

CITY OF HARPER WOODS
PLANNING COMMISSION
NOVEMBER 16, 2016

MEETING MINUTES

The regular meeting of the Planning Commission was called to order by Chairperson Gregory Vargo at 7:00 p.m.

ROLL CALL

PRESENT: Chairperson Gregory Vargo, Vice-Chair Neil M. Patterson, Commissioner(s), Fred Como, David A. Kien and Gowana Mancill.

ABSENT: Commissioner(s) Douglas Barnes, Serafin Buscemi, Ernestine Lyons and Frank Serraiocco.

OTHERS PRESENT: City Clerk Leslie M. Frank and Planning Consultant Sarah Traxler.

PC 11-14-16 EXCUSE COMMISSIONERS

MOTION by Como, SUPPORTED by Patterson:

To excuse Commissioner(s) Douglas Barnes, Serafin Buscemi, Ernestine Lyons and Frank Serraiocco from tonight's meeting because of a prior commitment.

ABSENT: Barnes, Buscemi, Lyons and Serraiocco.

MOTION CARRIED

PC 11-15-16

MINUTES

MOTION by Kien, SUPPORTED by Patterson:

To receive, approve and file the minutes of the regular Planning Commission meeting held September 28, 2016.

ABSENT: Barnes, Buscemi, Lyons and Serraiocco.

MOTION CARRIED

2016 WORK PLAN REVIEW

Planning Consultant Sarah Traxler was present and discussed several items with the commissioners, including cleaning up the zoning ordinance by removing outdated use descriptions and combining similar uses. She also prepared a Table of Uses that provides information about all uses in all districts and if site plans are required for any conforming uses. The commissioners also discussed the changes in the medical marijuana laws in Michigan.

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

Commissioner Mancill commented on the use of Unmanned Aerial Vehicles (UAV) stating that this would be a helpful tool for the City to utilize as an aid to law enforcement in the higher crime areas. He stated that it is his intent to bring it before City Council in the future.

PC 11-16-16

ADJOURNMENT

MOTION by Patterson, SUPPORTED by Como:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 8:35 p.m.

ABSENT: Barnes, Buscemi, Lyons and Serraiocco.

MOTION CARRIED

Gregory Vargo, Chairman

Ernestine Lyons, Secretary

PLANNING COMMISSION
SEPTEMBER 28, 2016

MEETING MINUTES

The regular meeting of the Planning Commission was called to order by Chairperson Gregory Vargo at 7:02 p.m.

ROLL CALL

PRESENT: Chairperson Gregory Vargo, Vice-Chair Neil M. Patterson, Secretary Ernestine Lyons, Commissioner(s) Douglas Barnes, Fred Como, David A. Kien and Gowana Mancill.

ABSENT: Commissioner(s) Serafin Buscemi, Frank Serraiocco

OTHERS PRESENT: City Clerk Leslie M. Frank and Planning Consultant John Jackson and Sarah Traxler.

PC 09-11-16 EXCUSE COMMISSIONERS BUSCEMI AND SERRAIOCCO

MOTION by Kien, SUPPORTED by Patterson:

To excuse Commissioner(s) Buscemi and Serraiocco from tonight's meeting because of a prior commitment.

ABSENT: Buscemi and Serraiocco

MOTION CARRIED

PC 09-12-16

MINUTES

MOTION by Patterson, SUPPORTED by Como:

To receive, approve and file the minutes of the regular Planning Commission meeting held February 24, 2016.

ABSENT: Buscemi and Serraiocco

MOTION CARRIED

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2016 WORK PLAN REVIEW

Planning Consultant Sarah Traxler and John Jackson were present to continue discussion of the 2016 Work Plan. Goals and objectives were addressed and discussed by the Commissioners. The suggestion of creating a smaller work plan was introduced to accomplish some of the minor items as opposed to taking on larger, more costly projects.

Other items discussed were issues that the city faces, including the redevelopment of Kelly Road, creating a living streets concept with pocket parks, the future of Eastland Center and the sign ordinance.

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

The members discussed several projects that are currently being done in the city, including the Albanian Center and the burned out properties on Kelly Road. Additionally, a question was raised about the current and future plans of St. Sabbas. Applying for a PUD would most likely be the best course for this property moving forward. Lastly, a project similar to Project Greenlight, which is aimed at improving neighborhood safety, would be something to look at for Kelly Road.

PC 09-13-16

ADJOURNMENT

MOTION by Patterson, SUPPORTED by Kien:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 7:56 p.m.

ABSENT: Buscemi and Serraiocco

MOTION CARRIED

Gregory Vargo, Chairman

Ernestine Lyons, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
FEBRUARY 24, 2016

MEETING MINUTES

The regular meeting of the Planning Commission was called to order by Chairperson Gregory Vargo at 7:00 p.m.

ROLL CALL

PRESENT: Chairperson Gregory Vargo, Vice-Chair Neil M. Patterson, Secretary Ernestine Lyons, Commissioner(s) Serafin Buscemi, Fred Como, David A. Kien and Gowana Mancill.

ABSENT: Commissioner Douglas Barnes

OTHERS PRESENT: City Clerk Leslie M. Frank and Planning Consultant John Jackson.

PC 02-06-16

EXCUSE COMMISSIONERS

MOTION by Buscemi, SUPPORTED by Patterson:
To excuse Commissioner(s) from tonight's meeting because of a prior commitment.

ABSENT: Barnes

MOTION CARRIED

PC 02-07-16

MINUTES

MOTION by Patterson, SUPPORTED by Como:
To receive, approve and file the minutes of the regular Planning Commission meeting held January 27, 2016.

ABSENT: Barnes

MOTION CARRIED

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PC 02-08-16 REQUEST LOT SPLIT OF 20920 HARPER AVENUE (PARCEL 2)
AND 20932 HARPER AVENUE (PARCEL 3)

MOTION by Buscemi, SUPPORTED By Patterson:
To receive and file the following items: (1) the lot split application from Peter Maniaci dated February 9, 2016 requesting a lot split for 20920 Harper Avenue (Parcel 2) to be split into two lots (Lot 72 and 73), pursuant to the Dalby and Campbel's Mack-Vernier Subdivision and for 20932 Harper Avenue (Parcel 3) to be split into two lots (Lot 272 and 273), pursuant to the Dalby and Cambel's Mack Park Subdivision; (2) the property description of said lots along with the accompanying certified Boundary Survey dated February 18, 2016 as submitted by Kem-Tec & Associates of Eastpointe, Michigan, Job No. 16-00233; (3) The Easement for Road and Sidewalk Purposes dated November 19, 2010; and (4)

the letter dated February 17, 2016 from McKenna Associates, Inc. reviewing the requested lot split, and furthermore, recommend to the City Council, as required in Section 10-750 of the City's Zoning Ordinance that the lot split as requested be approved.

ABSENT: Barnes

MOTION CARRIED

PC 02-09-16 ELECTION OF CHAIR/VICE-CHAIR/SECRETARY

MOTION by Buscemi, SUPPORTED by Kien:
To (re) elect Commissioner Vargo as Chair, Commissioner Patterson as Vice-Chair and Commissioner Lyons as Secretary for 2016.

ABSENT: Barnes

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

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DISCUSSION BY COMMISSION MEMBERS

The commissioners commented about the business owners on Kelly not in compliance with the City's ordinances. Specifically how they are not keeping their properties and alleyways free of garbage and trash. The Planning Consultant advised that the business community could form a special assessment group that would allow those businesses involved to pool resources together for security and/or maintenance purposes. They would also work with the City on keeping in compliance with the ordinances as well.

PC 02-10-16

ADJOURNMENT

MOTION by Patterson, SUPPORTED by Como:
That the agenda of the regular Planning Commission meeting having been acted upon, the

meeting is hereby adjourned at 7:40 p.m.

ABSENT: Barnes

MOTION CARRIED

Gregory Vargo, Chairman

Ernestine Lyons, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
JANUARY 27, 2016

MEETING MINUTES

The regular meeting of the Planning Commission was called to order by Chairperson Gregory Vargo at 6:50 p.m.

ROLL CALL

PRESENT: Chairperson Gregory Vargo, Vice-Chair Neil M. Patterson, Commissioner(s) Serafin Buscemi, Fred Como and Gowana Mancill.

ABSENT: Commissioner(s) Barnes, Kien and Lyons.

OTHERS PRESENT: City Clerk Leslie M. Frank and John Jackson, Planning Consultant.

PC 01-01-16 EXCUSE COMMISSIONERS BARNES, KIEN AND LYONS

MOTION by Buscemi, SUPPORTED by Patterson:

To excuse Commissioner(s) Barnes, Kien and Lyons from tonight's meeting because of a prior commitment.

ABSENT: Barnes, Kien and Lyons

MOTION CARRIED

PC 01-02-16

MINUTES

MOTION by Patterson, SUPPORTED by Buscemi:

To receive, approve and file the minutes of the regular Planning Commission meeting held

on September 23, 2015.

ABSENT: Barnes, Kien and Lyons

MOTION CARRIED

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PC 01-03-16 2015 ANNUAL REPORT AND 2016 WORK PLAN

MOTION by Patterson, SUPPORTED By Como:

To receive and file the 2015 Annual Report as submitted by the Planning Consultant on the Planning Commission's Activities, and in accordance with P.A. 33 of 2008, forward a copy of said report to City Council. (Attachment #1)

ABSENT: Barnes, Kien and Lyons

MOTION CARRIED

PC 01-04-16 ELECTION OF CHAIR/VICE CHAIR/SECRETARY

MOTION by Buscemi, SUPPORTED by Como:

To Table the election of Chair/Vice Chair/Secretary until all members can be present.

ABSENT: Barnes, Kien and Lyons

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

The Commissioners discussed various ongoing projects in the City. Also discussed was Eastland Mall and Kelly Road businesses.

PC 01-05-16 ADJOURNMENT

MOTION by Patterson, SUPPORTED by Mancill:
That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 7:50 p.m.

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ABSENT: Barnes, Kien and Lyons

MOTION CARRIED

Gregory Vargo, Chairman

Ernestine Lyons, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
SEPTEMBER 23, 2015

MEETING MINUTES

The regular meeting of the Planning Commission was called to order by Chairperson Gregory Vargo at 7:02 p.m.

ROLL CALL

PRESENT: Chairperson Gregory Vargo, Vice-Chair Neil M. Patterson, Secretary Ernestine Lyons, Commissioner(s) Douglas Barnes and Fred Como

ABSENT: Commissioner Serafin Buscemi and David A. Kien.

OTHERS PRESENT: City Clerk Leslie M. Frank and Planning Consultant Patrick Sloan

PC 09-17-15

EXCUSE COMMISSIONER BUSCEMI AND KIEN

MOTION by Patterson, SUPPORTED by Barnes:
To excuse Commissioner(s) Buscemi and Kien from tonight's meeting because of a prior commitment.

ABSENT: Buscemi and Kien

MOTION CARRIED

PC 09-18-15

MINUTES

MOTION by Patterson, SUPPORTED by Barnes:

To receive, approve and file the minutes of the regular Planning Commission meeting held June 24, 2015.

ABSENT: Buscemi and Kien

MOTION CARRIED

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Planning Consultant Patrick Sloan and the Commissioners discussed handout materials provided regarding the United States Supreme Court decision where it held a municipality's sign ordinance unconstitutional. It was then decided that the correspondence be officially received and filed by the members and it will be discussed at a future meeting.

PC 09-19-15

SIGN REGULATIONS

MOTION by Patterson, SUPPORTED by Como:

To receive and file the correspondence from McKenna Associates regarding Sign Ordinances. (Attachment #1)

ABSENT: Buscemi and Kien

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

Patrick Sloan gave an overview of a recent meeting with the St. Sabbas Monastery and their proposed plans for the future of their property. Also discussed were the projects at Harper and Lochmoor and Harper and Hollywood.

PC 09-20-15

ADJOURNMENT

MOTION by Patterson, SUPPORTED by Barnes:
That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 7:58 p.m.

ABSENT: Buscemi and Kien

MOTION CARRIED

Gregory Vargo, Chairman

Ernestine Lyons, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
JUNE 24, 2015

MEETING MINUTES

The regular meeting of the Planning Commission was called to order by Chairperson Gregory Vargo at 7:06 p.m.

ROLL CALL

PRESENT: Chairperson Gregory Vargo, Vice-Chair Neil M. Patterson, Commissioner(s) Douglas Barnes, and David A. Kien.

ABSENT: Commissioners Buscemi, Como and Lyons

OTHERS PRESENT: City Clerk Leslie M. Frank and Planning Consultant Patrick Sloan.

PC 06-13-15 EXCUSE COMMISSIONERS BUSCEMI, COMO AND LYONS

MOTION by Patterson, SUPPORTED by Barnes:
To excuse Commissioner(s) Buscemi, Como and Lyons from tonight's meeting because of a prior commitment.

ABSENT: Buscemi, Como and Lyons

MOTION CARRIED

PC 06-14-15

MINUTES

MOTION by Kien, SUPPORTED by Patterson:
To receive, approve and file the minutes of the regular Planning Commission meeting held

April 22, 2015.

ABSENT: Buscemi, Como and Lyons

MOTION CARRIED

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PC 06-15-15 SITE PLAN REVIEW - STARR COMMONWEALTH
20955 BOURNEMOUTH

MOTION by Patterson, SUPPORTED by Barnes:

To receive and file the site plan dated June 2, 2015, as submitted by Karen O'Donoghue, Project Manager, on behalf of Taktix Solutions, owner of Starr Commonwealth at 20955 Bournemouth, for proposed improvements, and furthermore, receive and file the Architectural and Site Design Review letter dated June 17, 2015, from Patrick Sloan of McKenna Associates, Inc. and lastly, approve the site plan as submitted subject to the following:

- 1) The dimensions of the parking lot and parking spaces be included.
- 2) Per Section 10-762, that a landscaping plan be included that includes all of the required information, including provisions for site landscaping, frontage landscaping, parking lot screening along Bournemouth Avenue and parking lot landscaping around the perimeter of the parking lot with consideration being given for existing landscaping.
- 3) Address whether a dumpster is proposed to be on site. If there is an existing or proposed dumpster, the location, screening and details must be shown. A note must be added to the plans describing how trash is stored.
- 4) Lighting plan showing existing and proposed lighting fixtures and details to ensure that they meet the requirements of Section 10-291(B).

ABSENT: Buscemi, Como and Lyons

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

None.

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PC 06-16-15

ADJOURNMENT

MOTION by Patterson, SUPPORTED by Barnes:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 7:58 p.m.

ABSENT: Buscemi, Como and Lyons

MOTION CARRIED

Gregory Vargo, Chairman

Leslie M. Frank, City Clerk

CITY OF HARPER WOODS
PLANNING COMMISSION
APRIL 22, 2015

MEETING MINUTES

The regular meeting of the Planning Commission was called to order by Chairperson Gregory Vargo at 7:00 p.m.

ROLL CALL

PRESENT: Chairperson Gregory Vargo, Vice-Chair Neil M. Patterson, Secretary Ernestine Lyons, Commissioner(s) Serafin Buscemi, David A. Kien and John Szymanski.

ABSENT: Commissioner Douglas Barnes.

OTHERS PRESENT: City Clerk Leslie M. Frank and Planning Consultant Patrick Sloan.

PC 04-09-15

EXCUSE COMMISSIONERS

MOTION by Buscemi, SUPPORTED by Patterson:

To excuse Commissioner Barnes from tonight's meeting because of a prior commitment.

ABSENT: Barnes

MOTION CARRIED

PC 04-10-15

MINUTES

MOTION by Patterson, SUPPORTED by Szymanski:

To receive, approve and file the minutes of the regular Planning Commission meeting held March 25, 2015.

ABSENT: Barnes

MOTION CARRIED

PLANNING COMMISSION MEETING
CITY OF HARPER WOODS, MICHIGAN

APRIL 22, 2015
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PC 04-11-15

2014 ANNUAL REPORT AND 2015 WORK PLAN

MOTION by Szymanski, SUPPORTED By Patterson:

To receive and file the 2014 Annual Report as submitted by the Planning Consultant on the Planning Commission's Activities, and in accordance with P.A. 33 of 2008, forward a copy of said report to City Council. (Attachment #1)

ABSENT: Barnes

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

PC 04-12-15

ADJOURNMENT

MOTION by Szymanski, SUPPORTED by Patterson:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 8:00 p.m.

ABSENT: Barnes

MOTION CARRIED

Gregory Vargo, Chairman

Ernestine Lyons, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
MARCH 25, 2015

MEETING MINUTES

The regular meeting of the Planning Commission was called to order by Chairperson Gregory Vargo at 7:00 p.m.

ROLL CALL

PRESENT: Chairperson Gregory Vargo, Vice-Chair Neil M. Patterson, Commissioner(s) Douglas Barnes, Serafin Buscemi, David A. Kien and John Szymanski.

ABSENT: Commissioner Ernestine Lyons

OTHERS PRESENT: City Clerk Leslie M. Frank and Planning Consultant Patrick Sloan.

PC 03-01-15

EXCUSE COMMISSIONER LYONS

MOTION by Buscemi, SUPPORTED by Patterson:

To excuse Commissioner Lyons from tonight's meeting because of a prior commitment.

ABSENT: Lyons

MOTION CARRIED

PC 03-02-15

MINUTES

MOTION by Kien, SUPPORTED by Buscemi:

To receive, approve and file the minutes of the regular Planning Commission meeting held on October 22, 2014.

Commissioner Szymanski asked that the minutes be corrected to show Commissioner Shanna Reed being absent from the roll call.

ABSENT: Lyons.

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MOTION CARRIED

PC 03-03-15 OPEN PUBLIC HEARING - REQUEST REZONING
 19851 ANITA STREET FROM R-1C TO R-2

MOTION by Buscemi, SUPPORTED by Szymanski:

To open the Public Hearing for the purpose of obtaining public input on a request from Eastwood Clinics - St. John Providence Health Systems, to re-zone the property at 19851 Anita Street from R-1C, One-Family Residential District, to R-2 Two Family and Multiple Family Residential.

ABSENT: Lyons

MOTION CARRIED

PUBLIC HEARING

Planning Consultant Patrick Sloan, of McKenna Associates, reviewed and discussed his report regarding the requested re-zoning. He recommended that the request be tabled until the petitioners can provide additional information to support the R-2 zoning on this parcel including: 1) Evidence that the owner cannot receive a reasonable return on investment through developing the property with at least one (1) of the uses permitted under the current zoning; and 2) Evidence that no existing R-2 sites in the city are available for use as a convalescent home; and 3) Evidence that there are no other sites in the City that would be suitable for a convalescent home (e.g. located on a major thoroughfare, lot area and would meet the 25-foot building setbacks) if they were rezoned to R-2.

The Director of the Eastwood Clinic, Steven Candela, explained the request for rezoning and gave a detailed presentation and answered questions.

Mark Hieber, the project manager for the Eastwood Clinic also provided information for the

rezoning and answered questions.

Ms. Adura Calhoun of Lochmoor commented that while the Director stated that patients are supervised at all times, she mentioned that she is aware that people do walk away from these facilities and she doesn't want that in her neighborhood. She also suggested that background screening is needed for patients.

Mr. Younger of Danbury Lane stated that the clientele will create a hardship for the community and an undue burden on the public safety officers.

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Mr. McCloud of Anita commented that this proposed facility is 20 feet from his home with numerous windows that look directly into his house which he doesn't want. He also mentioned that he doesn't like the idea that the access to the park from Anita will be fenced off.

Ms. McCloud of Anita stated that she likes her peaceful neighborhood with minimal traffic. She also said that while property values have gone down in the past, they are rising again and she feels that this development would lower them again. She strongly urged a no vote.

Mr. Jenny of Anita stated that he is against this as it will not be a benefit to the City in any way and that it will use up our very limited police, fire and ambulance resources. There are many vacant properties in Harper Woods that are zoned R-2 and he urged them to find somewhere else to locate and urged a no vote tonight.

Mr. Crawford of Anita stated that this facility would be a detriment to the community and that the Clinic should find somewhere in the middle of nowhere to locate similar to the clinic in Memphis. There will be no additional tax base if this is rezoned for this facility. He also stated that the Master Plan doesn't support this and that he would likely move away.

Mr. Bland of Danbury commented that currently there is no set patient screening tool to keep out parole absconders, criminals, etc. He also felt that the petitioners were deceiving the community by calling this facility a convalescent home, which it is not.

Mr. Richter asked if any data is available to show property values from 1985 when the clinic opened to current years in the community that the clinic is in. He also said that the petitioners should have provided data for public safety responses in years prior to 2014.

Ms. Renaud commented that while she supports those that need and seek treatment this will impact the community negatively. She is also concerned over traffic and speeding issues on Anita and transient patients that will be turning over every few weeks.

Mr. Bellamy stated that his home is currently under water and this facility will not improve that situation but only make it worse. He also doesn't like that the park will be fenced off and that if this facility is such a great thing, why does it need to be fenced off in the first

place.

Ms. Hinton commented that this facility will totally change the quality of life for residents on Anita and Danbury, including the children who won't have access to the park from Anita after it is fenced off.

Mr. Jones stated that this will not work here and that the City will have multiple public safety

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runs to this location with lights and sirens at all hours of the day and night and an increase in traffic issues.

Mr. Brown said that the Archdiocese is only looking to have this building occupied because they can't sell it and that this will bring a criminal element to the City casing the homes in the area. He further stated that this will be negative for the City and not help it.

Ms. Miller suggested that Eastwood clinic look into using the former Riverview or Saratoga hospitals as a possible sight.

Ms. Richter mentioned that Danbury park was recently renovated and with this facility, access to that park will be hindered and that this is a family oriented community. She suggested that the Archdiocese give this building to the City for use as a community center or recreation facility and allow recreational activities on the property.

Ms. Jenny commented that she is not for this rezoning as once it is rezoned to R-2 it can't go back to R-1 and then perhaps other uses would be allowed here, like a methadone clinic or a detox center and she stated that the residents don't need this at this location.

Ms. Mitchell stated that she bought her house on Anita because it is a quiet street and is community oriented and she would like to keep it that way. She said it's great that she knows all her neighbors and that it is safe. She then stated that she knows what types of activities take place in rehab centers and doesn't want it in her neighborhood. She urged the commissioners to vote no tonight.

Mr. McCarrick commented that he is an employee of the clinic and an ex-patient and that the Eastwood clinic showed him compassion and support when he needed them. He then stated that this facility will be a positive addition to the community and that they will be mostly invisible unless you need them.

Ms. Turner stated that she did not like the idea of strange men coming and going to this facility as she has a young daughter. She also stated that once patients leave they could come back at a later date as they would know where to come to take things that they saw in her neighborhood. She also said that while she has compassion for those in need, she would have to move because this doesn't belong here.

Ms. Clemmons said that this would be detrimental to Harper Woods and that she means

no disrespect to St. John or the Clinic and that she would even volunteer for this type of program, but only somewhere else, not in her neighborhood.

Ms. Jenkins stated that while she was trying to be open minded, she mentioned that the only positive outcome here would be that this property would no longer be vacant. She also

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stated that the Archdiocese, St. John and the Clinic would benefit the City by educating them about drug abuse and not by opening this clinic.

Mr. Jenkins suggested that a neighboring community might have a facility available and he mentioned that Eastwood clinic already has multiple locations under different names. He also said that he is unaware if they are attempting to educate young people as they have stated. He also went on to say that no one in the neighborhood would be able to sell their homes if this facility moves in and they will not help the city as they won't be paying taxes. He urged that this end tonight with a no vote.

Ms. Koeplin commented that she has been a big promoter of Harper Woods for many years and said that this doesn't belong here with the constant turnover of patients with no benefit to the City. She asked for a no vote tonight also.

Mr. Miller commented on a similar facility where property values declined in the neighborhood nearby and that this facility won't work here as there are too many variables involved.

Ms. Roupe commented that while she is not near where this facility will be, she doesn't want it in her community.

Ms. Uhl stated that if this facility were a problem for the residents of Royal Oak they would have been asked to leave and that while she supports their mission, she stated that there are too many questions unanswered for her to offer support at this time.

Mr. Wright asked for a showing of those residents on Anita and on Danbury and cited that with the outpouring of residents here tonight it was unanimous that this facility is not wanted in their neighborhood.

Mr. Cusmano stated that he objects to the rezoning as it doesn't comply with the Master Plan and that this facility should be on a major thoroughfare which Anita is not. Also that there is no tax benefit for the City. He urged for a no vote tonight.

Ms. Cusmano remarked that this type of business does not belong in a residential neighborhood and that any rezoning should be for a better use for the community.

Ms. Solomon commented that she was assaulted and robbed by a member of a substance abuse center when she lived on Eastwood and now lives on Danbury and she doesn't want this on her street or in the neighborhood and is concerned for safety reasons.

Mr. Stabile remarked that there is a lot of emotion here tonight and that while everyone is in agreement with the mission of this facility there are two terms he keeps hearing and they

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are return on investment and quality of life. If the return on investment is the driving force of the petitioners even though this is a residential area, how will it maintain the balance of quality of life for the residents.

Ms. Maniaci commented that the public safety department won't be able to handle this type of facility and neither can the residents.

Ms. Steiger commented on the quality of life and return on investment issue mentioned and said that she can understand the mission of the clinic, but this should be about the return on investment of the residents here and not the archdiocese. This is not the best return on investment for her or the residents.

Mr. Wanchik stated that he has sympathy for those with addictions and shared a personal story of a family member with addictions and that no treatment center helped him. He stated that he does not want this in his neighborhood. He then urged the commissioners to do the job that the people want and vote no tonight.

PC 03-04-15 CLOSE PUBLIC HEARING - REQUEST REZONING
19851 ANITA STREET FROM R-1C TO R-2

MOTION by Kien, SUPPORTED by Patterson:

That having received public comment on the request from Eastwood Clinics - St. John Providence Health System, to re-zone the property at 19851 Anita Streer from R-1C, One-Family Residential District, to R-2, Two Family and Multiple Family Residential, that the public hearing is hereby closed.

ABSENT: Lyons.

MOTION CARRIED

PC 03-05-15 REQUEST REZONING - 19851 ANITA STREET FROM R-1C TO R-2

MOTION by Kien, SUPPORTED by Buscemi:

To reject the request from Eastwood Clinic - St. John Providence to re-zone Parcel #42-012-02-0012-000, 249C12 Lot 12 Assessors Harper Woods Plat No. 1 PC 249 L78 P82 WCR, from R-1C, One-Family Residential District, to R-2, Two Family and Multiple Family Residential District.

Commissioner Kien stated that he doesn't believe that any of the worse case scenarios would come to be, but stated that this facility would be negative to the residents in the

immediate vicinity of this facility and that it could impact their property values. He then stated that he feels for the peititoners as they are trying to do good for those in need and further stated that zoning exists for reasons like this and that this is a residentially zoned neighborhood and should be kept that way.

Commissioner Buscemi said it is unfortunate that this building now will remain vacant and that rezoning this should be for the benefit of the City.

Commissioner Vargo stated that it is unsettling to him that the Archdiocese would be giving something for free with a small investment for the petitioners. He then said that if this property was rezoned and the clinic chose to leave after five years that some other type of use would be allowed to be there that they would have no control of and he has a problem with that.

Commissioner Patterson stated that this would end up being a considerable cost to the City with additional need for public safety usage at this property.

Commissioner Szymanski commented that it would further strain existing City resources taking care of a non-profit that doesn't pay taxes and without any benefit to the community.

ROLL CALL VOTE:

YES: Barnes, Buscemi, Kien, Patterson, Szymanski and Vargo.

NO: None.

ABSENT: Lyons

MOTION CARRIED

PC 03-06-15 ELECTION OF CHAIR/VICE CHAIR/SECRETARY

MOTION by Kien, SUPPORTED by Buscemi:

To (re) elect Commissioner Vargo as Chair, Commissioner Patterson as Vice-Chair and Commissioner Lyons as Secretary for 2015.

ABSENT: Lyons.

MOTION CARRIED

PC 03-07-15 2014 ANNUAL REPORT

MOTION by Kien, SUPPORTED By Szymanski:

To table the 2014 Annual Report as submitted by the Planning Consultant on the Planning Commission's Activities due to the length of tonight's public hearing.

ABSENT: Lyons

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

PC 03-08-15

ADJOURNMENT

MOTION by Patterson, SUPPORTED by Szymanski:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 9:20 p.m.

ABSENT: Lyons

MOTION CARRIED

Gregory Vargo, Chairman

Ernestine Lyons, Secretary