in their yard related to the restaurant, and worries that moving the cans to the alley will increase rat traffic. She does not want to call the police and is trying to be a good neighbor because she could call the police and have the cars ticketed for improper parking. She would like to know how many tables are being added, how many additional customers do they expect. This information means more to her then additional square footage. Will there need to be an increase in employees. Feels like customers and employees would rather park on Amherst than park in the available lots. The owner stated they are planning to add three additional tables, which would mean maximum 12 more customers at a time. The owner indicated that the expansion is being requested due to the long wait times in the current table configuration.

The building owner representative (Mr. George Demos) questioned why there is a difference in retail parking per square foot and restaurant parking per square foot. Breuckman stated parking requirements vary due to the nature of the business. Demos explained that the owners of the Whistle Stop where interested in expanding and when Susan's Special Needs vacated their space, the Whistle Stop owners had that opportunity.

Commissioner Wilkinson questioned whether the police would ticket for blocking a driveway. Breuckman indicated they could be ticketed, or the officer may attempt to locate the owner and have the vehicle moved. They will definitely respond to a compliant.

Mr. Roennecke states that cars normally park in the No Parking side of the street. Commissioner Treuter encouraged the homeowner to contact the police department for illegal parking.

Commissioner McAuliffe commented she lives behind Cork Wine Pub, she sympathizes with the homeowners in the area. She understands the challenges living near a business. Parking is always going to be an issue in the business district. Mr. Demos commented there was parking on Woodward Avenue until the freeway was constructed and Woodward was reconfigured.



**Planning Commission Meeting
October 28, 2019**

Having been duly publicized, Chairman Treuter called the meeting to order at 7:03pm.

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

Minutes

PC-2019-1562

Motion by Commissioner Corrigan, second by Commissioner Martin-Campbell, that the minutes of the Regular Planning Commission meeting held Monday, July 22, 2019, be approved.

Adopted: Yeas: Commissioners Corrigan, Martin-Campbell, Bellak, Stiffman, McCutcheon, McAuliffe, McCoy, Treuter.
Nays: None

Ordinance to amend the Pleasant Ridge Code, Chapter 82, Zoning, and Chapter 34, environment, regarding the placement of residential air conditioners

Manager Breuckman explained the need for the proposed amendment. A recurring issue that staff has dealt with is the lack of detailed standards for air conditioner compressor units and permanent generators in the Zoning Ordinance. This lack of standards leads to occasional neighbor disputes over location and noise. The attached proposed ordinance would establish clear and administratively enforceable location and noise level limits and would build in a neighbor consultation process. Currently the City considers air conditioner compressors and permanent generators (hereafter referred to as “units”) to be accessory structures for the purposes of ordinance compliance. This is not explicitly specified in the ordinance, but rather has been an administrative determination. The ordinance also does not have specific noise standards for such units, only general nuisance standards. This results in the City having to determine what is an appropriate noise level on a case by case basis, which is not an easy administrative task.

The proposed ordinance includes two components:

1. An amendment that requires all units to be in the rear yard unless approval is granted by the adjacent neighbor for the unit to be in a side yard. This will require a notarized letter signed by the neighbor. The amendment also includes requirements for screening and establishes that units may not be located closer than 2 feet to a side property line if permission is granted.

2. The addition of specific noise standards to Section 34-52, Nuisances of the City Code of Ordinances. The amendment would establish 60 dBA as the sound limit as measured 6 feet above grade at a property line.

The ordinance is modeled after similar ordinances in Huntington Woods and Farmington which require neighbor permission to locate units in a side yard.

The noise standards were based on a survey of other community's noise standards. Most cities have a noise limit of 55 or 60 dBA at a property line in residential districts. Pleasant Ridge is a fairly quiet community unless you live near the freeway or near Woodward Avenue, those are considered on a case by case bases for noise levels.

Commissioner McAuliffe asked if once the property owner received neighbor approval for the placement of the unit, would they be grandfathered if a new neighbor moved in, would the screening apply to the neighbors or just from the street. Breuckman indicated the placement would be allowed in that location until the unit needed to be replaced. At that point, the owner would need to get approval from the new neighbor, or would need to comply with the ordinance as it is written if it is adopted

Commissioner Bellack questioned if the installation takes place in the sideyard of the property, but less than the two-foot minimum, would permission from the neighbors be allowed for that installation to be completed. Breuckman responded any installation that is less than the two-foot requirement would need to be approved by the Zoning Board of Appeals (ZBA). The City Commission serves as the ZBA for the City of Pleasant Ridge. ZBA meetings are scheduled on an as needed basis. Current installations of air conditioners or generators prior to this ordinance are non-conforming uses and can stay until they need to be replaced.

Commissioner McCoy indicated the location is allowable if the install exists today, but what about the sound level. Breuckman indicated the noise level is more than likely ok for air conditioners. If there is a complaint received, the City Administration would investigate and determine if sound deadening materials/landscaping are appropriate. McCoy feels 60dBA I still loud. Commissioner Martin-Campbell questioned the sound levels of surrounding communities, which communities are higher. Breuckman indicated Ferndale is higher but he did not recall the others. She indicated that lots in Pleasant Ridge are smaller and some of the units are speced with sound levels at 65-70 dBA. Are homeowners required to have their units tested to ensure they comply. Breuckman indicated 60dBA is attainable. 55dBA is not attainable and 65dBA is too loud, 60 is a reasonable level.

Commissioner Corrigan questioned if a unit was replaced would that replacement be allowed to go in the same side yard location. Breuckman indicated that would not be allowable under the new ordinance, the property owner would be required to get neighbor approval. Commissioner Stiffman stated having neighbors talk to each other about these issues so that there is neighbor agreement. Corrigan asked if there was suggested language for the neighbor agreement.

Chairman Treuter opened the public hearing at 7:21pm

Mr. Jay Ahmad, 92 Kensington, indicated he has a whole house generator installed in the side of his home.. He also has a air conditioning compressor on the side. He understands the placement of his unit is allowable and is grandfathered in. But he is still subject to the sound requirement. Breuckman stated he would be subject to the sound requirement however he did not feel this would be a problem. Ahmad questioned ambient air noise, and would the railroad track be factored into the noise

