



Department of Planning and Economic Development

Staff Report to the Planning Commission

October 13, 2017

Detroit Meeting Room – Brewster	
REQUEST	Site Plan Approval
APPLICANT	Moiseev/Gordin Associates, Inc. 4351 Delemere Ct. Royal Oak, MI 48073
AGENT	Michael Gordon
LOCATION	1167 Brewster, North of Tienken
FILE NO.	17-008
PARCEL NOS.	15-05-327-016
ZONING	R-1 One Family Residential
STAFF	Kristen Kapalenski, AICP, Manager of Planning

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Summary

The applicant is proposing to renovate an existing 1,300 square-foot home on .56 acres of land located on the west side of Brewster north of Tienken to use as a meeting room for a small congregation of 40 people. There are no plans to change the exterior façade of the building. The main change will be the addition of a parking lot. Meetings are planned to be held Sunday mornings and Monday evenings. No people will be employed at this location; it is staffed by volunteers.

Adjacent Land Uses and Zoning

The site is surrounded by R-1 zoning and developed with homes. The future land use is Residential 2. This is a permitted use in residential zoning.

Site Plan Review Considerations

- Site Layout.** The site is in compliance with all setback, area and building requirements of the R-1 district. The applicant proposes to install a 16 space parking lot along with required landscaping. In addition, 33 arborvitae ten feet apart, along with an ornamental fence, around the rear and sides of the property will be provided to provide screening and separation between the property and the residents around it.
- Parking.** The minimum parking requirement for the occupancy of the congregation is 14 plus one barrier free, and 16 space (including one barrier free) are proposed. No loading is required or proposed.
- Landscaping/Tree Removal.** The Tree Conservation Ordinance does not apply to the site since the land was platted prior to the Ordinance. The plans show that seven trees will be removed and replaced. The landscape plan meets or exceeds the landscape requirements of the Ordinance. Existing vegetation will be enhanced with new landscaping to create a screen. Please refer to the Planning memo dated October 11, 2017 for

the landscaping requirements and what is proposed. The applicant will be required to post a landscape bond in the amount of \$11,200, plus inspection fees, as adjusted by staff as necessary.

4. **Exterior Lighting.** A photometric plan has been provided. Cut sheets for the lighting fixtures must be provided, as well as confirmation of the mounting height.
5. **Building Design.** The exterior of the building is not changing, and it is comprised mainly of brick. A colored rendering will be presented at the meeting.

Site Plan Summary

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable city departments and consultants. Based on the review comments included in this report or contained within the enclosed information, and if the Planning Commission agrees the new meeting room building will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motion relative to City File No. 17-008 (Detroit Meeting Room – Brewster).

Site Plan Approval Motion

MOTION by _____, seconded by _____, in the matter of City File No. 17-008 (Detroit Meeting Room – Brewster) the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on September 26, 2017, with the following findings and subject to the following 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 from Brewster, thereby 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. Provide a landscape bond for landscaping/trees in the amount of \$11,200.00, plus inspection fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.
2. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.

Reference: Plans dated received by the Planning Department September 26, 2017.

Attachments: Assessing Department memo dated 9/28/17; Building Department memo dated 9/30/17; Fire Department memo dated 10/11/17; Parks and Forestry memo dated 10/6/17; DPS/Engineering memos dated 10/9/17; and 4/17/17; Planning Memo dated 10/11/17; EIS dated received 4/10/17

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