

**PLANNING COMMISSION
A MEETING OF THE ST. CLAIR SHORES PLANNING COMMISSION
HELD ON TUESDAY, JUNE 8, 2021 AT 7:00 P.M.,
CITY HALL-CITY COUNCIL CHAMBERS**

PRESENT

Paul Doppke, Chairman
Lou Schelosky, Vice-Chairman
Kathy Hanson, Secretary
Robert Hison
Ed Jones
James Kalich
Jeff Mazzenga
Patrick McKay
Anthony Stonik

ALSO, PRESENT

Shantelle Hubbard, Recording Secretary
Liz Koto, Planning
Eric Shepherd, City Attorney

ABSENT

Brandon Johnson, Excused

CALL TO ORDER

Chairman Doppke called the meeting to order at 7:00 p.m.

Secretary Hanson called roll. Nine members were present.

A motion was made by Secretary Hanson, and seconded by Commissioner Hison, to excuse Commissioner Johnson from tonight's meeting.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

MOTION: PASSED

CASE NO. PPC210011:

REQUEST FOR REZONING – Request for rezoning a portion of 20250 Nine Mile from CR-Commercial Recreation to LI-Light Industrial, parcel number 14-33-203-003, located on the south side of Nine Mile Road between Harmon and Pallister, represented by Ric Newman of SCS Storage Partners LLC.

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The applicant is requesting to rezone a portion of the existing parcel from CR-Commercial Recreation to LI-Light Industrial. The north half of the parcel is already zoned LI-Light Industrial; however, a portion of the parcel is zoned CR-Commercial Recreation, and the area where the outdoor tennis courts are currently located is zoned RA-1 Single Family Residential. The

petitioner is proposing to rezone only the area that is currently Commercial Recreation to Light Industrial for a self-storage facility. The petitioner is not requesting rezoning of the area where the outdoor tennis courts are currently located to maintain a buffer between the residences to the south.

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Planning Commission Chairman – Please read this statement into the record prior to reviewing the following cases with the petitioner.

The Planning Commission and City Council understand that your presence here tonight constitutes that you are a legal representative of the petitioner for Planning Case PPC. Each statement of intent, promise and/or pledge, made by you, the petitioner or agent, either orally or in writing, if permitted by Ordinance, shall be binding upon the petitioner and shall be a condition of said rezoning and site plan approval.

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BACKGROUND

Rezoning Request, Parcel Location, and Description:

Parcel Number 14-33-203-003

- Legal Description: Land in the City of Saint Clair Shores, County of Macomb, State of Michigan
Part of Lot 8, ASSESSORS PLAT NO. 5, as recorded in Liber 14, Pages 20 and 21 of Plats, Macomb County Records, being more particularly described as: Beginning at a point distant North 21 degrees 37 minutes 31 seconds East, 126.50 feet from the Southeast corner of said Lot 8; thence North 67 degrees 46 minutes 38 seconds West, 199.85 feet; thence North 21 degrees 52 minutes 33 seconds East, 213.50 feet; thence South 67 degrees 46 minutes 38 seconds East, 198.91 feet; thence South 21 degrees 37 minutes 31 seconds West, 213.50 feet to the point of beginning.
- Location: 20250 Nine Mile
South side of Nine Mile between Harmon and Pallister
- Rezoning Request: Rezoning From CR-Commercial Recreation to LI-Light Industrial
- Requested by: SCS Storage Partners

Planning Department Comments:

Staff recommends approval of all rezoning requests for the following reasons:

1. **In General:** The petitioner is requesting to rezone a portion of a property to allow the conversion of a tennis club to a self-storage facility. The parcel currently has three zones, Light Industrial, Commercial Recreation and Single Family Residential. The petitioner is proposing to rezone only the portion of the property that is Commercial Recreation. The petitioner intends to leave the other portions of the property with the zones they currently have.
2. **Master Plan Designation:** The master plan designates this area as The Nine Mile Corridor (Motor Mile). The Master Plan designated the Nine Mile Corridor as an Investment Area. The Land Use Intent for this area is to allow for private land assembly to consolidate large lots, promote high-quality retailers that draw from the region, improve the visual appearance of Nine Mile and Harper, improve the appearance of and

- open up permitted uses within the industrial area north of Nine Mile, and allow for a flexible land use pattern to capture unique but complementary uses. The proposed rezoning would be compatible with the intent of the future land use of the area as the Light Industrial zone is complementary to the surrounding developments. In addition, the Master Plan states that rezoning of the Nine Mile Corridor is recommended where appropriate when redevelopment proposals meeting the Master Plan recommendations are presented.
3. **Consistency with Zoning Classifications in the General Area:** The requested rezoning of a portion of the parcel from Commercial Recreation to Light Industrial is consistent with the surrounding zoning because the parcels to the north, northeast, and northwest are already zoned Light Industrial, and the current zone of Commercial Recreation is the only Commercial Recreation zoned parcel for over 1,000 feet.
 4. **Consistency and Compatibility with General Land Use Patterns in the Area:** The proposed rezoning is consistent and compatible with the surrounding land uses. The uses to the east and west of the portion currently zoned Commercial Recreation are a church and a park, not single-family residences, and the portion of the property that will be left as RA-1 Single Family Residential will be left as pavement and tennis courts to maintain a buffer to the residences to the south.
 5. **Suitability of the Proposed Use in the Zoning District:** The proposed rezoning is suitable for the zoning district because self-storage facilities are an allowable use by right within the zoning district.
 6. **Adequacy of Public Services:** The proposed rezoning would not cause undue burden on public services such as transportation, sewage disposal, water supply, and public safety as these services already exist and are not at capacity.
 7. **Traffic:** The rezoning of the parcel to Light Industrial will likely not increase traffic in the area as the current use generates traffic from its existing members.
 8. **Consistency with Planning Recommendations:** Staff recommends the rezoning because it meets the criteria outlined in this plan review.
 9. **Reasonable Use Under Current Zoning Classification:** The current zoning is Commercial Recreation. A self-storage facility would not be considered a reasonable use under the current zoning classification because the commercial recreation zone is reserved for recreational uses such as sports facilities, not self-storage.
 10. **Identifiable Public Need:** The proposed rezoning would meet the public need of creating a consistent pattern of zoning of Light Industrial within the Nine Mile Corridor.
 11. **Spot Zoning:** The requested rezoning would not create a small zone of inconsistent use within a larger zone. In addition, the requested rezoning is consistent with the Master Plan's future land use map as it outlines the promotion of regional commercial uses and limited industrial uses.
 12. **Effect on Surrounding Property:** The proposed rezoning would not increase the traffic, noise, odor, light, air or other issue posed by the potential redevelopment of the parcel over the existing use.
 13. **Mistake or Change of Conditions:** No mistakes or change of conditions occurred to require the rezoning.
 14. **Diminution in Value:** The rezoning does not reduce the value of the property so as to be considered a taking.
 15. **Citizen Opposition:** As of the composition of the rezoning review, no citizen opposition has been received.

Staff recommends the rezoning request.

Chairman Doppke read the public hearing.

Ric Newman introduced himself as the developer and explained that he is asking for a partial rezoning of 20250 Nine Mile. Currently, the parcel has three different zones, Light Industrial, Commercial Recreation and Single Family Residential. They are requesting to rezone the portion of the parcel that is Commercial Recreation to Light Industrial. The rezoning would make the parcel consistent with the other parcels on Nine Mile Road between Harper and I-94 which are all light industrial. Self-Storage companies look for areas where there is a deficiency of self storage facilities. According to their studies, the three mile radius around where they are proposing this rezoning doesn't have enough storage units to meet the needs of the population.

Chairman Doppke opened the public hearing.

Chairman Doppke closed the public hearing.

A motion was made by Secretary Hanson and supported by Commissioner Stonik, to approve the request for rezoning a portion of 20250 Nine Mile from CR-Commercial Recreation to LI-Light Industrial, parcel number 14-33-203-003, located on the south side of Nine Mile Road between Harmon and Pallister, represented by Ric Newman of SCS Storage Partners LLC.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

ABSENT: JOHNSON

MOTION: PASSED

CASE NO. PPC210011A: REQUEST FOR SITE PLAN APPROVAL –Request for site plan approval at 20250 Nine Mile for interior and exterior renovations for a self-storage facility, represented by Ric Newman of SCS Storage Partners.

The request is reviewed as follows:

* * * * *

The petitioner is requesting site plan approval to modify the existing Wimbledon Tennis Club building to create a two-story self-storage facility. The site plan indicates interior and exterior renovations including a minor addition to the front of the building. The site plan indicates the building can be divided into two floors with a total of 892 storage units ranging in size from 5X5 to 20X20. The plan indicates the placement of two overhead doors on either side of the proposed office, which will serve as the main entrance. This area is highlighted by the addition of EIFS and awnings. Several faux overhead doors are proposed along the west façade to break up the massing of the building. The plan also indicates a 9-foot-deep addition to the front of the building along Nine Mile. The proposed façade is to be constructed from EIFS, metal panels, and a curtain wall window system over the existing brick façade. The plan also proposes to extend the existing roof line down an additional 10 feet to create overhangs into the parking lot for a better visual aesthetic. No changes to the south or east façades are proposed. A landscaping plan has been included and proposes landscaping along the west and north sides of the property. The site plan proposes to resurface the south end of the development where the outdoor tennis courts are currently located. Two courts will remain. The plan proposes to surround the area with a locked gate to provide limited public access to the tennis courts and egress for emergency vehicles. The entire parking lot will be resurfaced, new screen walls will

be constructed, and a gate will be provided to Frederick Park as well as the use of available parking spaces on site for Frederick Park users.

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Planning Commission Chairman – Please read this statement into the record prior to reviewing the site plan to the petitioner.

The Planning Commission and City Council understand that your presence here tonight constitutes that you are a legal representative of the petitioner for Planning Case PPC 210011A. Each statement of intent, promise and/or pledge, made by you, the petitioner or agent, either orally or in writing, if permitted by Ordinance, shall be binding upon the petitioner and shall be a condition of said special land use and site plan approval.

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The request is reviewed as follows:

1) Zoning- The zoning of the parcel is LI-Light Industrial and RA-1 Single Family Residential. The proposed use of a self-storage facility on the portion of the land zoned Light Industrial is an allowable use by right. The maintenance of two tennis courts and a turnaround area for emergency vehicles is allowed on the single-family residential portion of the site.

2) Adequacy of Information (Section 35.82, 5, a) –The information provided is adequate for this review.

3) Site Design Characteristics (Section 35.82, 5, b) – The petitioner is requesting site plan approval to modify the existing Wimbledon Tennis Club building to create a two-story self-storage facility. The site plan indicates interior and exterior renovations including a minor addition to the front of the building. The site plan indicates the building will be divided into two floors with a total of 892 storage units ranging in size from 5X5 to 20X20. The plan indicates the placement of two overhead doors on either side of the proposed office, which will serve as the main entrance. This area is highlighted by the addition of EIFS and awnings. Several faux overhead doors are proposed along the west façade to break up the massing of the building. The plan also indicates a 9-foot-deep addition to the front of the building along Nine Mile. The proposed Nine Mile façade is to be constructed from EIFS, metal panels, and a curtain wall window system over the existing brick façade. The plan also proposes to extend the existing roof line down an additional 10 feet to create overhangs into the parking lot for a better visual aesthetic. No changes to the south or east façades are proposed. A landscaping plan has been included and proposes landscaping along the west and north sides of the property. The site plan proposes to resurface the south end of the development where the outdoor tennis courts are currently located. Two courts will remain. The plan proposes to surround the area with a locked gate to provide limited public access to the tennis courts and egress for emergency vehicles. The entire parking lot will be resurfaced, new screen walls will be constructed, and a gate will be provided to Frederick Park as well as the use of available parking spaces on site for Frederick Park users.

4) Preservation of Natural Areas (Section 35.82, 5, c) – There are no natural areas to preserve.

***5) Privacy** (Section 35.82, 5, d) – The site plan approval from September 17, 1973 for the tennis facility granted a variance for a concrete wall where the property abuts single family residentially zoned properties. A six-foot concrete wall is being proposed on the west and south

side of the outdoor tennis courts. Staff notified the petitioner that the wall is not required, and it will likely be removed and replaced with landscaping; which was the residents' request from 1973.

Please confirm with the petitioner whether they will install the wall or landscaping.

6) Emergency Vehicle Access (Section 35.82, 5, e) – Staff requested a preliminary review of the plans by the Fire Department, and they have indicated that the turnaround is not required or requested, as they would not jeopardize their equipment by traveling through the site to a landlocked corner.

7) Ingress and Egress (Section 35.82, 5, f) – Ingress and egress to the site will be from the existing drive approach on Nine Mile.

8) Pedestrian Circulation (Section 35.82, 5, g) – Pedestrians can access the site via the public sidewalk on Nine Mile or from the gate to Frederick Park.

9) Vehicular and Pedestrian Circulation Layout (Section 35.82, 5, h) – Vehicles will enter the site via Nine Mile and proceed to the overhead doors on either side of the office entrance. From there, they can load or unload belongings and transport them to storage units. Patrons can also park in designated parking spaces and load or unload belongings from there.

10) Drainage (Section 35.82, 5, i) – A series of catch basins and storm drains are on the plans. The petitioner has confirmed the resurfacing of the parking lot as part of the improvements.

11) Exterior Lighting (Section 35.82, 5, j) – Exterior lighting is proposed on the building. A lighting plan has been provided that confirms all lighting will measure 0-foot candles at the property line.

12) Public Services (Section 35.82, 5, k) – Public services will not be affected by the proposed use.

13) Landscaping, Fences, and Walls (Section 35.82, 5, l) – A landscaping plan including underground irrigation has been provided. Landscaping is proposed along the front of the building and on the west side of the property. The east side of the property will maintain grass between the buildings.

14) Exterior Building Treatment (Section 35.82, 5, m) – The site plan proposes a new façade along Nine Mile that utilizes EIFS, metal panels and windows to highlight the development. EIFS will also be installed around two sets of overhead doors and the office doors to highlight the entrance. A series of faux overhead doors are proposed along the west elevation to break of the massing of the building.

15) Waste Storage (Section 35.82, 5, n) – A dumpster enclosure has been proposed on the plans.

16) Mechanical Equipment (Section 35.82, 5, o) – Mechanical equipment has been indicated on the plans, and it will be screened by landscaping.

***17) Parking** (Section 35.73, 12, a) – The parking requirement for a self-storage facility is 1 parking space per 10 storage units equally distributed throughout the site, plus one (1) per two

hundred fifteen (215) sq. ft. of gross floor area for the office, plus two (2) for the resident manager.

892 storage units will require 89 parking spaces.
The office space is proposed to be 480 square feet requiring 2 parking spaces.
No resident manager will live on the site.

91 parking spaces are required.

Following is the parking count:
31 spaces are currently striped on the plan
33 additional spaces could be added on the west side of the property in place of the proposed landscaping.
60 additional spaces could be provided where the tennis courts are located.

A total of 124 spaces could be provided if needed.

Staff recommends the developer to stripe additional spaces at a later date should the city deem it necessary.

18) Setbacks (Section 35.66) –

SETBACK	PROPOSED	REQUIRED
FRONT	90	75
REAR	No change	25
EAST	No change	14.5
WEST	No change	60

19) Building Height (Section 35.66) – The existing building is 40 feet tall. The front façade addition is proposed to be 44.5 feet. The petitioner has confirmed he will lower the height of the addition to meet the height requirement.

20) Transformer Pad –No transformer is being proposed.

21) Screening Wall – Per the 1973 site plan approval, a variance was granted for screen walls.

22) Signs – Signage will be considered under a separate review.

23) Loading (Section 35.75) – Loading zones have been provided throughout the site.

24) Other –

ITEMS OF CONCERN – 5 17

Staff recommends approval of this proposal based on attention to the items listed above.

Ric Newman of SCS Storage Partners explained that they look for sites where they have a shortage of self-storage. There are only two self-storage facilities on Nine Mile. Their users are a mix of residents and businesses. Self-storage is the lowest generator of traffic of all commercial uses. They are happy to present an adaptive re-use of a 40-year-old building. They have approximately two customers per hour. People only visit their stuff maybe once or twice a

year. Mr. New explained that he has been working with staff to add landscaping and improve the façade. They have 24 hour security most units are key access. Mr. Newman explained that the plans have provided 16 spaces for the use of patrons of Frederick Park, but upon closer inspection, he realized that utilizing the tennis court area may be better. He is more than willing to work with the city on finding a solution to Frederick Park's parking problem.

Peters Struhlheimer, Architect, is also representing the property at 20250 Nine Mile. He explained that this is not a complex project. The new use will result in a reduction in intensity including traffic, parking, and utilities. The air handlers that are currently on the east side will be removed. The landscaping has been intensified. The façade is more modern with a retail/business aesthetic. They are hiding the gable. They will reduce the proposed façade height to 40 feet so no variance is needed. There will be no concrete wall on the south end of the property and they will add to the landscaping in that area. They have done this with racquetball and other courts. This is a great adaptive re-use of the building.

Secretary Hanson stated that at the main entrance there is some rotten wood at the top. Mr. Struhlheimer stated that all maintenance issues will be addressed.

Secretary Hanson asked if there will be a wall. Mr. Struhlheimer stated that there will be no wall. They will be doing landscaping. The landscape architect explained that they are adding non-required landscaping next to the dealership that will be irrigated as well.

Commissioner Hison asked about the hours of operation. They stated that the office hours will be from 9:30 to 6:00 p.m. Monday through Friday and 9:30 to 5:00 p.m. Saturday and Sunday. Secured access daily from 6:00 am to 9:00 pm. Commissioner Hison asked about how many units. Mr. Newman stated that they will have 892 units. They will be climate controlled with specialized remote monitoring equipment. Commissioner Hison questioned if the demand is there with the two other storage facilities in the area. Mr. Newman stated that there are 1/3 as many units as their studies demand. Chairman Doppke said that many people work from home and keep their inventory in storage.

Mr. Newman stated that lots of aging people are downsizing. Commissioner Hison asked them to describe the materials and warranties. Mr. Struhlheimer stated that the brick will remain but they are adding EIFs and store front glass. Commissioner Hison inquired if there will be any painting to the brick? Mr. Newman stated "no". Commissioner Hison asked if the parking lot will be replaced? Mr. Newman stated that they will resurface.

A motion was made by Secretary Hanson and supported by Commissioner Mazzenga , to approve the request for site plan approval at 20250 Nine Mile for interior and exterior renovations for a self-storage facility, represented by Ric Newman of SCS Storage Partners with items of concern – they will have landscaping instead of the wall; the developer to stripe additional spaces at a later date should the city deem it necessary.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

ABSENT: JOHNSON

MOTION: PASSED

The request is reviewed as follows:

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The petitioner is requesting site plan approval for an additional 568 square foot outdoor seating area on the Little Mack side of the building adjacent to the existing outdoor seating area. The new outdoor seating area will be surrounded by a metal fence with masonry columns standing 42 inches high. No roof or canopy has been proposed. The property obtained a 15-space parking variance to construct an 833 square foot outdoor seating area in 2009; however, the size of the existing seating area is only 677 square feet. In late 2019, the petitioner was approved by the Planning Commission only for this proposal; however, final approval was not sought from the City Council at that time.

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Planning Commission Chairman – Please read this statement into the record prior to reviewing the site plan to the petitioner.

The Planning Commission and City Council understand that your presence here tonight constitutes that you are a legal representative of the petitioner for Planning Case PPC210012. Each statement of intent, promise and/or pledge, made by you, the petitioner or agent, either orally or in writing, if permitted by Ordinance, shall be binding upon the petitioner and shall be a condition of said special land use and site plan approval.

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The request is reviewed as follows:

1) Zoning- The zoning of the parcel is B-3 General Business District and it is within the Harper Avenue Overlay Zone. A bar and an outdoor seating area is an allowable use within the district.

2) Adequacy of Information (Section 35.82, 5, a) –The information provided is adequate for this review.

***3) Site Design Characteristics** (Section 35.82, 5, b) – The petitioner is requesting site plan approval for an additional 568 square foot outdoor seating area on the Little Mack side of the building adjacent to the existing outdoor seating area. The new outdoor seating area will be surrounded by a metal fence with masonry columns standing 42 inches high. No roof or canopy has been proposed. The property obtained a 15-space parking variance to construct an 833 square foot outdoor seating area in 2009; however, the size of the existing seating area is only 677 square feet.

Staff recommends confirming with the petitioner that the new enclosure finish materials will match the existing enclosure.

4) Preservation of Natural Areas (Section 35.82, 5, c) – There are no natural areas to preserve.

5) Privacy (Section 35.82, 5, d) – The outdoor seating area is proposed along a commercial district. The nearest residence is several hundred feet away. Privacy will not be affected by the proposal.

6) Emergency Vehicle Access (Section 35.82, 5, e) – Emergency access to the parcel will not change.

7) Ingress and Egress (Section 35.82, 5, f) – Ingress and egress to the site will not change.

8) Pedestrian Circulation (Section 35.82, 5, g) – Pedestrian Circulation will either be from the rear parking lot to the rear door or from the front parking area to the front door.

9) Vehicular and Pedestrian Circulation Layout (Section 35.82, 5, h) – No changes are proposed.

10) Drainage (Section 35.82, 5, i) – No changes are proposed to the parking lot.

***11) Exterior Lighting** (Section 35.82, 5, j) – The site plan proposes the installation of 4 gooseneck fixtures on the wall of the restaurant, and 4 pier top fixtures on the brick columns of the enclosure. No new lighting has been proposed within the parking lot.

12) Public Services (Section 35.82, 5, k) – Public services will not be affected by the proposed use.

***13) Landscaping, Fences, and Walls** (Section 35.82, 5, l) – A fence is proposed to surround the outdoor seating area. No other fences or walls are proposed.

On the Harper side of the property, off-street parking areas shall be screened in one of the following manners when the measurement of the parking area adjacent to the right-of-way is greater than 40 contiguous feet in any section:

- a. A brick wall with stone or precast cap shall be placed along the right-of-way line of off-street parking areas except in the location of access drives or walks; or**
- b. Dense landscaping installed and maintained between 30" and 36", providing sufficient yearlong screening, while not infringing onto the public sidewalk, and adhering to the requirements of the Macomb County Department of Roads and as approved by the Community Development Department; or**
- c. A combination of landscaping and brick knee wall as approved by the Community Development Department; or**
- d. The use of wrought iron or aesthetic equivalent fencing between stone or brick columns; or**
- e. If the width of the area between the public sidewalk and the off-street parking area is greater than 4 feet and the parking area has a concrete curb, then no screening is required; however, a grass or landscaped greenbelt shall be maintained.**
- f. The height of landscaping, fences, and walls shall be between 30 and 36 inches in height measured from the grade of the adjacent sidewalk.**

A variance from the Zoning Board of Appeals will be required for any other option.

14) Exterior Building Treatment (Section 35.82, 5, m) – No changes are proposed to the building.

15) Waste Storage (Section 35.82, 5, n) – Enclosed waste storage exists on the north end of the site.

16) Mechanical Equipment (Section 35.82, 5, o) – No new equipment has been shown on the plans.

17) Parking (Section 35.73, 12, a) – The petitioner obtained a 15- space variance for the existing outdoor seating area in 2009. The variance was obtained for an 833 square foot enclosure although the enclosure ended up being only 677 square feet. The additional outdoor seating area is proposed to be 568 square feet.

568 square feet of new patio – (833 square feet approved – 677 square feet built) = 411 square feet of outdoor seating area requiring additional parking.

411 square feet of proposed patio / 55 gross square feet for full-service restaurant = 7 additional parking spaces required.

The site plan proposes restriping the lot to create 38 additional parking spaces negating the need for another variance. Additionally, the landlord has submitted a letter ensuring the lot will be restriped within one year of final approval.

Please confirm that the parking lot will be patched and repaired where necessary.

18) Setbacks (Section 35.66) – The proposed seating area is approximately 370 feet from the rear property line.

19) Building Height (Section 35.66) – No changes are proposed.

20) Transformer Pad – A transformer has not been proposed.

21) Screening Wall – No changes are proposed.

22) Signs – Signs will be considered under a separate review.

23) Loading (Section 35.75) – Loading will be done at the rear of the building.

24) Other –

ITEMS OF CONCERN – 3 11 13

Staff recommends approval of this proposal.

Dennis DeWulf, architect, explained that he has several people with him if they need to answer any questions. Mr. DeWulf explained that they want to create a 567 sq. feet patio at the rear of the building. It is an extension of the existing patio with no cover just open air. They have an excess parking spaces by about 33 spaces on site. They approved this once before. This time they received a new survey.

Secretary Hanson stated that the land owner will have to have the parking lot repaired and restriped.

Vice-Chairman Schelosky asked if they plan on covering it. DeWulf stated “no”. They will have the same fencing as the covered patio has. This is not near a residential area.

Commissioner Hison stated that no kneewall is needed on the back side of the property, but ordinance requires one on the Harper side. Mr. DeWulf stated they are seeking a variance for the knee wall. There are parking spaces that are in the front and there are a number of businesses that are required to do it. It doesn't make sense to put an island in the middle. It would have been nice the way it was originally developed. They will have to go to ZBA for the variance. The knee wall would eliminate 10 parking spaces.

A motion was made by Commissioner Hison and supported by Commissioner Jones, to approve the request for site plan approval for an additional outdoor seating area at Kapone's Restaurant, represented by Khatina Breiss with items of concern - the parking lot will be patched, repaired, and restriped within one year of approval; a variance from the ZBA will be requested for the kneewall; and the enclosure finish materials will match the existing.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

ABSENT: JOHNSON

MOTION: PASSED

CASE NO. PPC: 210013

REQUESTS FOR SITE PLAN APPROVAL – 23500 Greater Mack- Request for site plan approval for a permanent outdoor seating area at Travis Restaurant, represented by Michael McAdory.

The request is reviewed as follows:

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The petitioner is proposing to create a 392 square foot permanent outdoor seating area along Greater Mack Avenue. The site plan indicates the removal of some of the mulched area around the tree near the drive approach and the placement of a fence around the outdoor seating area.

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Planning Commission Chairman – Please read this statement into the record prior to reviewing the site plan to the petitioner.

The Planning Commission and City Council understand that your presence here tonight constitutes that you are a legal representative of the petitioner for Planning Case PPC210013. Each statement of intent, promise and/or pledge, made by you, the petitioner or agent, either orally or in writing, if permitted by Ordinance, shall be binding upon the petitioner and shall be a condition of said special land use and site plan approval.

* * * * *

The request is reviewed as follows:

1) Zoning- The zoning of the parcel is B-3 General Business District. A restaurant with outdoor seating is an allowable use within the district.

2) Adequacy of Information (Section 35.82, 5, a) –The information provided is adequate for this review.

***3) Site Design Characteristics** (Section 35.82, 5, b) – The petitioner is proposing to create a 392 square foot permanent outdoor seating area along Greater Mack Avenue. The site plan indicates the removal of some of the mulched area around the tree near the drive approach and the placement of a fence around the outdoor seating area.

The petitioner needs to confirm the type and height of fencing being proposed.

The petitioner needs to confirm exactly how many square feet of pavers will be added to the sidewalk.

The petitioner needs to confirm the new pavers will match the existing pavers.

4) Preservation of Natural Areas (Section 35.82, 5, c) – There are no natural areas to preserve.

5) Privacy (Section 35.82, 5, d) – The parcel abuts Greater Mack to the west and a parking lot to the east. No screen wall is required.

6) Emergency Vehicle Access (Section 35.82, 5, e) – Emergency vehicle access will not change.

7) Ingress and Egress (Section 35.82, 5, f) – Ingress and Egress to the site will be from the parking lot.

8) Pedestrian Circulation (Section 35.82, 5, g) – Pedestrian circulation will not change.

9) Vehicular and Pedestrian Circulation Layout (Section 35.82, 5, h) – Vehicular and Pedestrian circulation will not change.

10) Drainage (Section 35.82, 5, i) – No changes to the parking lot are proposed.

11) Exterior Lighting (Section 35.82, 5, j) – No changes are proposed.

12) Public Services (Section 35.82, 5, k) – Public services will not be affected by the proposed use.

13) Landscaping, Fences, and Walls (Section 35.82, 5, l) – The site plan indicates the removal of some of the mulched area around the tree and the installation of pavers to maintain a walking path around the outdoor seating area.

14) Exterior Building Treatment (Section 35.82, 5, m) – No changes are proposed.

15) Waste Storage (Section 35.82, 5, n) – No changes are proposed.

16) Mechanical Equipment (Section 35.82, 5, o) – No changes are proposed.

***17) Parking** (Section 35.73, 12, a) – The outdoor seating area is proposed to be 392 square feet requiring 7 additional parking spaces.

A seven parking-space variance from the ZBA will be required.

***18) Setbacks** (Section 35.66) – The setbacks are as follows

SETBACK	PROPOSED	REQUIRED
FRONT	44' from the CL of G. Mack	60' from the CL of G. Mack

REAR	0'	0'
NORTH	0'	0'
SOUTH	0'	0'

A 16-foot front yard setback variance from the ZBA will be required.

19) Building Height (Section 35.66) – No changes are proposed.

20) Transformer Pad – N/A

21) Screening Wall – No screen wall is required.

22) Signs – No changes are proposed.

23) Loading (Section 35.75) – Loading will not change.

24) Other –

ITEMS OF CONCERN – 3 17 18

Staff recommends approval of this proposal based on attention to the items listed above.

Michael McAdory, 23500 Greater Mack, explained that he wants to put in a permanent patio the same width as the building. The first five feet will be open. It will be 9' x 25'. They are going to have a five-foot gate on the south and north side. This will leave 14 feet of sidewalk. It will be open, and there will be four top tables with four chairs. Tom's Fencing will install the fencing. It will be 40" tall.

Chairman Doppke asked how many square feet will the pavers be? Mr. McAdory stated that they will be adding about 63 square feet.

Chairman Doppke mentioned that the restaurants struggled in the past year. Mr. McAdory said that they are not open 24 hours, and when they are able to stay open 24 hours they can't because they cannot find the help.

Vice-Chairman Schelosky stated that he will have to go to ZBA for the parking variance.

Commissioner Hison stated that they are within 60' of the center of Greater Mack. Ms. Koto stated that he owns the area where the seating is proposed so he would not need a hold harmless agreement.

Michael McAdory stated that they had a survey and they put spikes in 1 foot off the curb.

A motion was made by Vice-Chairman Schelosky and supported by Commissioner Stonik, to approve the request for site plan approval for a permanent outdoor seating area at Travis Restaurant, represented by Michael McAdory with items of concern - the proposed wood fence will not exceed 40" in height; approximately 63 sq. feet of new pavers matching the existing pavers will be added to the sidewalk; and a seven parking-space variance and a 16 foot front setback variance will be required from the ZBA.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE
ABSENT: JOHNSON
MOTION: PASSED

APPROVAL OF MINUTES FROM THE MAY 11, 2021 PLANNING COMMISSION MEETING

A motion was made by Secretary Hanson and supported by Commissioner Hison, to approve the Planning Commission Meeting Minutes of May 11, 2021, as amended.

A ROLL CALL WAS TAKEN:
AYES: ALL
ABSENT: JOHNSON
MOTION: PASSED

REPRESENTATIVE'S REPORT OF CITY COUNCIL MEETINGS

None

CITY PLANNER LIZ KOTO'S STAFF REPORT

Ms. Koto stated that one of the car washes wants to do exterior renovations. If their proposal adheres to the Harper Overlay Zone then she may be able to administratively approve it.

Last fall the self-storage at the corner of Industrial Drive and Nine Mile was before them and they are requesting to vacate the public alley between the 19611-19675 Nine Mile and 22901 Industrial Drive West. They will be at the July 13th Planning Commission Meeting.

AUDIENCE PARTICIPATION: None

ADJOURNMENT

A motion was made by Secretary Hanson , and supported by Commissioner Kalich, to adjourn the Planning Commission Meeting at 7:48 p.m., as amended.

A ROLL CALL WAS TAKEN:
AYES: ALL
ABSENT: JOHNSON
MOTION: PASSED

[THE PRECEDING MINUTES ARE A SYNOPSIS OF A PLANNING COMMISSION MEETING AND DO NOT REPRESENT A VERBATIM RECORD.]