

**PLANNING COMMISSION
A MEETING OF THE ST. CLAIR SHORES PLANNING COMMISSION
HELD ON SEPTEMBER 14, 2021 AT 7:00 P.M.,
CITY HALL-CITY COUNCIL CHAMBERS**

PRESENT

Paul Doppke, Chairman
Jeff Mazzenga
Brandon Johnson
Robert Hison
James Kalich
Lou Schelosky

ALSO, PRESENT

Shantelle Hubbard, Recording Secretary
Liz Koto, Planning

ABSENT

Patrick McKay, Excused
Anthony Stonik, Excused
Kathy Hanson, Excused
Ed Jones, Excused
Eric Shepard, City Attorney

CALL TO ORDER

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

Vice-Chairman Schelosky called roll. Six members were present.

A motion was made by Commissioner Hison, and seconded by Commissioner Mazzenga, to excuse Secretary Hanson, Commissioners McKay, Stonik and Jones from tonight's meeting.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

ABSENT: HANSON, MCKAY, STONIK, JONES

MOTION: PASSED

CASE NO. PPC210017 – REQUEST FOR SITE PLAN APPROVAL – Request for site plan approval for exterior renovations at 24335 Harper Avenue, First State Bank, represented by Kevin Poirot of PWC Campbell.

The request is reviewed as follows:

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The petitioner is requesting site plan approval for exterior renovations to the existing First State Bank at 24335 Harper Avenue. The site plan indicates the removal of the existing tile on the exterior of the building and replacement with EIFS. No other changes are proposed. The Harper Avenue Overlay Zone dictates the use of brick, fiber cement panels, pre-finished metal, stone, glass or other finish material with a 30 year manufacturer's warranty. Additionally, secondary

accent materials, such as the EIFS in this case, shall be placed a minimum of 8 feet above grade, cannot exceed 30% of the façade, and can be EIFs as long as there is a minimum 30 year warranty on the product. The existing fabric canopy over the ATM machine will be replacement with a metal canopy.

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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 210017. 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-1. The zoning of the parcel is adequate for this review.
- 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 exterior renovations to the existing First State Bank at 24335 Harper Avenue. The site plan indicates the removal of the existing tile on the exterior of the building and replacement with EIFS. No other changes are proposed. The Harper Avenue Overlay Zone dictates the use of brick, fiber cement panels, pre-finished metal, stone, glass or other finish material with a 30 year manufacturers warranty. Additionally, secondary accent materials, such as the EIFS in this case, shall be placed a minimum of 8 feet above grade, cannot exceed 30% of the façade, and can be EIFs as long as there is a minimum 30 year warranty on the product. The existing fabric canopy over the ATM machine will be replacement with a metal canopy.
- 4) **Preservation of Natural Areas** (Section 35.82, 5, c) – There are no natural areas to preserve.
- 5) **Privacy** (Section 35.82, 5, d) – N/A
- 6) **Emergency Vehicle Access** (Section 35.82, 5, e) – N/A
- 7) **Ingress and Egress** (Section 35.82, 5, f) –N/A
- 8) **Pedestrian Circulation** (Section 35.82, 5, g) –N/A
- 9) **Vehicular and Pedestrian Circulation Layout** (Section 35.82, 5, h) – N/A
- 10) **Drainage** (Section 35.82, 5, i) – N/A
- 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) – No changes are proposed.

A 30 inch brick kneewall, dense landscaping, decorative fencing, or a combination thereof is required between the two entrances from Harper Avenue and along the side street (Nil) or a variance from the ZBA is required.

14) Exterior Building Treatment (Section 35.82, 5, m) – The petitioner is requesting site plan approval for exterior renovations to the existing First State Bank at 24335 Harper Avenue. The site plan indicates the removal of the existing tile on the exterior of the building and replacement with EIFS. No other changes are proposed. The Harper Avenue Overlay Zone dictates the use of brick, fiber cement panels, pre-finished metal, stone, glass or other finish material with a 30-year manufacturer’s warranty. Additionally, secondary accent materials, such as the EIFS in this case, shall be placed a minimum of 8 feet above grade, cannot exceed 30% of the façade, and can be EIFs as long as there is a minimum 30 year warranty on the product.

15) Waste Storage (Section 35.82, 5, n) –N/A

***16) Mechanical Equipment** (Section 35.82, 5, o) –Mechanical equipment is present on the roof, and it is not proposed to be screened.

Mechanical equipment shall be screened whether placed at grade or on the roof of the building.

17) Parking (Section 35.73, 12, a) – N/A

18) Setbacks (Section 35.66) – N/A

SETBACK	PROPOSED	REQUIRED
FRONT		
REAR		
EAST		
WEST		

19) Building Height (Section 35.66) – N/A

20) Transformer Pad –No transformer is being proposed.

21) Screening Wall–N/A

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

23) Loading (Section 35.75) –N/A

24) Other –

ITEMS OF CONCERN – 13 16

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

Ken Banks from PWC Campbell stated that the site plan indicates the removal of the existing tile on the exterior of the building and replacement with EIFS. The finish will look like polished metal. The drive thru windows will remain but will become an electronic system. There will be more EIF's at the top. The biggest change is the ATM with a new façade and the existing fabric canopy over the ATM machine will be replaced with a metal canopy. The signs will be a different permit from a different company.

Commissioner Hison stated because of the Harper Overlay they are required to have a 30-inch brick knee wall, dense landscaping, decorative fencing, or a combination thereof between the two entrances from Harper Avenue and along the side street (Nil) or a variance from the ZBA is required.

Commissioner Hison stated that Kapone's, who is also located on Harper, was also required to have a 30-inch brick knee wall, dense landscaping, decorative fencing, or a combination thereof. They went to the Zoning Board of Appeals but their request was denied. They were given time to bring it up to the Harper Overlay code.

There are three mechanical items on the roof that are open and according to the ordinance those will have to be screened in.

The numerical "one" is considered a sign.

The Harper Avenue Overlay Zone dictates the use of brick, fiber cement panels, pre-finished metal, stone, glass or other finish material with a 30-year manufacturer's warranty.

A motion was made by Commissioner Mazzenga and supported by Commissioner Hison, to approve the request for site plan approval for exterior renovations at 24335 Harper Avenue, First State Bank, represented by Ken Banks of PWC Campbell with the items of concern including requiring a 30-inch brick knee wall, dense landscaping, decorative fencing, or a combination thereof between the two entrances from Harper Avenue and along the side street (Nil) or a variance from the ZBA and the mechanical equipment shall be screened whether placed at grade or on the roof of the building.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

ABSENT: HANSON, JONES, MCKAY, STONIK

MOTION: PASSED

APPROVAL OF MINUTES FROM THE AUGUST 10, 2021 PLANNING COMMISSION MEETING

A motion was made by Vice-Chairman Schelosky and supported by Commissioner Hison, to approve the Planning Commission Meeting Minutes of August 10, 2021.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

ABSENT: HANSON, JONES, MCKAY, STONIK

MOTION: PASSED

REPRESENTATIVE'S REPORT OF CITY COUNCIL MEETINGS

None

CITY PLANNER LIZ KOTO'S STAFF REPORT

We have three cases so far. Butcher Boy wants to do a waste water treatment plant, Art Tucker Excavating wants to do a storage building on Industrial Drive, and Athenian Shish Kabob may be doing an exterior renovation.

Ms. Koto stated that the Wimbledon Tennis Club is moving forward with the public storage approval.

The old Kroger's at Nine Mile has been sold. They may create two or three suites. They may do a whole new façade.

AUDIENCE PARTICIPATION: None

ADJOURNMENT

A motion was made by Commissioner Johnson, and supported by Commissioner Mazzenga, to adjourn the Planning Commission Meeting at 7:18 p.m.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

ABSENT: HANSON, JONES, MCKAY, STONIK

MOTION: PASSED

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