



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

**Regular Planning Commission Meeting**  
**Monday, March 24, 2014**

Having been duly publicized, Chairman Bolach called the meeting to order at 7:03 p.m.

Present: Bolach, Decoster, Laidlaw, Lenko, McCutcheon, O'Brien, Schlesinger, and Stearn.  
Also Present: Acting City Manager Pietrzak, Mayor Kurt Metzger, City Commissioner Perry, and Planning Consultant Iacoangeli.  
Absent: Sweeney

**Minutes**

Chairman Bolach asked for a motion to approve the minutes of the Regular Planning Commission Meeting held Monday, January 27, 2014, be approved, as amended to reflect a date correction.

O'Brien: Mr. Chairman, I move that the minutes of the Regular Planning Commission Meeting held Monday, Monday, January 24, 2014, be approved, as amended.

Lenko: Second.

Motion by O'Brien. Second by Lenko.

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

**Master Plan**

Pietrzak provided an update to the Pleasant Ridge Master Plan. A summary draft of the workshop that was held in January and timeline were included in our packets. Next step would

be for the subcommittee to review and make sure it is appropriate for full Planning Commission review. Schlesinger suggested we continue to move forward even though not approved so the process continues without delay. Bolach asked if another subcommittee meeting would occur before the next Planning Commission meeting. Pietrzak stated that would be fine if we wanted to hold one. Land use needs to be addressed.

Schlesinger asked that we recognize Leah DuMouchel, Beckett & Raeder, for her work with the workshops and summary materials.

### **5-year Capital Improvement Plan**

Attached to our packets was information on the 5-year plan. Pietrzak indicated this information would be searchable online in the near future. The Foundation has some specific things they want addressed in Gainsboro Park with the money they provide to the City. Revenues are for the 5-year period, not annually. For example, drug forfeitures average about \$2,000-2,500 annually. Schlesinger asked if there was a way to track amounts in real time to be more accurate. Pietrzak explained that not all revenue is 100% funded and changes are made they go along each year. He further explained that this is anticipated capital improvements. Perhaps the heading could be changed to "Revenue/Expected 5 Years". Iacoangeli said we should not focus on dollar amounts, rather we should focus on what is in the plan and make sure it is consistent with the Master Plan. He further indicated that we should not delay moving this forward and that the rolling periods are constantly being revised and tweaked. Lenko asked if alley improvements were included in the plan. He suggested that if the parking lot loan was paid off that we could add in resurfacing/reconstruction line item for the alleys.

Stearn: Mr. Chairman, I move the City of Pleasant Ridge Five-year Capital Improvement plan, including alley language, be forwarded to the City Commission for review and inclusion in the City's annual budget.

Lenko: Second.

Motion by Stearn. Second by Lenko.

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

### **City Manager Update**

Pietrzak updated the commission on the ADU Committee and indicated that another meeting should be scheduled before the next commission meeting. He also let us know that the Parking Committee would have an update in the next 45-60 regarding AT&T and the building owned by Mr. Pearlman.

Pietrzak wanted to let us know that the May meeting is scheduled for the weekend of Memorial day and that we need to change that to avoid conflicts.

Iacoangeli said he was very disappointed the BRT study as it did not address 696/Woodward intersection. This makes our Master Plan more difficult to outline going forward. Stearn thought we should have our own plan regardless of what outside entities recommend. Perry suggested a larger committee made up of member from other affected cities. Iacoangeli thinks our plan must be in the Master Plan. Bolach asked who would volunteer for a recommendation subcommittee. Stearn and Decoster volunteered.

With no further business Chairman Bolach asked for motion to adjourn. Motion by Stearn to adjourn. Second by McCutcheon. Chairman Bolach adjourned the meeting at 7:53 p.m.



**City of Pleasant Ridge**  
23925 Woodward Avenue  
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**Regular Downtown Development Authority Meeting**  
**Monday, March 24, 2014**

Having been duly publicized, Chairman Bolach called the meeting to order at 7:55 p.m.

Present: Bolach, Decoster, Laidlaw, Lenko, McCutcheon, O'Brien, Schlesinger, and Stearn.  
Also Present: Acting City Manager Pietrzak, Mayor Kurt Metzger, City Commissioner Perry, and Planning Consultant Iacoangeli.  
Absent: Sweeney

**Minutes**

Chairman Bolach asked for a motion to approve the minutes of the Regular Downtown Development Authority Meeting held Monday, January 24, 2014, be approved, as amended to reflect a date correction.

Stearn: Mr. Chairman, I move that the minutes of the Regular Downtown Development Authority Meeting held Monday, Monday, January 24, 2014, be approved, as amended.

O'Brien: Second.

Motion by Stearn. Second by O'Brien.

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

## **Business and Marketing Development Committee**

One workshop held so far. Committee is building a plan from scratch which includes a business survey and meet and greets.

## **Concert in the Park**

Suggested dates are Wednesday, July 30, 2014 and Wednesday, September 17, 2014.

## **City Manager Update**

Pietrzak said we are 2d in line for repairs to our roads. The repairs are a more permanent fix and do not involve using the standard cold patch method.

## **Other Business**

Bolach brought up banners on the light poles and recognizes they are expensive, but would be nice to have to promote the city. Schlesinger added that they should be part of an overall cost that includes landscaping, etc.

Tom Trueter, 11 Oakland Park Boulevard, indicated that Grosse Pointe Woods has programs in place targeting the businesses in all of the pointes. He did not think that anyone on the committee has any marketing experience and that we should be talking with other municipalities on what they do to encourage a robust DDA. Bolach indicated that the Business Development Committee has been formed and is working on a plan going forward.

With no further business Chairman Bolach asked for motion to adjourn. Motion by Lenko to adjourn. Second by Stearn. Chairman Bolach adjourned the meeting at 8:13 p.m.