



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

Regular Planning Commission Meeting
Monday, January 27, 2014

Having been duly publicized, Chairman Bolach called the meeting to order at 7:01 p.m.

Present: Bolach, Decoster, Laidlaw, Lenko, McCutcheon, O'Brien, Schlesinger, Stearn, and Sweeney.
Also Present: Acting City Manager Pietrzak, Mayor Kurt Metzger, City Commissioner Perry.
Absent: None

Minutes

Chairman Bolach asked for a motion to approve the minutes of the Regular Planning Commission Meeting held Monday, December 9, 2013, be approved, as presented.

Schlesinger: Mr. Chairman, I move that the minutes of the Regular Planning Commission Meeting held Monday, Monday, December 9, 2013, be approved, as presented.

Stearn: Second.

Motion by Schlesinger. Second by Stearn.

Adopted: Yeas: Bolach, Decoster, Laidlaw, Lenko, McCutcheon, O'Brien, Schlesinger, Stearn, and Sweeney.
Nays: None

Acting Manager Pietrzak indicated that Chairman Bolach's, Vice-Chair Sweeney's, and Secretary Laidlaw's positions on the commissioner were up for discussion/reaffirmation. No other commissioners wanted to discuss replacing the acting positions. Chairman Bolach requested a motion to approve/continue the above commissioners in their current roles.

Lenko: Mr. Chairman, I move that Chairman Bolach, Vice-Chair Sweeney, and Secretary Laidlaw continue in their current positions on the Planning Commission.

O'Brien: Second.

Motion by Lenko. Second by O'Brien.

Adopted: Yeas: Bolach, Decoster, Laidlaw, Lenko, McCutcheon, O'Brien, Schlesinger, Stearn, and Sweeney.
Nays: None

Master Plan

Acting Manager Pietrzak provided an update to the master plan process. Public visioning session was held on 1/22/14 and guided by Beckett & Raeder. Data will be compiled and brought to the master plan sub-committee for review. Schlesinger thought that we should have been provided some preliminary data at this meeting.

Bus Rapid Transit

Perry provided an update on bus rapid transit. Royal Oak wants a stop with Washington as a cut through. Center lane is the preference for location. Discussions center on two routes – Royal Oak to downtown and Royal Oak to Pontiac. Pleasant Ridge will not have a stop. Likely stop is on Woodward north of 9 Mile Road. Stops need to be $\frac{3}{4}$ to 1 mile apart to maintain efficiency and speed. Decoster thinks we need to have a written city position on this matter. Lenko asked what level of involvement the city would have in this process and Decoster did not know at this time. Perry indicated that our position should be written.

Schlesinger asked if we would be able to walk to stops and Perry indicated yes. Decoster stated the PR stop would be at the zoo and that this needs to be walkable. McCutcheon thought the stop could be in the ditch with elevators from tunnel to grade. Stearn asked about a plan of how residents would walk to stop i.e. overpasses or crosswalks. Bolach added that Detroit has no median and that they would likely use the middle for travel. Perry stated that there are too many travel lanes and thought that one lane south of 696 would be lost. Schlesinger thought the triangle could be closed and used as a business center. Decoster thinks we need to put forth a formal recommendation to the city commission for their consideration. Bolach pointed out that we need a plan A/B as we just don't know at this time what will occur. McCutcheon reminded everyone that the survey indicated that transit would not be used. Schlesinger said we need to articulate concerns regardless of what we think will or will not occur. Stearn wants the least impactful solution for the city. Schlesinger said that walkable/bikeable community was high on the list of priorities at the visioning session.

Consensus was that there needs to be an incorporated policy by the city. Bolach recommended bullet points for review by this commission so we can get a written recommendation drafted. Stearn believes that a stop at the zoo is important as this will put pressure on those involved to deal with the ditch.

Other Business

Acting Manager Pietrzak indicated that the accessory dwelling unit ordinance/discussions are pending and that there have been no new applications.

The Cork parking lot has no pedestrian exit per Perry and Pietrzak will put on agenda to review. The ATT box in that lot will cost \$30-40K to move so this is not likely to occur. Moving it would generate 3-5 new spots for parking.

With no further business Chairman Bolach asked for motion to adjourn. Motion by O'Brien to adjourn. Second by Lenko. Chairman Bolach adjourned the meeting at 8:02 p.m.



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Regular Downtown Development Authority Meeting
Monday, January 27, 2014

Having been duly publicized, Chairman Bolach called the meeting to order at 8:03 p.m.

Present: Bolach, Decoster, Laidlaw, Lenko, McCutcheon, O'Brien, Schlesinger, Stearn, and Sweeney.
Also Present: Acting City Manager Pietrzak, Mayor Kurt Metzger, City Commissioner Perry.
Absent: None

Minutes

Chairman Bolach asked for a motion to approve the minutes of the Regular Downtown Development Authority Meeting held Monday, December 9, 2013, be approved, as presented.

Decoster: Mr. Chairman, I move that the minutes of the Regular Downtown Development Authority Meeting held Monday, Monday, December 9, 2013, be approved, as presented.

Lenko: Second.

Motion by Decoster. Second by Lenko.

Adopted: Yeas: Bolach, Decoster, Laidlaw, Lenko, McCutcheon, O'Brien, Schlesinger, Stearn, and Sweeney.
Nays: None

Acting Manager Pietrzak indicated that Chairman Bolach's, Vice-Chair Sweeney's, and Secretary Laidlaw's positions on the DDA were up for discussion/reaffirmation. No other commissioners wanted to discuss replacing the acting positions. Chairman Bolach requested a motion to approve/continue the above commissioners in their current roles.

Lenko: Mr. Chairman, I move that Chairman Bolach, Vice-Chair Sweeney, and Secretary Laidlaw continue in their current positions on the Planning Commission.

Stearn: Second.

Motion by Lenko. Second by Stearn.

Adopted: Yeas: Bolach, Decoster, Laidlaw, Lenko, McCutcheon, O'Brien, Schlesinger, Stearn, and Sweeney.
Nays: None

Acting City Manager Pietrzak brought up the idea of a business development committee to further engage the business community. Schlesinger thought this was a good idea to do this and Stearn likes this idea but only if it is solely focuses on businesses in PR. Peitrzak said we could send a letter to business owners to try and get this moving forward. Lenko believes this will help define the DDA better and add more credibility to the DDA. Bolach asked Peitrzak to reach out the business community.

Stearn, O'Brien, and Schlesinger volunteered for this committee.

Lenko: Mr. Chairman, I move that Commissioners Stearn, O'Brien, and Schlesinger be approved for the business development committee.

McCutcheon: Second.

Motion by Lenko. Second by McCutcheon.

Adopted: Yeas: Bolach, Decoster, Laidlaw, Lenko, McCutcheon, O'Brien, Schlesinger, Stearn, and Sweeney.
Nays: None

Other Business

No sub-committee updates per Pietrzak.

Decoster thanked Pietrzak for updating the business directory.

Laidlaw asked if there was an update on RJR Clothiers. Pietrzak indicated that they have moved out. There was some question of whether the owner was living there and registrations on his

driver's license and voter card. The building has been sold as of 2/14. Bolach asked if the signage was in violation of city ordinances and Pietrzak indicated no since they can advertise on the Woodward and Sylvan sides of the building. Pietrzak will review again to verify.

MBS building is being explored by developers for an apartment/condo combination. Talked of closing Kensington to make one contiguous parcel. Traffic studies would need to be done. Many hoops to jump through at this initial stage.

With no further business Chairman Bolach asked for motion to adjourn. Motion by Stearn to adjourn. Second by Lenko. Chairman Bolach adjourned the meeting at 8:20 p.m.