

COMMUNICATIONS

A) Planning & Zoning News (2) dated July and August 2018

NEW BUSINESS

2018-0335 Public Hearing and request for Conditional Use Recommendation - City File No. 17-009 - Detroit Meeting Room - South Boulevard, a proposed 1,370 s.f. meeting room for a small congregation on .84 acre, located on the north side of South Boulevard, west of Crooks, zoned R-4 One Family Residential, Parcel Nos. 15-32-481-022, -023, and -024, Michael Gordon, Moiseev/Gordon Associates, Inc., Applicant

(Reference: Staff Report prepared by Kristen Kapelanski, dated August 17, 2018 and Site Plans and elevations had been placed on file and by reference became part of the record thereof.)

Present for the applicant was Michael Gordon, Moiseev/Gordon Associates, 4351 Delemere Ct., Royal Oak, MI 48073.

Mr. Gordon thanked Ms. Kapelanski and Ms. Roediger, and said that the applicants looked forward to moving ahead with the project. He noted that he had also been working on the Lorna Stone property at Adams and South Boulevard with Robert Gibbs (well known architect), who was in the audience. Mr. Gordon stated that they would like to be strong members of the community, and they had locations in other cities. He advised that they were proposing a 1,370 s.f. building with a population of no more than 50. They would meet Sunday mornings from 5:30 to 6:30 a.m. and Monday and Thursday evenings from 5:30 to 6:30 or 7:00. There would be some special events. He claimed that the traffic would be minimal. The existing vegetation would be preserved. Headlights would face the road, and none would face toward the neighbors. They had reached out to the immediate neighbors to let them know what was going on and to make sure that they were aware of the proposal. He said that it would be a very low impact development with little influence. He felt that the architecture and style would fit into the community well, and that the enhanced street scape would add to the area.

Chairperson Brnabic asked Mr. Gordon if he had mentioned meeting on Thursdays. She noted that the Environmental Impact Statement (EIS) only listed Sunday mornings and Monday evenings. She asked if there were more days of operation.

Charles Truan of Detroit Meeting Rooms responded that they might use the room for a Thursday evening meeting at 7:00 p.m. Chairperson Brnabic asked until what time, and Mr. Truan said that it would usually be

from 7-8:30 p.m. Chairperson Brnabic asked if the EIS could be updated to reflect that as they moved forward, and Mr. Truan agreed.

Ms. Kapelanski stated that per the recent Zoning Ordinance amendment, places of worship were now a Conditional Use in the residential districts. She advised that the applicant had met all ordinance provisions with minor items to address on the final plans.

Chairperson Brnabic opened the Public Hearing at 7:08 p.m. Seeing no one come forward, she closed the Public Hearing.

Mr. Hooper said that the Commission had dealt with the same type of development previously, but it had not been in a good location for a number of reasons. He felt that the proposed site was a much better location, and he moved the following:

MOTION by Hooper, seconded by Schroeder, in the matter of City File No. 17-009 (Detroit Meeting Room - South Boulevard) the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** for a place of worship, based on plans dated received by the Planning Department on June 14, 2018, with the following six (6) 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 proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
5. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons,

property, or the public welfare.

6. *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.*

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

Aye 9 - Anzek, Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Reece, Schroeder and Schultz

2018-0336

Request for Site Plan Approval - City File No. 17-009 - Detroit Meeting Room - South Boulevard, a proposed 1,370 s.f. meeting room for a small congregation on .84 acre, located on the north side of South Boulevard, west of Crooks, zoned R-4 One Family Residential, Parcel Nos. 15-32-481-022, -023, and -024, Michael Gordon, Moiseev/Gordon Associates, Inc., Applicant

MOTION by Hooper, seconded by Schroeder, in the matter of City File No. 17-009 (Detroit Meeting Room - South Boulevard) the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on June 14, 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 from Grant, 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. *City Council approval of the Conditional Use.*
2. *Provide a landscape bond for landscaping/trees /irrigation in the amount of \$39,450, plus inspection fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.*
3. *Address any applicable comments from other City departments and outside agency review letters, prior to final approval by staff.*
4. *Applicant to provide an updated Environmental Impact Statement to reflect the correct days and hours of operation, prior to City Council review of the matter.*

Mr. Reece said that he was not at the last meeting when the Brewster Meeting Room was proposed. He asked if there was something that drove the start time of 5:30 a.m. on Sunday mornings.

Mr. Truan said that they gathered around 6:00 a.m., which was their time of worship. Mr. Reece said that it was fine, but there were a couple of residents behind them. He asked that they be respectful of their privacy that early in the morning. If the City got complaints about the noise, although he did not anticipate it, those complaints would need to be addressed. He asked them to be mindful of the neighbors, as they had lived there a long time, and their privacy was just as important as the church's right to congregate.

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

Aye 9 - Anzek, Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Reece, Schroeder and Schultz

2018-0284

Public Hearing and request for Conditional Use Recommendation - City File No. 18-008 - to allow attached housing in the MR Mixed Residential Overlay district for Breckenridge Condominiums, a proposed 12-unit duplex residential development on 3.73 acres, located on the south side of Hamlin, west of Livernois, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel Nos. 15-28-226-023 and -024, Mark Gesuale, Hamliv, LLC, Applicant