

NEW BUSINESS

2018-0089 Public Hearing and request for Conditional Use Recommendation - City File No. 17-050 - for the sales and service for consumption of alcoholic beverages on site at RH House, a proposed redeveloped 4,411 s.f. restaurant on 2.19 acres at 2630 Crooks, on the west side of Crooks, south of M-59, zoned REC-I Regional Employment Center - Interchange, Parcel No. 15-29-427-037, Mike Pizzola, Designhaus Architecture, Applicant

(Reference: Staff Report prepared by Kristen Kapelanski, dated March 16, 2018 and site plans and elevations had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Mike Pizzola and Joe Latozas, Designhaus Architecture, 301 Walnut Blvd., Rochester, MI 48307.

Ms. Kapelanski stated that the request was for approval of a new restaurant with a conditional use recommendation to allow consumption of alcohol on the premises. She noted that the site was zoned REC-I Regional Employment Center - Interchange, and it was formerly a Ya-Ya's Chicken. The applicants were proposing small building additions, an outdoor seating patio and an updated façade. There were three areas where additions were proposed totaling 1,100 s.f. There would be landscaping added in the rear of the property. There was currently a drive-through that would be removed. The site was subject to the Tree Conservation Ordinance, but no regulated trees would be removed.

Chairperson Brnabic asked if the applicants had anything to add. Mr. Latozas said that the owner wanted them to create a redeveloped restaurant that was higher-end, family dining. They came up with a design that was meant to be noticed driving by. The building would be brought closer to Crooks about 10 feet to give it more of a presence, which had been an issue with the previous restaurants. He felt that it was an attractive building, and it would have a mix of stone, metal panel with cooper color and dark painted EIFS with some wood-like material. He said that they would be happy to open it to questions.

Mr. Dettloff asked if they would tear down the whole building and rebuild. Mr. Latozas said that they would leave the main structure, and they would tear off the front façade. The rear kitchen and main dining area would stay intact. They would dissect a couple of walls. Mr. Dettloff asked the existing square-footage of the building, and Mr. Latozas said that it was about 3,300 s.f. Mr. Dettloff asked if the owner had secured a liquor

license, and Mr. Latozas advised that he was in the process.

Mr. Schultz asked if it was a new venture for the applicant. Mr. Latozas said that the owner currently had a restaurant near the corner of Auburn and Crooks. called Antonio's Café. Mr. Schultz asked if they would be moving that operation, and Mr. Latozas said that he would keep both.

Mr. Hooper said that he read the Environmental Impact Statement which said that the hours of operation would be 8:00 a.m. to 7:00 p.m. He questioned those hours having a liquor license, and asked if it would be breakfast to mid-dinner. Mr. Latozas said that it would be open until 10:00 p.m. Mr. Hooper clarified that the EIS was incorrect.

Mr. Hooper said that the building appeared to have a lot of glass on the east and north elevations, which was confirmed. He commented that it was definitely different. He said that he was not the architect of the group, but he thought the building would definitely stand out. Mr. Latozas agreed that was the plan. Mr. Hooper referenced the photometric plan, and it showed the outside lighting to be all pole mounted. He asked what would be on the building or if it was all indirect lighting that gave the presentation of the building. Mr. Latozas said that there would be indirect or accent lighting to light the bottom of the soffit.

Chairperson Brnabic opened the Public Hearing at 7:42 p.m. Seeing no one come forward, she closed the Public Hearing.

Mr. Kaltsounis said that when he first saw the proposal, he was somewhat floored by the modern look, but he liked the use of materials and how it looked. He had to look a couple of times to see that the drive-through was being removed. He hoped that was a trend that would continue. He thought that it was a well done re-use of the current property, and he moved the following, seconded by Mr. Hooper.

MOTION by Kaltsounis, seconded by Hooper, in the matter of City File No. 17-050 (RH House) the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** for the sales and service for consumption of alcoholic beverages on site, based on plans dated received by the Planning Department on January 31, 2018, with the following seven (7) findings.

Findings

1. The proposed building and other necessary site improvements meet

or exceed the standards of the zoning ordinance.

2. *The proposed use will promote the intent and purpose of the zoning ordinance.*
3. *The proposed building has been designed and is proposed to be constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.*
4. *The proposal should have a positive impact on the community as a whole and the surrounding area by further offering jobs and another dining option.*
5. *The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.*
6. *The proposed development should not be detrimental, hazardous, or disturbing to*

existing or future neighboring land uses, persons, property, or the public welfare.
7. *The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

Mr. Reece asked if the uplighting would be on a timer or be on all night. Mr. Latozas advised that it would be on a timer and only be on during hours of operation. Mr. Reece confirmed that staff was o.k. with it, and Ms. Kapelanski said that with the roofline, it really would not shine up into the sky.

A motion was made by Kaltsounis, seconded by Hooper, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion carried by the following vote:

Aye 8 - Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Reece, Schroeder and Schultz

Excused 1 - Anzek

2018-0090

Request for Site Plan Approval - City File No. 17-050 - RH House, a proposed 4,411 s.f. restaurant on 2.19 acres located on the west side of Crooks, south of M-59, zoned REC-I Regional Employment Center - Interchange, Parcel No. 15-29-427-037, Mike Pizzola, Desighnaus Architecture, Applicant

MOTION by Kaltsounis, seconded by Hooper, in the matter of City File No. 17-050 (RH House), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on January 31, 2018, with the following five (5) findings and subject to the following four (4) conditions.

Findings

1. *The site plan and supporting documents demonstrate that all applicable requirements of the zoning ordinance, as well as other City ordinances, standards, and requirements, can be met subject to the conditions noted below.*
2. *The proposed project will be accessed by an existing driveway, promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Walkways have been incorporated to promote safety and convenience of pedestrian traffic.*
3. *Off-street parking areas have been designed to avoid common traffic problems and promote safety.*
4. *The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.*
5. *The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.*

Conditions

1. *City Council approval of the Conditional Use.*
2. *Provide a landscape bond in the amount of \$7,855.00, plus inspection fees as adjusted as necessary by staff, for landscaping and irrigation, prior to temporary grade certification being issued by Engineering.*
3. *Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.*

4. *Revise the Environmental Impact Statement to adjust hours of operation, prior to the City Council meeting.*

A motion was made by Kaltsounis, seconded by Hooper, that this matter be Approved. The motion carried by the following vote:

Aye 8 - Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Reece, Schroeder and Schultz

Excused 1 - Anzek

Chairperson Brnabic stated after each motion that the motion had passed unanimously, and she congratulated the applicants. Mr. Hooper thanked the applicants for their continued investment in Rochester Hills.

2018-0049

Request for Site Plan Approval - City File No. 17-044 - Candlewood Hotel, a proposed four-story, 89-room hotel proposed for an outlot on the east side of the Meijer property located at Rochester and Auburn Roads, zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Parcel No. 15-35-100-056, Rochester Hills Property, LLC, Applicant

(Reference: Staff Report prepared by Kristen Kapelanski, dated March 16, 2018 and site plans and elevations had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Jim Butler, PEA, 2430 Rochester Ct., Suite 100, Troy, MI 48083 and Richard Atto, Atto Construction, 2150 Franklin #B, Bloomfield Hills, MI 48302. Ms. Michaels from HRC was also in attendance for this project.

Ms. Kapelanski stated that the applicant was seeking approval of a Tree Removal Permit and Site Plan for a Candlewood Hotel on an outlot at the existing Meijer on the south side of Auburn, east of Rochester. It was currently zoned B-3 Shopping Center Business with an FB-3 Flexible Business 3 Overlay, and the applicant was proposing to develop the site under the FB-3 standards. It would be a four-story, 89-room hotel. There would be an access drive from Auburn, and after a traffic analysis, the applicant was proposing a right turn lane on Auburn in order to improve traffic conditions. The Planning staff review had mentioned some concerns regarding the circulation around the Meijer site. Staff was concerned that patrons entering off of Rochester Rd. would follow the natural progression of the roadway and end up going behind the Meijer through the loading area to access the hotel. Directional signage was recommended to help patrons navigate the area. One regulated tree was proposed to be removed, which would be replaced onsite. She noted that