

**PLANNING COMMISSION
A MEETING OF THE ST. CLAIR SHORES PLANNING COMMISSION
HELD ON TUESDAY, AUGUST 10, 2021 AT 7:00 P.M.,
CITY HALL-CITY COUNCIL CHAMBERS**

PRESENT

Paul Doppke, Chairman
Kathy Hanson, Secretary
Ed Jones
Jeff Mazzenga
Anthony Stonik
Brandon Johnson

ALSO, PRESENT

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

ABSENT

Robert Hison, Excused
Patrick McKay, Excused
James Kalich, Excused
Lou Schelosky, Excused

CALL TO ORDER

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

Secretary Hanson called roll. Six members were present.

A motion was made by Secretary Hanson, and seconded by Commissioner Jones, to excuse Vice-Chairman Schelosky, Commissioners Hison, Kalich and McKay from tonight's meeting.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

ABSENT: SCHELOSKY, KALICH, HISON, MCKAY

MOTION: PASSED

CASE NO. PPC210016 – Zoning Amendment to allow outdoor seating without a parking variance.

At the request of members of City Council, the following zoning amendment is being proposed:

15.500 Off Street Parking Requirements

(3) Recreational vehicle storage shall be permitted subject to the following conditions:

- (a) The open parking or storage of travel trailers, motor homes, boats or similar recreational vehicles not owned by a resident

of the City on lands not specifically designated for such parking and storage shall be permitted for a period of up to twenty-four (24) hours. However, no more than one (1) such recreational vehicle not owned by a resident may be parked in the rear yard of a single family lot for a period of up to two (2) weeks **provided a permit has first been secured from the Building Official.**

- (8) The minimum number of off-street parking spaces required for any use shall be available to those persons being served during all hours of operation. It shall be unlawful to reduce the number and/or effective use of required off-street parking spaces through any actions such as: outdoor storage, display or rental fees **with the exception of seasonal outdoor seating.**
- (12) The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule:

LAND USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
3. BUSINESS AND COMMERCIAL	
(a) Planned Commercial or shopping center located in any "B" District	Eight (8) spaces per 1,000 sq. ft. of gross leasable area for the first 15,000 sq. ft.; five and one-half (5.5) for each 1,000 sq. ft. of gross leasable area for 15,001 to 400,000 sq. ft.; four and one-half (4.5) per 1,000 sq. ft. of gross leasable area for 400,001 sq. ft. and greater. <u>Additional parking shall not be required for seasonal outdoor seating areas.</u>
(k) Fast-food Restaurant service over a counter or at a cafeteria line	One (1) per seventy-five (75) sq. ft. of gross floor area. <u>Additional parking shall not be required for seasonal outdoor seating areas.</u>
(m) Full-service restaurant, patrons seated and served	One (1) per fifty-five (55) sq. ft. of gross floor area. <u>Additional parking shall not be required for seasonal outdoor seating areas.</u>

15.501 - Off-street parking space layout, standards, construction and maintenance.

- (4) Adequate ingress and egress to a parking lot by means of clearly limited and defined drives shall be provided for all vehicles.

Ingress and egress to a parking lot lying in an area zoned for other than single family residential use shall not be across land zoned for single family residential **unless no other option exists**.

~~**(11) The City Council, upon application by the property owner of the off-street parking area, may modify the yard or wall requirements where, in unusual circumstances, no good purpose would be served by compliance with the requirements of this section.**~~

Ms. Koto stated that in response to the several outdoor seating area requests that have been heard and approved this year, City council asked to amend the zoning ordinance and create an exception for outdoor seating in 15.500 Parking. Then businesses don't need to go to the ZBA and get a parking variance when they create an outdoor seating area. People who sit inside a restaurant during the winter then sit outside in the summer thus negating the need for more parking.

Ms. Koto also explained the few other changes being proposed including eliminating the need to get a permit to park a recreational vehicle in the street because CDI has never issued a permit for that.

Under 15.501 #11 is proposed to be eliminated because the state law changed about 15 years ago, and only the ZBA can give variances and exceptions now.

Secretary Hanson asked why the ordinance specifies the recreational vehicles of non-residents? Ms. Koto stated that the idea behind that was to allow a resident to have a non-resident friend or family come and stay in their RV for a short period time. For residents, if they have an RV, they can park it in the street for 48 hours to load and unload, then it must be moved off street and legally parked.

A motion was made by Secretary Hanson and supported by Commissioner Jones, to approve the zoning amendment to allow outdoor seating without a parking variance.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

ABSENT: SCHELOSKY, KALICH, HISON, MCKAY

MOTION: PASSED

APPROVAL OF MINUTES FROM THE JULY 13, 2021 PLANNING COMMISSION MEETING

A motion was made by Secretary Hanson and supported by Commissioner Jones, to approve the Planning Commission Meeting Minutes of July 13, 2021.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

ABSENT: SCHELOSKY, KALICH, HISON, MCKAY

MOTION: PASSED

REPRESENTATIVE'S REPORT OF CITY COUNCIL MEETINGS

Nothing.

CITY PLANNER LIZ KOTO'S STAFF REPORT

Ms. Koto stated that she reviewed a set of plans for First State Bank. They want to do a façade renovation. They are only taking off the old tile and putting EIF's. The next meeting would be in September.

Kroger on Nine Mile and Jefferson is closed and the sign has been removed. A developer has purchased the property. They may do two to three units in the building. They are looking to redo the façade.

There will be no Kroger Gas Station at Nine Mile & Harper.

Secretary Hanson asked about the pier. She thought the proceeds from the piece of property being sold on Jefferson by Memorial Park will go towards the Blossom Heath pier or to have a pier built at Veterans Memorial Park.

Ms. Koto stated the last time she heard that the pier will be funded by TIFA and bond money. The pier is public and has to remain public so they can use the stimulus money because it is public.

At City Council on Monday, it will be the pier project and the zoning amendments.

The Wimbledon Tennis Club has been sold and it has been transferred over and it will be a Public Storage.

AUDIENCE PARTICIPATION: None

ADJOURNMENT

A motion was made by Secretary Hanson, and supported by Commissioner Stonik, to adjourn the Planning Commission Meeting at 7:16 p.m.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

ABSENT: SCHELOSKY, KALICH, HISON, MCKAY

MOTION: PASSED

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