



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

Regular Planning Commission Meeting
Monday, June 23, 2014

Having been duly publicized, Chairman Bolach called the meeting to order at 7:00 p.m.

Present: Bolach, Decoster, Laidlaw, Lenko, McCutcheon, Schlesinger, Stearn, and Sweeney
Also Present: City Manager Brueckman, Mayor Kurt Metzger, and City Commissioner Perry
Absent: O'Brien

Minutes

Chairman Bolach asked for a motion to approve the minutes of the Regular Planning Commission Meeting held Monday, May 19, 2014, be approved, as amended to reflect references in the minutes referring to "I" to mean Acting City Manager Scott Pietrzak.

O'Brien: Mr. Chairman, I move that the minutes of the Regular Planning Commission Meeting held Monday, Monday, May 19, 2014, be approved, as presented with the noted change.

Stearn: Second.

Motion by O'Brien. Second by Stearn.

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

Cork Outdoor Dining Public Hearing

Brueckman presented the Planning Commission with packets for an outdoor dining proposal. The added seating would be in front of the building. Bolach indicated that parking has not been

addressed and that this must be done at some point. Approximately 24 seats would be added. It is possible that the added seats may not increase the parking strain as fewer patrons would seat inside if outdoor seating was available. Bolach mentioned the possibility of a special use permit that could be reviewed annually and renewed. McCutcheon brought up that the retail portion of the restaurant no longer exists and that it has been converted to seating and that square footage usage needs to be reviewed as well. Brueckman added that a fence would be added between the building and the sidewalk. MDOT will not need to be involved. Resident Saket added that business seems to be down in the summer. He still thinks parking is still a concern.

Master Plan

Iacoangeli and Brueckman have a meeting on 6/20/14. There needs to be a timeline for completions and it was decided that the entire Planning Commission would review the document rather than the subcommittee so that the process would move along more quickly. Brueckman suggested that any comments/changes be emailed to him.

Accessory Dwelling Unit Ordinance

Brueckman asked for a status on the ADU discussions and if we are going to pursue changes. Bolach provided a brief history on this subcommittee. Sweeney thought that there were to be two versions that we would see and discuss. Iacoangeli was supposed to get back to the subcommittee. Bolach wants to see language and Sweeney suggested a meeting to review the options. Brueckman is going to send out an email to get this moving forward.

City Manager Report

Brueckman want us to look at what we want to accomplish. He said we can review and get something more concrete in place at subsequent meetings.

Other Business

Bolach wanted the plan/procedure for meeting attendance to be reviewed again. Meetings will not be cancelled as they have been in the past. The meetings will be set and then adjourned if there is not a quorum.

Brueckman wanted us to know that the Beautification Committee, after being inactive for some time, will now be resurrected. Historically, there has been one member from the Planning Commission. Laidlaw volunteered.

Stearn brought up the commission's recommendations for Woodward Avenue and mass transit and the development ready ordinance we have previously discussed. He mentioned that we formed joint committee with City Commission and that it has not moved forward. Brueckman thought that traffic studies and engineering needed to be brought into our discussions. Bolach things we need a written stance regardless of practicality. Metzger thought that we were going to

put into the Master Plan detailed recommendations. Brueckman said we can develop going forward. Decoster said we can develop what we really want in the future, but that the Master Plan recommendation is fine as currently drafted.

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 7:33 p.m.



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Regular Downtown Development Authority Meeting
Monday, June 23, 2014

Having been duly publicized, Chairman Bolach called the meeting to order at 7:34 p.m.

Present: Bolach, Decoster, Laidlaw, Lenko, McCutcheon, Schlesinger, Stearn, and Sweeney
Also Present: City Manager Brueckman, Mayor Kurt Metzger, and City Commissioner Perry
Absent: O'Brien

Minutes

Chairman Bolach asked for a motion to approve the minutes of the Regular Downtown Development Authority Meeting held Monday, May 19, 2014, be approved, as amended to reflect references in the minutes referring to "I" to mean Acting City Manager Scott Pietrzak.

Decoster: Mr. Chairman, I move that the minutes of the Regular Downtown Development Authority Meeting held Monday, Monday, May 19, 2014, be approved, as presented with the noted change.

Lenko: Second.

Motion by Decoster. Second by Lenko.

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

Business and Marketing Development Committee

Brueckman had no updates/comments on this. Stearn, Schlesinger, and O'Brien are on this committee. Brueckman thinks this is important and suggested a July 14 date to meet with DDA and discuss a formal invite to all business owners and to determine what we can do to engage owners moving forward. Schlesinger also wants to discuss ideas to increase attendance at any event we hold.

Concert in the Park

The dates for the two events are Wednesday, July 30, 2014 and Wednesday, September 17, 2014. The July event is all set and we just need to confirm the entertainment. Pietrzak will provide and update. Starts at 6 pm. Brueckman is verifying beer/wine sales at the September event.

City Manager Report

Brueckman wants to meet with all business owners and open lines of communication and convey that there is a new administration, etc. Bolach thinks the challenge will be owner vs. tenant and that interests and agendas will be different.

No update on RJR Clothier empty space.

There are still discussions on the Field's building/parking/AT&T box issue. It will cost \$40,000 to move the box. Pearlman, Fields, is supposed to provide a revised parking plan to the commission.

Other Business

Resident Saket as why the DDA pays for the concerts in the park but not recreation items. Bolach explained that the intent it to get businesses to participate so they get some visibility. Saket said he has not seen any advertisements for businesses. Bolach said there is some disconnect between the actual building owner and the tenants who lease them.

Metzger said there was a good article recognizing Susan's Special Needs. He suggested that the article be framed and presented to the business.

With no further business Chairman Bolach asked for motion to adjourn. Motion by Lenko to adjourn. Second by McCutcheon. Chairman Bolach adjourned the meeting at 7:49 p.m.