



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

City Commission Meeting December 13, 2022

Having been duly publicized, Mayor Scott called the meeting to order 7:30pm

Present: Commissioners Lenko, Perry, Schmier, Mayor Scott.
Also Present: City Manager Breuckman, City Attorney Need, City Clerk Allison.
Absent: Commissioner Budnik.

Public Discussion

Ted Zachary – 68 Devonshire, information related to the Environmental Committee, encouraging donations to Ridge Resale or Buy Nothing Ferndale. Presented the butternut squash he grew with the seeds he distributed to the City Commission at the May 2022 meeting.

Deb Hemming – Hunting Woods Library Director, library will be putting out a community survey, asking for input on services and programs. Discussed upcoming programs and new staff that has been hired.

Helena Scott – Michigan State Representative, reintroduced herself to the Commission and public since being elected in November 2022, will officially be the City's state representative January 1, 2023. Introduced Greg Humphreys her Chief of Staff.

Governmental Reports

Chief Kevin Nowak, Pleasant Ridge Police Department gave an update regarding the Ferndale Fire Department regarding winter fire safety and the Pleasant Ridge Police Department regarding package delivery and storage. Identity theft safety information.

Shawnie Stamper, Recreation Director, updates regarding programs related to the Recreation Department. PR Foundation and Woman's Club scholarships available. Swim team, summer camp and soccer sign up. Front desk holiday hours.

City Commission Liaison Reports

Commissioner Lenko – Ferndale Public Schools – School board meetings on YouTube, sign up for the eblast. Proposed millage/bond vote scheduled for May 2023, has been postponed.

Information on the bond can be found at www.ferndaleschools.org/district/2023-bond.

Commissioner Perry – Planning/DDA – next meeting will be January 23, 2023. Vacancies on Planning Commission/DDA will be filled in March 2023. Applications are available on the City's website or at City Hall.

Commissioner Schmier – Historical Commission - Home and Garden Tour scheduled for September, preparations are ongoing. There will be three vacancies to be filled in March 2023.

Consent Agenda

22-3590

Motion by Commissioner Schmier, seconded by Commissioner Perry that the consent agenda be approved.

Adopted: Yeas: Commissioners Schmier, Perry, Lenko, Mayor Scott.
 Nays: None.

Zoning Ordinance Public Hearing and Amendments

Manager Breuckman gave an overview of the proposed zoning ordinance amendments. The City Commission passed a 6-month moratorium on drive-through uses at their August 9 meeting and directed the Planning Commission to consider a Zoning Ordinance amendment to prohibit future drive-through uses along Woodward. The moratorium will expire in February. The proposed amendment addresses access management standards, drive through uses, and front setback requirements along Woodward. It also includes an amendment to establish minimum open space requirements in one and two-family residential districts. The Planning Commission recommends approval of the proposed ordinance.

Access Management

- Section 82-3 amended to add a new definition of drive through.
- Section 82-197(b)(1) amended to eliminate items d, e, and f. Those items were design standards for driveways onto Woodward, which will no longer be allowed if the access management standards are adopted.
- Section 82-208 Access Management added. The access management standards allow current driveways to remain unless a building is expanded or the use of a building changes, at which time driveway accesses must be eliminated. Drive through uses are also prohibited by the proposed amendment.

This section includes a provision that allows the Planning Commission to modify the access management standards to allow for a vehicle access from Woodward to be constructed or to remain if it finds it is necessary to do so.

Setback and Lot Coverage Requirements – RO and C Districts

Reducing the front setback and eliminating maximum lot coverage requirements provides greater design flexibility to match existing character and to provide parking and service areas at the rear of the property. The three-foot setback is intended to provide a door zone along the sidewalk, and to provide some space for landscaping or other amenities without creating a crowded feeling along the sidewalk.

- Section 82-164, Yard and Bulk Requirements amended to
 - o Reduce front setback requirements from 10 feet to 3 feet in the C district, from 20 feet to 3 feet in the RO district, and to reduce the side yard setback in the RO district to 0 feet. There are existing zero-lot-line buildings in both the C and RO districts, so the proposed amendment is consistent with the existing character of the Woodward business district.
 - o Footnote 3 is proposed to be amended to require a 10-foot rear yard setback in the RO district where the rear property line abuts a public alley. This is consistent with the 10-foot rear yard setback requirement in the C district along Woodward and will create a consistent set of requirements for all districts along Woodward.
 - o Maximum lot coverage requirement is proposed to be eliminated in the RO and C districts. Lot coverage is effectively regulated by setback requirements and other

provisions of the Zoning Ordinance, meaning that there is no need to also have a specific lot coverage limit.

Minimum Open Space Requirements

Minimum open space requirements are proposed to be added in single and two-family residential districts. We currently have a maximum lot coverage standard that applies to buildings and any structures that are three feet or more above grade, but we have no standard that would prevent someone from paving their entire yard.

The proposed minimum open space requirements have been calibrated to existing open space percentages for each zoning district. There are 15 properties in the City (about 1%) that would not meet the proposed minimum open space requirement. Those properties would be existing nonconforming properties that could remain as-is.

- Section 82-3, Definitions amended to add a definition for “Open Space.”
- Section 82-164, Yard and Bulk Requirements is amended to add minimum open space requirements in the following districts:
 - o R-1A: 50%
 - o R-1B: 45%
 - o R-1C: 35%
 - o R-1D: 25%
 - o R-2: 25%

Mayor Scott opened the public hearing at 8:01pm.

John Wilk, 23690 Woodward, disagrees with the proposed ordinance, each property needs to be taken on its own merit and needs of the business. Agreed that drive-throughs should continue to be banned. However, the proposed ordinance prohibits businesses from improving if they lose the Woodward driveway access. Feels City Commission will have site plan approval and can determine the needs of driveways on a case-by-case basis and can approve if the business requires this access. Feels the proposed ordinance is governmental overreach.

George Lenko, 32 Oakland Park Blvd, spoke in support of Mr. Wilk, and is a current client of Ameriprise. Funeral home business needs the additional driveway to Woodward Avenue. Bike lanes are proposed and will move from Woodward to the alleys behind the businesses along northbound Woodward, if a funeral procession went through alleys that would not make sense to have the bike lanes in the same area. He feels this would compel Mr. Wilk to sell his business and that building to become something else, such as condos. Exceptions are sited in the proposed ordinance, but to stay current with trends business need to improve and invest – and not lose the current Woodward Avenue access. Business with low drives through volume businesses should not be impacted by the proposed ordinance.

Scott Galloway, 145 Maplefield, occasional biker along Woodward Avenue, he believes there is a benefit to the zoning requirement for elimination of driveways along Woodward Avenue. Proposed ordinance protects current owners and would only effect new owners on a case-by-case basis. Changes in the proposed ordinance are thoughtfully crafted, and may not effect businesses. Feels Pleasant Ridge should have a complete street mindset, since we have adopted the complete streets manual.

Sheri Sadler, 3 Woodward Heights, feels that if Woodward Avenue driveways are shut down or eliminated, more traffic will use the alleys and then turn down residential streets as a cut through. Why was their a traffic study done for Woodward Heights just to close driveways on Woodward and push traffic down her street. The new proposed marijuana business does not have entrance to Woodward Avenue and there will be more traffic in front of her property on Woodward Heights and on Oakridge in Ferndale.

Breuckman indicated the Planning Commission can modify the standards for any proposed use on Woodward Avenue, the compliance language trigger a change to Woodward Avenue access, would be building a new structure or enlarging an existing building. There could be additional standards added to the proposed business by the City Commission before adoption.

With no further comments or discussion, Mayor Scott closed the public hearing at 8:12pm

22-3591

Motion by Commissioner Lenko, seconded by Commissioner Schmier that the Ordinance to amend Chapter 82, Zoning, of the Pleasant Ridge City Code, Section 82-3 – Definitions; Section 82-164 – Yard and Bulk Requirements; Section 82-197 – Special Land Use; and the addition of a new Section 82-208 – Access Management., be approved with the elimination of subsection 82-208 (b)(2) and adding Main Street along with Woodward Avenue to Section 82-208.

Adopted: Yeas: Commissioners Lenko, Schmier, Perry, Mayor Scott.
 Nays: None.

NOXX Marijuana License Application Discussion

Breuckman indicated Skymint has withdrawn their application for a marijuana license after City Commission approval and will not be moving forward with their retail storefront operation along Woodward Avenue. Noxx/Rapid Fish 2 have applied for a license with close to the same application. A presentation by Noxx representatives Benjamin Joffe, Travis Harrison and Julia Colosimo. Harrison gave an overview of the business model, proposed façade plan and other retail Michigan locations. Discussion held with Noxx representatives and the City Commission regarding the issues with the previous application, and how those issues would potentially be resolved and potential issues with the proposed Noxx logo. Public comments by Joe Papalian, 6 Woodward Heights (Pleasant Ridge) and 131/137 E Oakridge (Ferndale), regarding alley traffic, proposed bike paths through the alley, parking onsite for the business, believes Noxx will need an additional license from the City of Ferndale and the proximity of this business located in the City of Pleasant Ridge and his City of Ferndale rental property. Brian Bennett, 131 E Oakridge, Ferndale, believes Noxx could be a benefit to the community. Would like the Commission to discontinue the use of the work marijuana and begin to use the word cannabis. Believes marijuana is a racist term. Believes Noxx to be a good representative of the cannabis culture in our community.

City Manager's Report

Fall leaf collection is complete. Update on the Kensington Water Main replacement project.

With no further business or discussion, Mayor Scott adjourned the meeting at 9:49pm.

Mayor Bret Scott

Amy M. Allison, City Clerk