

CITY OF HARPER WOODS
PLANNING COMMISSION
JANUARY 25, 2017

MEETING MINUTES

The regular meeting of the Planning Commission was called to order by Chairperson Gregory Vargo at 7:08 p.m.

ROLL CALL

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

ABSENT: Commissioner(s) Douglas Barnes and David Kien

OTHERS PRESENT: Deputy City Manager, Joe Rheker, City Clerk Leslie M. Frank and Planning Consultant Sarah Traxler.

PC 01-01-17

EXCUSE COMMISSIONERS

MOTION by Patterson, SUPPORTED by Buscemi:

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

ABSENT: Barnes and Kien

MOTION CARRIED

PC 01-02-17

MINUTES

MOTION by Patterson, SUPPORTED by Como:

To receive, approve and file the minutes of the regular Planning Commission meeting held on November 16, 2016.

ABSENT: Barnes and Kien.

MOTION CARRIED

PC 01-03-17 2016 ANNUAL REPORT AND 2017 WORK PLAN

MOTION by Patterson, SUPPORTED by Buscemi:

To receive and file the 2016 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.

ABSENT: Barnes and Kien

MOTION CARRIED

PC 01-04-17 UPDATE RECREATION MASTER PLAN

MOTION by Buscemi, SUPPORTED by Mancill:

To direct the City Clerk to formally request approval by the City Council to begin the process of updating the City's Recreation Master Plan.

ABSENT: Barnes and Kien

MOTION CARRIED

PC 01-05-17 ELECTION OF CHAIR/VICE CHAIR/SECRETARY FOR 2017

MOTION by Buscemi, SUPPORTED By Como:

To (re) elect Commissioner Vargo as Chair, Commissioner Patterson as Vice-Chair and Commissioner Lyons as Secretary for 2017.

ABSENT: Barnes and Kien.

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

None.

PC 01-06-17

ADJOURNMENT

MOTION by Patterson, SUPPORTED by Buscemi:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 8:10 p.m.

ABSENT: Barnes and Kien

MOTION CARRIED

Gregory Vargo, Chairman

Ernestine Lyons, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
MARCH 22, 2017

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) Serafin Buscemi, Fred Como, Gowana Mancill, Alan Rollins and Frank Serraiocco.

ABSENT: Commissioner David Kien

OTHERS PRESENT: City Clerk Leslie M. Frank, Deputy City Manager Joseph Rheker, Harper Woods Recreation Advisory Commission and Planning Consultants Sarah Traxler and Erin Schlutow.

PC 03-07-17

EXCUSE COMMISSIONER KIEN

MOTION by Buscemi, SUPPORTED by Como:

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

ABSENT: Kien

MOTION CARRIED

PC 03-08-17

MINUTES

MOTION by Patterson, SUPPORTED by Como:

To receive, approve and file the minutes of the regular Planning Commission meeting held January 25, 2017.

ABSENT: Kien

MOTION CARRIED

PRESENTATION -
PARKS AND RECREATION MASTER PLAN UPDATE

Planning Consultants Sarah Traxler and Erin Schlutow were present to give a brief overview of our current Master Plan and the need for its updating. The most current Recreation Master Plan was adopted in 2000 and should be updated every five years. They also shared several demographics of our area and suggested ways to accomplish the goals and objectives provided as the commission moves forward on this much needed update. hen engaged all commission members to comment on the proposed Parks and Recreation survey that is being prepared and answered any questions.

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

Commissioner Lyons asked about the Eastland property and what is its current status.

PC 03-09-17

ADJOURNMENT

MOTION by Buscemi, SUPPORTED by Como:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 9:05 p.m.

ABSENT: Kien

MOTION CARRIED

Gregory Vargo, Chairman

Ernestine Lyons, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
MAY 24, 2017

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) Fred Como, David A. Kien, Gowana Mancill, Alan Rollins and Frank Serraiocco.

ABSENT: Commissioner Serafin Buscemi.

OTHERS PRESENT: City Clerk Leslie M. Frank, Deputy City Manager Joseph Rheker, Harper Woods Recreation Advisory Commission and Planning Consultant Patrick Sloan.

PC 05-10-17 EXCUSE COMMISSIONER BUSCEMI

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

ABSENT: Buscemi

MOTION CARRIED

PC 05-11-17 MINUTES

MOTION by Patterson, SUPPORTED by Como:
To receive, approve and file the minutes of the regular Planning Commission meeting held on March 22, 2017.

ABSENT: Buscemi

MOTION CARRIED

PC 05-12-17

RECREATION MASTER PLAN

MOTION by Kien, SUPPORTED by Mancill:

To extend the Parks and Recreation Survey's deadline through August 31, 2017.

ABSENT: Buscemi

MOTION CARRIED

ECONOMIC AND COMMUNITY DEVELOPMENT
DIRECTOR ACTIVITY REPORT

Ty Hinton, the Economic and Community Development Director provided an overview of several projects that he is working on including the new Community Outreach center that will be located on Kelly Road. He also shared some potential real estate developments within the City and potential strategies to improve Kelly Road. Lastly he commented on a recent home buying seminar that took place to help first time buyers and renters purchase homes.

PC 05-13-17

INTERNATIONAL CONFERENCE OF SHOPPING
CENTERS "STATE OF RETAIL" SARAH TRAXLER

MOTION by Patterson, SUPPORTED by Kien

To table this item until the next Planning Commission meeting due to the absence of McKenna consultant Sarah Traxler.

ABSENT: Buscemi

MOTION CARRIED

DISCUSSION - FUTURE KELLY ROAD PLANNING
VISUALIZATION OF STYLES

Patrick Sloan shared information regarding a public input technique to assist in forming the basis for the design and development recommendations of Kelly Road. This can be used as a tool for future development as it provides information about visual preferences for streets, parking, landscaping, lighting, signs, etc.

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

Commissioner Mancill asked if the businesses inside the mall are regulated by ordinance.

Commissioner Como commented about a code enforcement issue on his street and asked if it could be addressed.

Commissioner Serriaocco thanked the City for permitting all of the commissioners to attend the Citizen Planner classes through MSU Extension stating that it was very informative.

PC 05-14-17

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 8:57 p.m.

ABSENT: Buscemi

MOTION CARRIED

Gregory Vargo, Chairman

Ernestine Lyons, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
JUNE 28, 2017

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 Chairperson Neil Patterson, Secretary Ernestine Lyons, Commissioner(s) Serafin Buscemi, David A. Kien and Gowana Mancill.

ABSENT: Commissioner(s) Serafin Buscemi, Fred Como, Alan Rollins and Frank Serraiocco.

OTHERS PRESENT: Deputy City Manager Joseph Rheker and Planning Consultant Sarah Traxler.

PC 06-15-17 EXCUSE COMMISSIONERS BUSCEMI, COMO, ROLLINS
AND SERRAIOCCO

MOTION by Patterson, SUPPORTED by Kien:

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

ABSENT: Buscemi, Como, Rollins and Serraiocco.

MOTION CARRIED

PC 06-16-17

MINUTES

MOTION by Patterson, SUPPORTED by Lyons:

To receive, approve and file the minutes of the regular Planning Commission meeting held on May 24, 2017.

ABSENT: Buscemi, Como, Rollins and Serraiocco.

MOTION CARRIED

SAFEBUILT PRESENTATION

Building official Jim LaPalm presented statistics of SafeBuilt's efforts to date since they took over the responsibilities from the City. An update of high visibility issues and projects was provided largely centered on code enforcement, Kelly Road issues, progress at the Albanian Islamic center, and the potential farmer's market near the Subway restaurant on Kelly Road. The Deputy City Manager will coordinate with McKenna and SafeBuilt for clarification on the sign ordinance and code enforcement.

MALL CONFERENCE DISCUSSION

Sarah Traxler briefly explained her attendance at the International Conference of Shopping Centers "State of Retail." Aspects of walkability and bikeability continue to grow in popularity and necessity in the planning arena. Hotel proximity for destiny creation and walkability to amenities was explained as a growing trend. New town centers and town squares are becoming a creative option for obsolete shopping centers. McKenna's success in Buena Vista Township with mall site redevelopment was explained along with the presentation of their town center plans and streetscape concept plans.

KELLY ROAD PROGRESS UPDATE

Deputy City Manager and Sarah provided a recap of their meeting with planning officials from the City of Detroit, Larry Johnson of LifeBuilders and Chairman Vargo. The challenges of establishing a Downtown Development Authority (DDA) or a Corridor Improvement Authority (CIA) were explained as were the efforts to get "murals" included in our sign ordinance. Commissioners requested Harper Woods efforts with Detroit to also include our border streets of Kingsville and McCormick.

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

None.

PC 06-17-17

ADJOURNMENT

MOTION by Kien, SUPPORTED by Mancill:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 8:57 p.m.

ABSENT: Buscemi, Como, Rollins and Serraiocco.

MOTION CARRIED

Gregory Vargo, Chairman

Ernestine Lyons, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
SEPTEMBER 27, 2017

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 (7:05), Commissioner(s) Serafin Buscemi, Fred Como, David A. Kien, Gowana Mancill and Alan Rollins.

ABSENT: Commissioner Frank Serraiocco

OTHERS PRESENT: City Clerk Leslie M. Frank, Deputy City Manager Joseph Rheker and Planning Consultant Mike Deem.

PC 09-18-17

EXCUSE COMMISSIONER SERRAIOCCO

MOTION by Como, SUPPORTED by Buscemi:

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

ABSENT: Lyons and Serraiocco

MOTION CARRIED

PC 09-19-17

MINUTES

MOTION by Patterson, SUPPORTED by Como:

To receive, approve and file the minutes of the regular Planning Commission meeting held June 28, 2017.

ABSENT: Lyons and Serraiocco

MOTION CARRIED

Commissioner Lyons arrived at 7:05 p.m.

PC 09-20-17 REQUEST LOT SPLIT - 20655 EASTWOOD
 LOT 73 AND PART OF LOTS 74 THROUGH 77
 OF THE SUPERVISOR'S PLAT OF EASTWOOD FARMS

MOTION by Patterson, SUPPORTED by Mancill:

To receive and file the following items: (1) the Lot Split application dated September 12, 2017, from AAMS Properties, LLC requesting that Lot 73 and Part of Lots 74 Through 77 of the Supervisor's Plat of Eastwood Farms, be split; (2) the Certificate of Survey of Lots 73 through 77, of the Supervisor's Plat of Eastwood Farms, dated September 4, 2017, as prepared by Land Specialists of Macomb Township, MI; and (3) the letter dated September 20, 2017, from McKenna Associates, Inc., (City Planner) reviewing the requested lot split, subject to the Petitioner adding the addresses of the adjoining properties and furthermore, recommend to the City Council, as required in Section 10-133 of the City's Zoning Ordinance, that the lot split as requested be approved.

ABSENT: Serraiocco

MOTION CARRIED

PC 09-21-17 SITE PLAN REVIEW - 18000 VERNIER;
 STORAGE OF AMERICA LLC

MOTION by Kien, SUPPORTED by Patterson:

To receive and file the following items: (1) the Site Plan application dated September 1, 2017, from Storage of America LLC for the redevelopment of 18000 Vernier Road from a retail establishment to an indoor storage mini-warehouse with a retail store/office and; (2) the letter dated September 19, 2017 from McKenna Associates, Inc. reviewing the requested redevelopment and furthermore to recommend the Site Plan be approved based on the resubmitted plans provided by the petitioner and that all items raised by the Planning Consultant have been amended.

ABSENT: Serraiocco

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

Commissioner Lyons invited everyone to attend the "Pedal to Porch" event that she is involved with scheduled for October 1 at 1:00p.m. beginning at the Harper Woods High School.

The commissioners also asked for updates on several properties, including the former orthopedic office on Harper, the empty restaurants at Eastland Center, and Wayne County Community College District's plan for Vernier Road.

Deputy City Manager Rheker commented that the Neighborhood Improvement Plan group will be holding a planning meeting at their offices on Kelly Road on the 2nd Wednesday of each month and invited all to attend.

PC 09-22-17

ADJOURNMENT

MOTION by Patterson, SUPPORTED by Buscemi:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 8:40 p.m.

ABSENT: Serraiocco

MOTION CARRIED

Gregory Vargo, Chairman

Ernestine Lyons, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
OCTOBER 25, 2017

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) Serafin Buscemi, Fred Como, David A. Kien, Gowana Mancill, Alan Rollins and Frank Serraiocco.

ABSENT: Commission Member Ernestine Lyons

OTHERS PRESENT: Deputy City Manager Joseph Rheker, Harper Woods Recreation Advisory Commission and Planning Consultant Sarah Traxler.

PC 10-23-17 EXCUSE COMMISSIONER LYONS

MOTION by Buscemi, SUPPORTED by Como:

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

ABSENT: Lyons

MOTION CARRIED

PC 10-24-17

MINUTES

MOTION by Como, SUPPORTED by Kien:

To receive, approve and file the minutes of the regular Planning Commission meeting held on September 27, 2017.

ABSENT: Lyons

MOTION CARRIED

DISCUSSION - RECREATION MASTER PLAN

Sarah Traxler of McKenna Associates presented and discussed three hand outs: Parks and Recreation Survey results, Roundtable discussion results and the Summary of Action, items to be included in the Parks and Recreation Master Plan. From her perspective Harper Woods went above and beyond with its community engagement efforts in conjunction with the preparation of the Recreation Master Plan. Extensive dialogue followed with questions, answers, and opinions. Specifically, the issue of providing outdoor basketball courts and a potential collaboration with the school district for a recreation facility was discussed. The consensus of the planning commission/advisory board was for McKenna to proceed with development of the master plan taking into account this evening's discussion and to have a draft ready for the November 15, 2017 Planning Commission meeting.

DISCUSSION - STORAGE OF AMERICA

Commissioner Buscemi explained his desire to have this discussion. Commissioner Mancil shared his research into the business history and background of Storage of America. Deputy City Manager Rheker briefed the commissioners regarding his conference call with the City Manager and the Planning Consultants at McKenna regarding zoning text amendments. A general consensus was expressed that the planning commission would like to be more proactive in the potential future of the Eastland Mall site.

PC 10-25-17

ZONING ORDINANCE AMENDMENT

MOTION by Buscemi, SUPPORTED by Patterson:

To direct the City Administration to investigate potential zoning text amendments addressing RS-1 Regional Shopping District zoning.

ABSENT: Lyons

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

Commissioner Como inquired about the status of Wayne County Community College District and Rex's Deli.

Commissioner Buscemi indicated that he has observed several streetlight outages and stated that he would provide a list to the City of the various outage locations.

Commissioner Kien inquired about the recently closed bank on Vernier at Beaconsfield and if there were any development plans.

Several comments were made about the medical marijuana issue.

PC 10-26-17

ADJOURNMENT

MOTION by Como, SUPPORTED by Buscemi:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 9:00 p.m.

ABSENT: Lyons

MOTION CARRIED

Gregory Vargo, Chairman

Ernestine Lyons, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
NOVEMBER 29, 2017

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, Gowana Mancill, Alan Rollins and Frank Serraiocco.

ABSENT: None

OTHERS PRESENT: Deputy City Manager Joseph Rheker, MME Fellow Paul Corbett, Harper Woods Recreation Advisory Commission and Planning Consultant Sarah Traxler.

PC 11-27-17

MINUTES

MOTION by Buscemi, SUPPORTED by Patterson:

To receive, approve and file the minutes of the regular Planning Commission meeting held October 25, 2017.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

DISCUSSION - PARKS AND RECREATION MASTER PLAN

Sara Traxler of McKenna briefed the members on the Summary of Action items, the Capital Improvement Program, potential next steps and the process for publishing the plan for public comment for 30 days. Ms. Traxler will work with the administration for publication in first week of December with the 30 days ending the first week in January. The next Planning Commission meeting scheduled for January 24 will include a review of public

comments and those will be forwarded to the city council for a public hearing and ultimate approval.

PC 11-28-17 PUBLISH PARKS AND RECREATION MASTER PLAN

MOTION by Patterson, SUPPORTED by Como:

To publish the Harper Woods Parks and Recreation Master Plan for requisite 30 day public comment period.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

PC 11-29-17 AMENDING THE ZONING ORDINANCE - REGIONAL
SHOPPING PERMITTED USES

MOTION by Buscemi, SUPPORTED by Patterson

To post a notice for a Pubic Hearing to be held at the next Planning Commission meeting scheduled for January 24, 2018 at 7:00 p.m. for the purpose of hearing public comment on text amendments to the Zoning Ordinance for Regional Shopping - Permitted Uses.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

DISCUSSION - POTENTIAL COLLABORATION WITH
MICHIGAN'S URBAN AND REGIONAL PLANNING PROGRAM

Mr. Eric Dueweke from the University of Michigan explained how he would like his graduate students to use the Kelly Road area for a capstone planning project. The plan would focus on revitalizing both the Harper Woods and Detroit side in cooperation with third party non-profit such as LifeBuilders. He explained the potential need for a community development corporation to leverage grant opportunities. The students will commence their studies in January of 2018 with an anticipated completion date in April. A full presentation to the public will be made at the completion of the project.

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

Concern about the lot split behind the Albanian Mosque was brought up along with questions about requiring petitioners to attend the planning commission meeting. Ms. Traxler explained the duties of the planning commission in various circumstances. She then explained how it was well within the commission's right to "Table" an item pending additional information as a method of managing items before the commission.

The consensus of the Planning Commission was to conduct future meetings back at the city hall facility.

PC 11-30-17

ADJOURNMENT

MOTION by Kien, SUPPORTED by Serraiocco:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 8:22 p.m.

ABSENT: NONE

MOTION CARRIED UNANIMOUSLY

Gregory Vargo, Chairman

Ernestine Lyons, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
JANUARY 24, 2018

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, Gowana Mancill, Alan Rollins and Frank Serraiocco.

ABSENT: David A. Kien

OTHERS PRESENT: City Clerk Leslie M. Frank, Planning Consultant Sarah Traxler and Eric Dueweke, U of M Urban Planning.

PC 01-01-18

EXCUSE COMMISSIONER KIEN

MOTION by Buscemi, SUPPORTED by Patterson:

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

ABSENT: Kien

MOTION CARRIED

PC 01-02-18

MINUTES

MOTION by Como, SUPPORTED by Patterson:

To receive, approve and file the minutes of the regular Planning Commission meeting held on November 29, 2017.

ABSENT: Kien

MOTION CARRIED

PC 01-03-18 ELECTION OF CHAIR, VICE CHAIR AND SECRETARY

MOTION by Buscemi, SUPPORTED By Como:
To (re) elect Commissioner Vargo as Chair, Commissioner Patterson as Vice-Chair and Commissioner Lyons as Secretary for 2018.

ABSENT: Kien

MOTION CARRIED

PC 01-04-18 PUBLIC HEARING - ZONING ORDINANCE AMENDMENT

MOTION by Patterson, SUPPPORTED by Como:
To Open the public hearing for the purpose of obtaining public comment on the proposed Zoning Ordinance Amendment.

ABSENT: Kien

MOTION CARRIED

PUBLIC HEARING

The Planning Consultant gave an overview of the Proposed Zoning Ordinance Amendment as it pertains to the RS-1 District and the specific permitted uses and answered questions.

Commissioner Serraiocco questioned why would we limit what types of business can be in this district as we shouldn't discourage new businesses.

Commissioner Patterson asked if educational facilities would be permitted in this district.

Commissioner Como commented that the amended permitted uses in this district are more concise.

Commissioner Lyons asked if municipal and non-profit uses would be permitted.

Ms. Paiz asked if you could prohibit certain entities such as churches and schools in this district so that the tax base wouldn't be affected. Sarah Traxler stated that the amendment could require a special land use application for any particular establishment specified in the ordinance. Ms. Paiz then asked if the special land use requirement is a difficult for a business owner.

Commissioner Mancill stated that he would like to see that churches and schools be required to apply for a special land use permit.

PC 01-05-18 PUBLIC HEARING - ZONING ORDINANCE AMENDMENT

MOTION by Buscemi, SUPPORTED by Patterson:
To Close the Public Hearing.

ABSENT: Kien

MOTION CARRIED

PC 01-06-18 AMENDMENT TO ZONING ORDINANCE

MOTION by Patterson, SUPPORTED by Lyons:
To receive and file the amendments to the Zoning Ordinance, as submitted by McKenna Associates and recommend to City Council that said amendments be approved, and furthermore to direct the City Clerk to forward a copy of the Planning Commission's recommendation and proposed revisions to the City Council as required in Section 10-780 of the Zoning Ordinance.

ABSENT: Kien

MOTION CARRIED

PC 01-06-18 PARKS AND RECREATION MASTER PLAN

MOTION by Patterson, SUPPORTED by Como:
That having held the 30 day public comment period and that no revisions are necessary to the Parks and Recreation Master Plan that it be forwarded to the City Council for approval and adoption.

ABSENT: Kien

MOTION CARRIED

PC 01-07-18

DUMPSTER ENCLOSURE STANDARDS

MOTION by Patterson, SUPPORTED by Mancill:

To direct the Planning Consultant to formally prepare an amendment to the Zoning Ordinance regarding dumpster enclosure standards for further review by the Planning Commission.

ABSENT: Kien

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

Eric Dueweke, from the U of M Urban Planning department was present to discuss his participation, along with his students, with bolstering the revitalization of Kelly Road. He outlined the work that they will be doing and answered questions.

The committee members discussed honoring former member Douglas Barnes for his almost 20 years on the Planning Commission.

PC 01-07-18

ADJOURNMENT

MOTION by Patterson, SUPPORTED by Buscemi:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 8:48 p.m.

ABSENT: Kien

MOTION CARRIED

Gregory Vargo, Chairman

Ernestine Lyons, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
FEBRUARY 28, 2018

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) Serafin Buscemi, Fred Como, David A. Kien, Gowana Mancill and Frank Serraiocco.

ABSENT: Commissioner(s) Ernestine Lyons and Alan Rollins.

OTHERS PRESENT: Deputy City Manager Joseph Rheker and Planning Consultant Sarah Traxler.

PC 02-08-18 EXCUSE COMMISSIONERS

MOTION by Buscemi, SUPPORTED by Kien:

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

ABSENT: Lyons and Rollins

MOTION CARRIED

PC 02-09-18

MINUTES

MOTION by Patterson, SUPPORTED by Como:

To receive, approve and file the minutes of the regular Planning Commission meeting held on January 24, 2018.

ABSENT: Lyons and Rollins

MOTION CARRIED

PC 02-10-18 PROPOSED ZONING ORDINANCE AMENDMENT
RS-1 DISTRICT

MOTION by Patterson, SUPPORTED by Mancill:

To receive and file the amendment to the Zoning Ordinance, as submitted by McKenna Associates and recommend to City Council that said amendment be approved, and furthermore to direct the City Clerk to forward a copy of the Planning Commission's recommendation to the City Council as required in Section 10-780 of the Zoning Ordinance.

ABSENT: Lyons and Rollins

MOTION CARRIED

PC 02-11-18 PROPOSED ZONING ORDINANCE AMENDMENT
DUMPSTER ENCLOSURE STANDARDS

MOTION by Buscemi, SUPPORTED by Mancill:

To hold a public hearing for Wednesday, April 25, 2018 to hear input and comments on the Zoning Ordinance Amendment regarding Dumpster Enclosure Standards.

ABSENT: Lyons and Rollins

MOTION CARRIED

PC 02-12-18 2017 ANNUAL REPORT AND 2018 WORK PLAN

MOTION by Patterson, SUPPORTED by Como:

To receive and file the 2017 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: Lyons and Rollins

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

General comments were made about Starter's Bar and Grill and a potential grand opening.

Commissioner Kien shared his frustration with a home across the street from him that was damaged a year ago and is still in disrepair.

Commissioner Mancill provided a report about harassment he received from a neighbor and shared pictures of damage to his car he received as a result.

PC 02-13-18

ADJOURNMENT

MOTION by Buscemi, 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: Lyons and Rollins

MOTION CARRIED

Gregory Vargo, Chairman

Ernestine Lyons, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
JUNE 27, 2018

MEETING MINUTES

The regular meeting of the Planning Commission was called to order by Chairperson Gregory Vargo at 7:04 p.m.

ROLL CALL

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

ABSENT: Commissioners Serafin Buscemi and Alan Rollins.

OTHERS PRESENT: City Clerk Leslie M. Frank, City Manager Joseph Rheker and Planning Consultant Sarah Traxler.

PC 06-14-18 EXCUSE COMMISSIONERS BUSCEMI AND ROLLINS

MOTION by Patterson, SUPPORTED by Como:

To excuse Commissioners Buscemi and Rollins from tonight's meeting because of a prior commitment.

ABSENT: Buscemi and Rollins

MOTION CARRIED

PC 06-15-18

MINUTES

MOTION by Patterson, SUPPORTED by Como:

To receive, approve and file the minutes of the regular Planning Commission meeting held February 28, 2018.

ABSENT: Buscemi and Rollins

MOTION CARRIED

PC 06-16-18 OPEN PUBLIC HEARING - PROPOSED AMENDMENT TO
ZONING ORDINANCE- DUMPSTER ENCLOSURE STANDARDS

MOTION by Como, SUPPORTED By Patterson:

To open the Public Hearing for the purpose of obtaining public comment on the proposed amendment to the Zoning Ordinance for the City of Harper Woods.

ABSENT: Buscemi and Rollins

MOTION CARRIED

PUBLIC HEARING

Planning Consultant Sarah Traxler gave an overview of the proposed amendment with regard to dumpster enclosures, stating that the purpose of this amendment is to allow flexibility with the location and screening of the enclosure. It will also allow for an applicant to request a modification or a waiver of review which could be provided by the zoning administrator.

The City Manager asked for clarification about remedies to existing businesses that do not currently have enclosures. (Those businesses would be 'grandfathered' until a modification of the site plan takes place.) He also asked if there is any remedy for a dumpster that is inappropriately sized for the space it occupies, especially where considerable wear and tear to the cement/asphalt occurs.

PC 06-17-18 CLOSE PUBLIC HEARING - PROPOSED AMENDMENT TO
ZONING ORDINANCE - DUMPSTER ENCLOSURE STANDARDS

MOTION by Patterson, SUPPORTED by Como:

That having received public input and comment on the proposed amendment to the Zoning Ordinance for the City of Harper Woods that this hearing is hereby closed.

ABSENT: Buscemi and Rollins

MOTION CARRIED

PC 06-18-18 AMENDMENT TO ZONING ORDINANCE - DUMPSTER
 ENCLOSURE STANDARDS

MOTION by Kien, SUPPORTED by Patterson:

To receive and file the amendment to the Zoning Ordinance, as submitted by McKenna Associates and recommend to City Council that said amendment be approved, and furthermore to direct the City Clerk to forward a copy of the Planning Commission's recommendation to the City Council as required in Section 10-780 of the Zoning Ordinance.

ABSENT: Buscemi and Rollins

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

Commissioner Como notified the members that he is moving out of Harper Woods and is therefore resigning from the Commission. He then enquired whether the Harper Woods School district purchased the former Eastland Produce building.

Commissioner Serraiocco asked about the dumpster on the former site of Nona's pizza and if the Credit Union will only be using that property for a parking lot.

PC 06-19-18 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 7:25 p.m.

ABSENT: Buscemi and Rollins

MOTION CARRIED

Gregory Vargo, Chairman

Ernestine Lyons, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
SEPTEMBER 26, 2018

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) David A. Kien and Gowana Mancill.

ABSENT: Commissioners Serafin Buscemi, Lawrence Hakim, Alan Rollins and Frank Serraiocco

OTHERS PRESENT: City Manager Joseph Rheker and Planning Consultant Sarah Traxler.

PC 09-20-18

EXCUSE COMMISSIONERS

MOTION by Lyons, SUPPORTED by Mancill:

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

ABSENT: Buscemi, Hakim, Rollins and Serraiocco.

MOTION CARRIED

PC 09-21-18

MINUTES

MOTION by Patterson, SUPPORTED by Mancill:

To receive, approve and file the minutes of the regular Planning Commission meeting held June 27, 2018.

ABSENT: Buscemi, Hakim, Rollins and Serraiocco.

MOTION CARRIED

DISCUSSION - EASTLAND CONCEPT PLAN

Planning Consultant Sarah Traxler provided information regarding the concept plan that was prepared for potential bidders of Eastland Center and recently shared with the City Council. She also stated that there is the possibility of status quo with the new potential owner of Eastland Center. She then discussed the bidding process with the commissioners.

Commissioner Kien commented that it is good that this plan is in place to plant the seed for any redevelopment.

Commissioner Mancill suggested that consideration be taken regarding an appearance code for any potential redevelopment.

DISCUSSION - 8MBA UNIFYING FRAMEWORK

The City Manager explained the Eight Mile Boulevard Unifying Framework and how it has developed so far and what it means to Harper Woods.

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

Mr. Sturton commented that he has learned more information about Eastland Center and appreciates all the work that has gone into planting the seed for any potential buyer and going about it in a positive direction is great.

Commissioner Lyons thanked Mr. and Mrs. Sturton for being civic minded and their interest in the community.

DISCUSSION BY COMMISSION MEMBERS

Commissioner Lyons thanked McKenna for their hard work in preparing the Eastland concept plan.

Commissioner Mancill mentioned the success of Partridge Creek and suggested we reach

out to the owners for any input. He also asked about getting business cards for the Planning Commission members. Lastly he mentioned the ongoing issue with the Free Press advertising flyers that are dropped in driveways over the weekends.

Commissioner Patterson suggested that ID cards be made for all members.

PC 09-22-18

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 8:16 p.m.

ABSENT: Buscemi, Hakim, Rollins and Serraiocco.

MOTION CARRIED

Gregory Vargo, Chairman

Ernestine Lyons, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
FEBRUARY 27, 2019

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: Vice-Chair Neil M. Patterson, Secretary Ernestine Lyons, Commissioner(s) Serafin Buscemi, Larry Hakim, David A. Kien, Alan Rollins (7:13) and Frank Serraiocco.

ABSENT: Chairperson Gregory Vargo and Commissioners Gowana Mancill and Alan Rollins (arrived at 7:13p.m.)

OTHERS PRESENT: City Clerk Leslie M. Frank, City Manager Joseph Rheker and Planning Consultants Sarah Traxler and Wendy Caldwell.

PC 02-01-19

EXCUSE COMMISSIONERS

MOTION by Kien, SUPPORTED by Lyons:

To excuse Commissioner(s) Vargo, Mancill and Rollins from tonight's meeting because of a prior commitment.

ABSENT: Vargo, Mancill and Rollins.

MOTION CARRIED

PC 02-02-19

MINUTES

MOTION by Lyons, SUPPORTED by Buscemi:

To receive, approve and file the minutes of the regular Planning Commission meeting held September 26, 2018.

ABSENT: Vargo, Mancill and Rollins.

MOTION CARRIED

PC 02-03-19 2018 ANNUAL REPORT AND 2019 WORK PLAN

MOTION by Buscemi, SUPPORTED by Hakim:

To receive and file the 2018 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: Vargo and Mancill

MOTION CARRIED

PC 02-04-19 ELECTION OF CHAIR, VICE CHAIR AND SECRETARY

MOTION by Kien, SUPPORTED By Serraiocco:

To (re) elect Commissioner Vargo as Chair, Commissioner Patterson as Vice-Chair and Commissioner Lyons as Secretary for 2019.

ABSENT: Vargo and Mancill

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

Commissioner Buscemi asked if the plans for the expansion of WCCD were still moving forward and if there was any new information.

Commissioner Lyons announced the Harper Woods SOUP program that is scheduled for

Sunday, April 28 at Eastland Center and explained what this program is and how it works.

Commissioner Rollins apologized for his late arrival and stated that he is looking forward to 2019 and what could be in store for Harper Woods.

Commissioner Serraiocco commented that without any type of influence with the new owners of Eastland the City is just sitting on the sidelines and he expressed his dismay with this.

Commissioner Patterson asked for clarification on whether or not a private club/establishment can be opened for marijuana usage in Harper Woods.

PC 02-05-19

ADJOURNMENT

MOTION by Lyons, SUPPORTED by Serraiocco:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 8:02 p.m.

ABSENT: Vargo and Mancill.

MOTION CARRIED

Gregory Vargo, Chairman

Ernestine Lyons, Secretary



MCKENNA

February 22, 2019

Planning Commission
City of Harper Woods
19617 Harper Avenue
Harper Woods, MI 48225

Subject: 2018 Annual Report of Planning Commission Activities and 2019 Work Plan

Dear Commissioners:

The Planning Commission of Harper Woods met four times in 2018 and conducted business on a variety of topics. The Planning Commission accepted one new member, and the Chair, Vice Chair, and Secretary of the Commission remained the same.

2018 ACTIVITIES

1. Development Reviews:

There were no applications for development that required Planning Commission review and approval. Last year, there was one lot split and one site plan, for reference. Also for reference, in similar communities with which McKenna works, much of the activity is administrative and related to re-occupying structures and sites where occupants aren't proposing additions, redevelopments, or the like.

2. Zoning Ordinance Review

The Planning Commission began investigating text amendments to the RS-1 Regional Shopping District zoning in 2017. The purpose of the proposed amendments was to protect the Eastland Center site as much as is practicable from undesirable land uses that would negatively impact the future sustainable, attractive redevelopment of the site. A Public Hearing was conducted by the Planning Commission in 2018, which recommended adoption of the amendment to City Council.

Also during 2018, the Planning Commission drafted amendments to the dumpster enclosure zoning standards to ease in administration of the standards, modernize the requirements, and provide for flexibility under very specific conditions. The amendment was duly noticed and a Public Hearing conducted by the Planning Commission, which recommended adoption of the amendment to City Council. A

3. Parks and Recreation Plan Update

The public comment period ended in January 2018 and no revisions were necessary; thus, the Planning Commission recommended adoption of the Parks and Recreation Master Plan to City Council.

4. Eastland Concept Plan

McKenna prepared a detailed Concept Plan and Development Expectations packet for real estate entities interested in bidding on purchasing Eastland Center at public auction in the Fall of 2018. The development expectations was presented to Planning Commission and City Council during a joint meeting.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



5. Consistent Themes

Similar to last year, general discussion during Planning Commission meetings focused on Kelly Road and Eastland Center, and the commissioners' interest in rehabilitating obsolete properties that are vacant and/or in apparent decline.

2019 WORK PLAN

1. **Zoning Amendments** - Since most of the development activity in Harper Woods requires administrative approval (rather than Planning Commission and/or City Council), we suggest restarting the process of reviewing the uses in each zoning district and preparing zoning amendments to accomplish the following:
 - Ease in administration of the ordinance.
 - Create standards that are clear and easy for potential applicants to understand and to be able to answer the question – "can I conduct this use on my property?".
 - Remove / update obsolete uses (furrier, milliner, etc.).
 - Ensure that the uses in each zoning district are of an appropriate intensity and nature for the conditions present within each district.
2. **Eastland Center** – Continue administering the standards developed during the conceptual planning efforts prior to the property acquisition and continue to "hold the line" on decline using whatever means are available.
3. **Redevelopment Ready Communities** – If the City still wishes to pursue RRC certification, the Planning Commission will be heavily involved with amending any standards, preparing relevant plans, and other planning and development undertakings.

A proactive work program can help maintain a quality community, and we look forward to working with the City as it actively seeks to preserve its economic base.

Respectfully,

McKENNA

A handwritten signature in cursive script that reads "Sarah Traxler".

Sarah Traxler, AICP, NCI
Vice President

Cc: Joe Rheker, City Manager
Leslie Frank, City Clerk
Wendy Caldwell, Associate Planner (McKenna)

CITY OF HARPER WOODS
PLANNING COMMISSION
JUNE 26, 2019

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) David A. Kien, Gowana Mancill and Frank Serraiocco.

ABSENT: Commissioner(s) Serafin Buscemi, Larry Hakim and Alan Rollins

OTHERS PRESENT: City Clerk Leslie M. Frank and Planning Consultants Sarah Traxler, Wendy Campbell and Doug Plachcinski.

PC 06-06-19 EXCUSE COMMISSIONERS

MOTION by Patterson, SUPPORTED by Serraiocco:

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

ABSENT: Buscemi, Hakim and Rollins.

MOTION CARRIED

PC 06-07-19

MINUTES

MOTION by Kien, SUPPORTED by Serraiocco:

To receive, approve and file the minutes of the regular Planning Commission meeting held on February 27, 2019.

ABSENT: Buscemi, Hakim and Rollins.

MOTION CARRIED

PC 06-08-19 PUBLIC HEARING - PROPOSED SPECIAL LAND USE
20726 HARPER AVENUE - TACO BELL

MOTION by Lyons, SUPPORTED By Serraiocco:

To open the public hearing for the purpose of obtaining public comment on the proposed Special Land Use at 20726 Harper Avenue - Taco Bell.

ABSENT: Buscemi, Hakim and Rollins.

MOTION CARRIED

PUBLIC HEARING

Planning Consultant Doug Plachcinski gave an overview of the request from Taco Bell for a Special Land Use for their remodeling project and answered questions.

The petitioner advised the committee of the specific details of the remodel project and answered questions.

Commissioner Lyons asked if the restaurant will be open during the remodel, when it will begin and approximately how long it will take to complete.

Commissioner Serraiocco questioned the location of the ADA parking spots on the plan.

Commissioner Kien asked if the parking spaces will remain the same in number.

Commissioner Mancill spoke of the difficulty in getting out of some of the parking spaces when the drive through line has a lot of cars waiting and asked if there were any changes to alleviate this.

PC 06-09-19 PUBLIC HEARING - PROPOSED SPECIAL LAND USE
20726 HARPER AVENUE - TACO BELL

MOTION by Patterson, SUPPORTED By Lyons:

That having received public input and comment on the proposed Special Land Use at 20726 Harper Avenue, that this hearing be closed.

ABSENT: Buscemi, Hakim and Rollins.

MOTION CARRIED

PC 06-10-19 SPECIAL LAND USE; 20726 HARPER AVENUE - TACO BELL

MOTION by Kien, SUPPORTED By Patterson:

To receive and file the Special Land Use application dated May 31, 2019 submitted by Anthony Barchanowicz, Project Coordinator of GDP Group on behalf of Taco Bell LLC at 20726 Harper Avenue for a proposed remodel project, and furthermore to receive and file the Special Land Use and Site Plan Amendment review letter dated June 20, 2019 submitted by Sarah Traxler of McKenna Associates, and lastly that the Planning Commission recommends that the City Council approve the amended special land use application for the Drive-in Establishment (Taco Bell) at 20726 Harper Avenue, based on the criteria in zoning ordinance Sec. 10-770F.

ABSENT: Buscemi, Hakim and Rollins.

MOTION CARRIED

PC 06-11-19 SITE PLAN REVIEW; 20726 HARPER AVENUE - TACO BELL

MOTION by Kien, SUPPORTED By Patterson:

To receive and file the Site Plan application dated May 31, 2019 submitted by Anthony Barchanowicz, Project Coordinator of GDP Group on behalf of Taco Bell LLC at 20726 Harper Avenue for a proposed remodel project, and furthermore to receive and file the Special Land Use and Site Plan Amendment review letter dated June 20, 2019 submitted by Sarah Traxler of McKenna Associates, and lastly to approve the Site Plan for the Drive-in Establishment (Taco Bell) at 20726 Harper Avenue as it meets all appropriate development standards outlined in the City's Zoning Ordinance.

ABSENT: Buscemi, Hakim and Rollins.

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

Commissioner Lyons announced another Harper Woods SOUP program will be held on September 15, 2019.

Commissioner Patterson mentioned the closing of Poupard school and commented that perhaps the commission should look at the zoning for this parcel for future uses.

Planning Consultant Traxler commented that a summary could be prepared outlining the zoning for that property for any potential future uses.

Commissioner Serraiocco asked if anything new was happening at Eastland. It was mentioned that the Community Development Director and the City Manager are meeting regularly with the Eastland Mall managers.

Commissioner Mancill commented that Kelly Road has had some improvements including the recent clean up and the closing of a problematic business.

PC 06-12-19

ADJOURNMENT

MOTION by Patterson, SUPPORTED by Serraiocco:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 7:42 p.m.

ABSENT: Buscemi, Hakim and Rollins.

MOTION CARRIED

Gregory Vargo, Chairman

Ernestine Lyons, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
SEPTEMBER 25, 2019

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) Larry Hakim, David A. Kien, Gowana Mancill (7:02).

ABSENT: Commissioner(s) Serafin Buscemi, Alan Rollins and Frank Serraiocco.

OTHERS PRESENT: City Clerk Leslie M. Frank, City Manager Joseph Rheker, Economic and Community Development Director Ty Hinton and Planning Consultant Doug Plachcinski.

PC 09-13-19

EXCUSE COMMISSIONERS

MOTION by Hakim, SUPPORTED by Patterson:

To excuse Commissioner(s) Serafin Buscemi, Alan Rollins and Frank Serraiocco from tonight's meeting because of a prior commitment.

ABSENT: Buscemi, Rollins and Serraiocco.

MOTION CARRIED

PC 09-14-19

MINUTES

MOTION by Kien, SUPPORTED by Patterson:

To receive, approve and file the minutes of the regular Planning Commission meeting held June 26, 2019.

ABSENT: Buscemi, Rollins and Serraiocco.

MOTION CARRIED

MI MEDC REDEVELOPMENT READY
COMMUNITIES PROGRAM

Planning Consultant Doug Plachcinski provided material for communities seeking Redevelopment Ready certification, which entails planning for new investment and reinvestment in our community, identifying assets and opportunities and focusing limited resources, and gave an overview of the process. The self evaluation tool was discussed with detailed criteria needed to become certified.

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

PC 09-15-19

ADJOURNMENT

MOTION by Lyons, SUPPORTED by Hakim:

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

ABSENT: Buscemi, Rollins and Serraiocco.

MOTION CARRIED

Gregory Vargo, Chairman

Ernestine Lyons, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
OCTOBER 23, 2019

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) Serafin Buscemi, Larry Hakim (7:12), David A. Kien, Gowana Mancill (7:09) and Frank Serraiocco.

ABSENT Commissioners Ernestine Lyons and Alan Rollins.

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Director Ty Hinton and Planning Consultant Douglas Plachcinski.

PC 10-16-19 EXCUSE COMMISSIONERS

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

ABSENT: Hakim, Lyons, Mancill and Rollins.

MOTION CARRIED

PC 10-17-19 MINUTES

MOTION by Patterson, SUPPORTED by Serraiocco:
To receive, approve and file the minutes of the regular Planning Commission meeting held September 25, 2019.

ABSENT: Hakim, Lyons, Mancill and Rollins.

MOTION CARRIED

PC 10-18-19 PUBLIC HEARING - SPECIAL LAND USE
19770 HARPER AVENUE CHRISTIAN FINANCIAL CREDIT UNION

MOTION by Patterson, SUPPORTED By Buscemi:
To open the public hearing for the purpose of obtaining public comment on the proposed Special Land Use at 19770 Harper Avenue - Christian Financial Credit Union.

ABSENT: Lyons and Rollins

MOTION CARRIED

PUBLIC HEARING

The planning consultant gave an overview of the project and what the petitioners have requested for this property.

William Hass, Project Manager of Christian Financial Credit Union gave a short presentation about the project and answered any questions.

Carol Harris asked of the petitioner, a consideration to add a brick wall that will continue from its current location further down his property to separate his property and the commercial parking lot as a buffer.

PC 10-19-19 PUBLIC HEARING - SPECIAL LAND USE
19770 HARPER AVENUE CHRISTIAN FINANCIAL CREDIT UNION

MOTION by Patterson, SUPPORTED By Mancill:
That having received public input and comment on the proposed Special Land Use at 19770 Harper Avenue, that this hearing be closed.

ABSENT: Lyons and Rollins

MOTION CARRIED

PC 10-20-19 SITE PLAN REVIEW; 19770 HARPER AVENUE
CHRISTIAN FINANCIAL CREDIT UNION

MOTION by Buscemi, SUPPORTED by Mancill:
To receive and file the Site Plan application dated September 5, 2019 submitted by William

ABSENT: Lyons and Rollins

PC 10-21-19 SPECIAL LAND USE; 19770 HARPER AVENUE
CHRISTIAN FINANCIAL CREDIT UNION

To receive and file the Special Land Use application dated September 5, 2019 submitted by William Hass, Project Manager of the Thompson-Phelan Group, on behalf of Christian Financial Credit Union at 19770 Harper Avenue for the expansion of the parking lot, south of the property and furthermore to receive and file the special land use review letter dated October 16, 2019 prepared by Doug Plachcinski of McKenna Associates and lastly that the Planning Commission recommends that the City Council approve the amended special land use application for the parking lot expansion at 19770 Harper Avenue, based on the criteria in zoning ordinance Sec. 10-770F, subject to the applicant providing the continuation of screening between subject property and adjacent residence as supported by the planning consultant.

MOTION CARRIED

None.

Mr. Harris asked where the sewer drains would be located on the credit union parking lot property.

DISCUSSION BY COMMISSION MEMBERS

Commissioner Buscemi inquired who currently owns the former Bishop Gallagher church.

Commissioner Mancill asked about the minor road repairs that are ongoing in the City.

PC 10-22-19

ADJOURNMENT

MOTION by Hakim, SUPPORTED by Buscemi:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 7:43 p.m.

ABSENT: Lyons and Rollins

MOTION CARRIED

Gregory Vargo, Chairman

Leslie M. Frank, City Clerk

CITY OF HARPER WOODS
PLANNING COMMISSION
JANUARY 23, 2020

MEETING MINUTES

The regular meeting of the Planning Commission was called to order by Chairperson Gregory Vargo at 7:15 p.m.

ROLL CALL

PRESENT: Chairperson Gregory Vargo, Vice-Chair Neil M. Patterson, Commissioner(s) Serafin Buscemi, Larry Hakim and Alternate Ty Hinton.

ABSENT: Commissioners David Kien, Gowana Mancill and Frank Serraiocco.

OTHERS PRESENT: City Clerk Leslie M. Frank and Planning Consultant Doug Plachcinski.

PC 01-01-20

EXCUSE COMMISSIONERS

MOTION by Buscemi, SUPPORTED by Patterson:

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

ABSENT: Kien, Mancill and Serraiocco

MOTION CARRIED

PC 01-02-20

MINUTES

MOTION by Buscemi, SUPPORTED by Patterson:

To receive, approve and file the minutes of the regular Planning Commission meeting held October 23, 2019.

ABSENT: Kien, Mancill and Serraiocco

MOTION CARRIED

PC 01-03-20 SITE PLAN REVIEW - 19701 VERNIER ROAD

MOTION by Patterson, SUPPORTED By Buscemi:

To receive and file the Site Plan application dated December 16, 2019 submitted by J. Reid Cooksey, Project Manager of Stonefield Engineering and Design, LLC on behalf of 19701 Vernier, LLC at 19701 Vernier for proposed site improvements, and furthermore to receive and file the Site Plan Amendment review letter dated January 15, 2020 submitted by Doug Plachcinski of McKenna Associates, and lastly to approve the Site Plan for the site improvements at 19701 Vernier, as it meets the requirement of the Zoning Ordinance.

ABSENT: Kien, Mancill and Serraiocco

MOTION CARRIED

PC 01-04-20 ELECTION OF CHAIR/VICE CHAIR/SECRETARY

MOTION by Hakim, SUPPORTED by Patterson:

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

ABSENT: Kien, Mancill and Serraiocco.

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

Commissioner Buscemi asked for an update on Eastland and if there was any talk of it being sold or if any upgrades would be done to the property.

PC 01-04-20

ADJOURNMENT

MOTION by Hakim, SUPPORTED by Patterson:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 7:37p.m.

ABSENT: Kien, Mancill and Serraiocco

MOTION CARRIED

Gregory Vargo, Chairman

Leslie M. Frank, Acting Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
JUNE 2, 2020

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 Commissioner(s) Serafin Buscemi (7:25), Larry Hakim, David A. Kien, Gowana Mancill, Frank Serraiocco and Ivery Toussant.

ABSENT: None

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Director Ty Hinton and Planning Consultant Doug Plachcinski.

PC 06-05-20

MINUTES

MOTION by Patterson, SUPPORTED by Hakim:

To receive, approve and file the minutes of the regular Planning Commission meeting held January 23, 2020.

ABSENT: Buscemi

MOTION CARRIED

PC 06-06-20

OPEN PUBLIC HEARING - SPECIAL LAND USE
NARROW PATH CHRISTIAN CHURCH

MOTION by Hakim, SUPPORTED By Mancill:

To open the public hearing for the purpose of obtaining public comment on the proposed Special Land Use at 20924 Harper Avenue.

ABSENT: Buscemi

MOTION CARRIED

PUBLIC HEARING

Doug Plachcinski of McKenna Associates gave an overview of the applicant's request for a church with less than 25 members and explained the process of the public hearing and the criteria that is to be adhered to as the commissioners consider this matter.

Kevin Bull, project manager for Narrow Path Church, gave an overview of their request, stating that the former location was sold and they are in need of a more permanent location for their 16 current members.

Commissioner Hakim questioned the parking and asked if it was sufficient. He then asked if the church did any type of fundraising and/or community support efforts. He also questioned whether this would meet the compatibility requirement as it is located almost next to a bar.

Pastor Bruinsma stated that the parking would likely be for motorcycles and they don't take up a whole space and that the congregation is only 16 members at this time. He further mentioned that they have done things for the community, including teaching sewing to those interested, who are now making masks for Covid and they collect items for the homeless. Lastly he stated that the neighbors he spoke to were in favor of the church.

Commissioner Toussant asked if they would have any other type of service on any other day or evening that would make parking for the other businesses difficult.

Commissioner Serraiocco shared his concern that the community may not like having a biker-friendly church.

Commissioner Mancill also shared his concerns over the small parking lot and issues that may arise. He then asked what organizations the church is affiliated with. He further mentioned that he would rather see a different type of business in this location as it doesn't seem cohesive to the adjacent businesses in this area.

Peter Maniaci, adjacent building owner, commented that this use would be only for less than 25 members, and would additional approval be needed in the event the number of members went above this. He then mentioned that the requirement of the Land Use request is to contact all interested parties and he was not notified, nor did he give any approval to this request. He then read a statement objecting to this use stating many reasons including the loss of tax base, limited benefit to the entire community, and that he didn't feel this was appropriate use under the Master Plan. He also asked if another church were to come into this location after this approval, would the special use be grandfathered in.

MOTION CARRIED UNANIMOUSLY

PC 06-08-20 SPECIAL LAND USE - NARROW PATH CHRISTIAN CHURCH

MOTION by Buscemi, SUPPORTED By Mancill:

To receive and file the application dated May 4, 2020 submitted by Kevin Bruinsma on behalf of Narrow Path Christian Church for approval of a small community place of worship and furthermore to receive and file the special land use review letter dated May 27, 2020 prepared by Doug Plachcinski of McKenna Associates and lastly that the Planning Commission recommends that the City Council deny the special land use application for a community church at 20924 Harper Avenue based on the applicant not meeting the criteria in the Zoning Ordinance, specifically, the parking area being too small and also items 5 and 6 of the nine standards outlined in Section 10-770.F.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

PC 06-09-20 OPEN PUBLIC HEARING - SPECIAL LAND USE
GROSSE POINTE ANIMAL ADOPTION SOCIETY

MOTION by Patterson, SUPPORTED By Kien:

To open the public hearing for the purpose of obtaining public comment on the proposed Special Land Use at 20839 Lennon.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING - SPECIAL LAND USE

Doug Plachcinski of McKenna Associates gave an overview of the request from Grosse Pointe Animal Adoption Society for a special land use to create an outdoor area for exercising, training and socializing dogs that are up for adoption. He then explained the process of the public hearing and the criteria that is to be adhered to as the commissioners consider this matter and answered any questions.

Corrine Martin, representing GPAAS commented on their request and explained the current facilities they have and their purposes and answered questions. She also stated that she wants to be a good neighbor and will provide privacy fences for the neighbors and that she can adjust the placing of the fences inside the lot if that helps.

Nicole Reese stated that she lives adjacent to the proposed area and she is concerned about her property values if this is approved. She is also concerned about kids in the area and having a dog facility nearby, in the event a dog would get out.

A letter from a neighbor was read stating their concerns of a 'dog park' in the area with noise, lower property values, dogs getting out and possibly dog waste not being picked up.

PC 06-10-20 CLOSE PUBLIC HEARING - SPECIAL LAND USE
GROSSE POINTE ANIMAL ADOPTION SOCIETY

MOTION by Patterson, SUPPORTED By Serraiocco:
That having received public input and comment on the proposed Special Land Use at 20839 Lennon, that this hearing be closed.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

PC 06-11-20 TABLE SPECIAL LAND USE - GROSSE POINTE
ANIMAL ADOPTION SOCIETY

MOTION by Kien, SUPPORTED By Serraiocco:
To table the application dated November 25, 2019 submitted by Corrine Martin on behalf of Grosse Pointe Animal Adoption Society, to create an outdoor area for exercising, training and socializing dogs that are up for adoption.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

PC 06-12-20 LOT SPLIT REQUEST - 19360 HARPER AVENUE
STARR COMMONWEALTH / KEM-TEC

MOTION by Buscemi, SUPPORTED By Mancill:
To receive and file the Lot Split application dated April 23, 2020, submitted by Starr Commonwealth requesting to divide two properties into 5 new lots and furthermore to receive and file the Lot Split review letter dated May 28, 2020, prepared by Doug Plachcinski of McKenna Associates, Inc., and lastly that the Planning Commission recommends that the City Council approve the lot split application based on the applicant meeting the criteria in zoning ordinance for lots in the R-1-B Zoning District, with the following conditions: 1) the access easement language is approved by the City Attorney,

executed by all responsible parties, and recorded at the Wayne County Registrar of Deeds, and 2) All future developments and land use changes must apply to the City for site plan (and special land use approval as appropriate) approval.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

PC 06-13-20 ELECTION OF CHAIR/VICE CHAIR/SECRETARY

MOTION by Buscemi, SUPPORTED By Serraiocco:

To (re) elect Commissioner Vargo as Chair, Commissioner Patterson as Vice-Chair and to elect Commissioner Hakim as Secretary for 2020.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

Commissioner Hakim asked if the other members would consider appointing him to be the Planning Commission liaison to the Ordinance Committee. All members supported the appointment.

PC 06-14-20 ADJOURNMENT

MOTION by Serraiocco, SUPPORTED by Mancill:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 9:22 p.m.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

Gregory Vargo, Chairman

Leslie M. Frank, City Clerk

CITY OF HARPER WOODS
PLANNING COMMISSION
JUNE 24, 2020

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 Larry Hakim, Commissioner(s) Serafin Buscemi, David Kien, Gowana Mancill, Frank Serraiocco and Ivery Toussant.

ABSENT: Commissioner Tom Jenny

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Director Ty Hinton and Planning Consultant Sarah Traxler.

PC 06-15-20 EXCUSE COMMISSIONER JENNY

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

ABSENT: Jenny

MOTION CARRIED

PC 06-16-20 MINUTES

MOTION by Patterson, SUPPORTED by Buscemi:
To receive, approve and file the minutes of the regular Planning Commission meeting held June 2, 2020.

ABSENT: Jenny

MOTION CARRIED

PC 06-17-20

SPECIAL LAND USE AND SITE PLAN REVIEW
GROSSE POINTE ANIMAL ADOPTION SOCIETY

MOTION by Patterson, SUPPORTED By Buscemi:

To receive and file the Special Land Use application as submitted by Corinne Martin dated March 1, 2020 on behalf of Grosse Pointe Animal Adoption Society for use of the vacant lot at 20839 Lennon as an exercise area for animals and further to receive and file the Special Land Use review letter prepared by Doug Plachcinski of McKenna Associates and that the Planning Commission recommends that the City Council approve the special land use application with privacy fencing to the east as determined by the Commission based on the criteria in Zoning Ordinance Sec. 10-770.F, subject to the following conditions: 1) All animals must be attended in the outdoor animal exercise area and that GPAAS have not more than three (3) dogs, or a litter of puppies, per one (1) attendant in the outdoor animal exercise area; and 2) No animals shall be permitted outside of the building between the hours of 5:00 p.m. and 8:00 a.m.; and 3) that GPAAS remove all visible animal waste from the outdoor animal exercise area. Furthermore, to receive and file the Site Plan Application submitted by Grosse Pointe Animal Adoption Society for use of the outdoor area and that the Planning Commission recommends the City Council approve the Site Plan application based on criteria in Zoning Ordinance Sec. 10-410, as this use will not increase parking demands and will not impact compliance with off-street parking and loading requirements.

ABSENT: Jenny

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

Commissioner Buscemi asked if Jimmy Jazz has opened and also if They Say has re-opened.

Commissioner Patterson commented that Eastland was going to re-open on June 25. There was discussion regarding the remaining stores within the mall and how the owners are maintaining the leases with those stores.

Mr. Hinton shared that there have been some interest in Eastland, there are no specific plans yet to purchase the mall. He also shared that the owners have sold off several parcels, including McDonald's, They Say and Starters to outside investors.

Commissioner Hakim asked if anyone was aware when the Harper Deli would re-open as he had heard that they might not due to the increase in their property taxes.

Commissioner Patterson asked about Poupard and what, if any, plans are in the works. Mr. Hinton shared that the intent is to repurpose this area with a residential development.

PC 06-18-20

ADJOURNMENT

MOTION by Buscemi, SUPPORTED by Mancill:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 7:40 p.m.

ABSENT: Jenny

MOTION CARRIED

Gregory Vargo, Chairman

Larry Hakim, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
NOVEMBER 17, 2020

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 Larry Hakim, Commissioner(s) Serafin Buscemi, David A. Kien, Gowana Mancill and Frank Serraiocco.

ABSENT: Commissioner Tom Jenny

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Director Ty Hinton and Planning Consultant Sarah Traxler.

PC 11-19-20

EXCUSE COMMISSIONERS

MOTION by Buscemi, SUPPORTED by Patterson:

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

ABSENT: Jenny

MOTION CARRIED

PC 11-20-20

MINUTES

MOTION by Kien, SUPPORTED by Patterson:

To receive, approve and file the minutes of the regular Planning Commission meeting held June 24, 2020.

ABSENT: Jenny

MOTION CARRIED

INTRODUCTION OF PLANNED UNIT DEVELOPMENT
AND RELATED ZONING ORDINANCE

Planning Consultant Sarah Traxler gave an overview of this ordinance in advance of any potential development at Eastland Center or Poupard Elementary. She then described the process of applying for a PUD permit and the requirements necessary for a potential property owner. And furthermore, what role the Planning Commissioners would have in the process and criteria necessary to evaluate the PUD application. She then answered any questions.

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

Ty Hinton, the Economic and Community Development Director shared that he has completed the Redevelopment Ready Community (RRC) course and gave an overview of the City's participation and how it can impact future development in our community.

Commissioner Mancill shared that he has recently purchased a home outside of Harper Woods and offered his resignation from the Commission.

Commissioner asked about Kroger and if the Harper Woods location would be closing due to the new Kroger development at 9 mile and Harper.

PC 11-21-20

ADJOURNMENT

MOTION by Buscemi, SUPPORTED by Hakim:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 7:55 p.m.

ABSENT: Jenny

MOTION CARRIED

Gregory Vargo, Chairman

Larry Hakim, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
FEBRUARY 24, 2021

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 Larry Hakim, Commissioner(s) Tom Jenny, David A. Kien, and Frank Serraiocco.

ABSENT: Commissioner(s) Buscemi

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Director Ty Hinton and Planning Consultant Sarah Traxler.

PC 02-01-21

EXCUSE COMMISSIONERS

MOTION by Hakim, SUPPORTED by Patterson:

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

ABSENT: Buscemi

MOTION CARRIED

PC 02-02-21

MINUTES

MOTION by Patterson, SUPPORTED by Serraiocco:

To receive, approve and file the minutes of the regular Planning Commission meeting held November 17, 2020.

ABSENT: Buscemi

MOTION CARRIED

PC 02-03-21 PUBLIC HEARING - RE-ZONE PROPERTY AT
19353 VERNIER FROM C-2 TO C-1

MOTION by Hakim, SUPPORTED By Patterson:

To open the Public Hearing to re-zone the property located at 19353 Vernier from C-2 Special Business District to C-1 General Business District.

ABSENT: Buscemi

MOTION CARRIED

PUBLIC HEARING

Sarah Traxler of McKenna Associates, Inc. gave an overview of the request to rezone this property and answered questions.

Ron Charara, franchisee of the proposed Tim Hortons was present and answered questions.

PC 02-04-21 PUBLIC HEARING - RE-ZONE PROPERTY AT
19353 VERNIER FROM C-2 TO C-1

MOTION by Patterson, SUPPORTED By Jenny:

That having received public input and comment on the proposed rezoning of 19353 Vernier, that this hearing be closed.

ABSENT: Buscemi

MOTION CARRIED

PC 02-05-21 REZONING - 19353 VERNIER FROM C-2 TO C-1

MOTION by Patterson, SUPPORTED by Hakim:

to recommend approval of the request from applicant Cynthia Ivary to re-zone Parcel #42-012-01-0063-0000, Part of Lots 63 to 74, also part of lots 82 and 83 and vacated alleys of "obenaeuer-Barber-Laing Co's Lafayette Subdivision, beginning at the intersection of the North line of Vernier Road and the West line of Beaconsfield Avenue from C-2, Special Business District, to C-1, General Business District.

ABSENT: Buscemi

MOTION CARRIED

PC 02-06-21 ELECTION OF CHAIR/VICE CHAIR/SECRETARY FOR 2021

MOTION by Serraiocco, SUPPORTED by Kien:
To (re) elect Commissioner Vargo as Chair, Commissioner Patterson as Vice-Chair and Commissioner Hakim as Secretary for 2021.

ABSENT: Buscemi

MOTION CARRIED

PC 02-07-21 2020 ANNUAL REPORT AND 2021 WORK PLAN

MOTION by Patterson, SUPPORTED by Hakim:
To receive and file the 2020 Annual Report and 2021 Work Plan 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: Buscemi

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

None.

PC 02-08-21

ADJOURNMENT

MOTION by Jenny, SUPPORTED by Hakim:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 7:43 p.m.

ABSENT: Buscemi

MOTION CARRIED

Gregory Vargo, Chairman

Larry Hakim, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
MARCH 24, 2021

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 Larry Hakim, Commissioner(s) Serafin Buscemi, Tom Jenny, David A. Kien and Frank Serraiocco.

ABSENT: None

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Director Ty Hinton and Planning Consultant Sarah Traxler.

PC 03-09-21

MINUTES

MOTION by Patterson, SUPPORTED by Serraiocco:

To receive, approve and file the minutes of the regular Planning Commission meeting held February 24, 2021.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

PC 03-10-21

OPEN PUBLIC HEARING - SPECIAL LAND USE
19353 VERNIER - TIM HORTONS

MOTION by Buscemi, SUPPORTED By Patterson:

To open the public hearing for the purpose of obtaining public comment on the proposed Special Land Use at 19353 Vernier Road.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

The planning consultant Sarah Traxler gave an overview of the project and the petitioners' request for a special land use at 19353 Vernier Road for a Tim Hortons drive-through restaurant and answered questions. Bruce Taylor, architect from Arkinetics, on behalf of the petitioner was also present and answered questions.

PC 03-11-21

CLOSE PUBLIC HEARING

MOTION by Hakim, SUPPORTED By Buscemi:
To close the public hearing.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

PC 03-12-21

SPECIAL LAND USE AND SITE PLAN REVIEW
19353 VERNIER ROAD - TIM HORTONS

MOTION by Patterson, SUPPORTED By Hakim:

To receive and file the Special Land Use application as submitted by Cynthia Ivary dated February 24, 2021 on behalf of Tim Hortons franchisee Hass Charara and further to receive and file the Special Land Use and Site Plan Review letter prepared by Sarah Traxler of McKenna Associates and that the Planning Commission recommends that City Council approve the special land use and proposed site plan subject to the following conditions: 1. That additional details on proposed and existing site and building lighting be provided and reviewed administratively to confirm that proposals meet the requirements of Section 10-291(B); 2. That signs be reviewed and approved administratively, recognizing that no signs submitted as part of this package are reviewed or approved; and 3. That all required local, County, and State approvals are granted.

ABSENT:

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

Commissioner Buscemi asked about the zoning of the bank building across Beaconsfield from the Tim Hortons site.

Commissioner Hakim asked about the Burlington store at Eastland.

Commissioner Serraiocco asked if someone could speak with the manager of Lowe's about their extremely unkempt property.

Ty Hinton provided an update about the Eastland property.

PC 03-13-21

ADJOURNMENT

MOTION by Hakim, SUPPORTED by Patterson:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 7:39 p.m.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

Gregory Vargo, Chairman

Larry Hakim, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
JUNE 23, 2021

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 Larry Hakim, Commissioner(s) Serafin Buscemi, Tom Jenny, David Kien, Kevin Koresky, Lauren Mercer and Frank Serraiocco.

ABSENT: None

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Director Ty Hinton, Planning Consultants John Jackson and Paul Urbiel and Ryan Kern, Engineer from Anderson, Eckstein & Westrick.

PC 06-14-21

MINUTES

MOTION by Hakim, SUPPORTED by Buscemi:

To receive, approve and file the minutes of the regular Planning Commission meeting held on March 24, 2021.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

PC 06-15-21

PUBLIC HEARING - EASTLAND CENTER REZONING
RS-1 TO PLANNED UNIT DEVELOPMENT
18000 VERNIER ROAD

MOTION by Patterson, SUPPORTED By Jenny:

To open the Public Hearing to re-zone the property located at 18000 Vernier from RS-1 Regional Shopping District to Planned Unit Development (PUD) District.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

Paul Urbiel, Planning Consultant from McKenna, gave an overview of the applicant's request to rezone Eastland Center and request a Planned Unit Development (PUD). He provided the necessary criteria that the applicant's must meet per requirements of the City's Zoning Ordinance and also shared their concerns and he proposed some recommendations. He then answered questions.

Tim Conder and Mark Gloyeske, the applicants, representing Northpoint, shared the project request and site plan. Mr. Gloyeske discussed some of the concerns that were raised by the planning consultants, including traffic and parking. He then stated that they intend to redesign the site plan to accommodate these concerns. Lastly he mentioned that construction should begin in January or February of 2022 and that the project should be finished some time in late 2023.

Commissioner Buscemi asked about lighting and the hours of operation expected at this site when it is operational. He also inquired about any impact this would make to police and fire services.

Commissioner Jenny asked about rainwater runoff and if the greenspace would help capture the runoff and how it will affect the Milk River system.

Commissioner Kien asked for an explanation of the types of tenants expected and what the cross dock buildings would contain and what their uses would be. He also asked if there would be exterior storage allowed and how that could make the area unsightly. Lastly he asked about the building that is currently being used as a Family Dollar store and if a lot split will be requested so this business can remain.

Commissioner Patterson asked if security fencing has been considered for the perimeter of the property.

Commissioner Vargo mentioned that security around the water retention basins should be considered. He also asked if Beaconsfield would be able to handle the additional weight load of large trucks. He suggested that when Beaconsfield is resurfaced this should be taken into account.

Commissioner Koresky asked if the applicants reached out to Lowe's or any other outlet stores to determine how this may impact them.

Ms. Paiz asked if any work would be done with demolition prior to the holidays. She then inquired about Northpoint and what their relationship with the City would look like, if they are able to address concerns and issues in a timely manner and how they would benefit the community. She then commented that she sees this project as a good thing for the community as it will increase property values and the company seems very proactive.

Mr. Toussant commented that this project is similar to the current project at the former Cadillac Stamping plant.

Mr. Tranchida stated that any development is welcome and then inquired about the length of leases that will be offered to tenants and if there would be any noise impacts to the surrounding area.

Mr. Hinton mentioned that no heavy industrial manufacturing will be allowed and noise shouldn't be an issue.

PC 06-16-21 PUBLIC HEARING - EASTLAND CENTER REZONING
RS-1 TO PLANNED UNIT DEVELOPMENT
18000 VERNIER ROAD

MOTION by Patterson, SUPPORTED By Jenny:

That having received public input and comment on the proposed rezoning of 18000 Vernier, that this hearing be closed.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

PC 06-17-21 TABLE REZONING OF EASTLAND CENTER

MOTION by Buscemi, SUPPORTED by Patterson:

To table the rezoning of Eastland Center to allow the applicant to make changes to the site plan based on recommendations by the Planning Consultants.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

Commissioner Buscemi asked for an update about the Tim Horton's site and when that project would begin.

PC 06-18-21

ADJOURNMENT

MOTION by Patterson, SUPPORTED by Buscemi:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 8:21p.m.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

Gregory Vargo, Chairman

Larry Hakim, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
JULY 28, 2021

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 Larry Hakim, Commissioner(s) Serafin Buscemi, David A. Kien, Kevin Koresky and Frank Serraiocco.

ABSENT: Commissioner(s) Tom Jenny and Lauren Mercer

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Director Ty Hinton and Planning Consultant Paul Urbiel.

PC 07-19-21 EXCUSE COMMISSIONERS

MOTION by Buscemi, SUPPORTED by Patterson:

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

ABSENT: Jenny and Mercer

MOTION CARRIED

PC 07-20-21

MINUTES

MOTION by Patterson, SUPPORTED by Buscemi:

To receive, approve and file the minutes of the regular Planning Commission meeting held June 23, 2021.

ABSENT: Jenny and Mercer

MOTION CARRIED

PC 07-21-21

PUBLIC HEARING - EASTLAND CENTER
REZONING RS-1 TO PLANNED UNIT DEVELOPMENT
18000 VERNIER ROAD

MOTION by Patterson, SUPPORTED By Serraiocco:

To open the Public Hearing to re-zone the property located at 18000 Vernier from RS-1 Regional Shopping District to Planned Unit Development (PUD) District.

ABSENT: Jenny and Mercer

MOTION CARRIED

PUBLIC HEARING

Planning Consultant Paul Urbiel of McKenna gave an overview of the revised PUD submission for the proposed development at Eastland Center and answered questions. Mark Gloyeske addressed the concerns that were raised at the last meeting and explained the revisions that were made.

Commissioner Buscemi asked about the detention ponds and what keeps the water from stagnating. He also inquired about the bus stops and if the petitioner has had any conversations with DOT and SMART.

Commissioner Serraiocco mentioned the traffic study and stated that he would like to see all truck traffic on Vernier and not on Beaconsfield.

Commissioner Kien commented that while he is in favor of this project, there are too many issues with the request, specifically it was understood that the PUD rezoning was the only item tonight, and not approving a site plan. There isn't enough information provided by the applicant with regard to the site plan.

Commissioner Hakim commented on the applicant's reference to possibly splitting the entire parcel into three individual parcels and that he would be opposed to this.

Commissioner Vargo asked that the PUD process be explained for more clarification.

Ms. Carlson commented that there are several ways to address the concerns on the site plan and urged the commissioners to vote in favor and keep the process going.

Councilmember Lyons asked if the commissioners have been working closely with the planning consultants on this project so far.

Mr. Ervin offered that the commissioners need to be careful about making decisions for the community and the developers and that the whole plan and process needs to be understood.

Mayor Kindle stated that while she understands the dilemma, this project has been in negotiations for quite some time and that she assured everyone that this project will benefit the community and tax payers.

Commissioner Serraiocco mentioned that facts about tax incentives on this property are needed, especially if the City won't be receiving any taxes for several years due to these incentives.

Mr. Jarvis commented that this doesn't seem well planned out and that more facts are needed. He also stated he wants to see the residents of the community taken care of and not just the City. He also commented that he is paying a large sum for his property taxes here comparing the amount to taxes in Beverly Hills.

Councilmember Paiz made reference to the Dark Store issue and how it affects the reduction of taxes when businesses petition the Michigan Tax Tribunal. She further commented that new businesses will likely open due to the increase of people that will work here and that it will benefit the entire community. Lastly she asked what types of tenants could we expect to be at this location.

Mr. Poynter commented that it should be kept in mind that there are three quality entities working here and that we need to have good faith that they are working together for the best outcome for the community; Northpointe Development, the Planning Commissioners and McKenna.

Commissioner Vargo commented that the commissioners could recommend approval for this with a request that the City Council refer the final site plan review back to them.

PC 07-22-21

PUBLIC HEARING - EASTLAND CENTER
REZONING RS-1 TO PLANNED UNIT DEVELOPMENT
18000 VERNIER ROAD

MOTION by Hakim, SUPPORTED By Serraiocco:
To close the Public Hearing.

ABSENT: Jenny and Mercer

MOTION CARRIED

PC 07-23-21 EASTLAND CENTER - REZONING RS-1 TO
 PLANNED UNIT DEVELOPMENT
 18000 VERNIER ROAD

MOTION by Patterson, SUPPORTED By Hakim:

to receive and file the following items: (1)The request for a Planned Unit Development (PUD) received by Northpoint Development for the property at 18000 Vernier to construct three industrial buildings and (2)The letter dated July 23, 2021 prepared by McKenna Associates, Inc. reviewing the request and to recommend to the City Council, as required in Section 10-262 of the City's Zoning Ordinance that the Planned Unit Development (PUD) as requested be conditionally approved until the following items are resolved: (1)The applicant's Traffic Study is approved by the City Engineer; (2)Plans for intended circulation patterns, planned truck routes and prohibitions for truck routes and access points are provided to and approved by the City Administration; (3)ADA-Compliant bus stops with a concrete pad and appropriate amenities are provided at the bus stop locations on and adjacent to the site; (4)Building elevations facing the public right-of-way are brought into compliance with ordinance requirements for 20% glazing; (5)Any proposed or required fencing around detention basins or on the perimeter of the site being ornamental in nature and subject to the approval of the City. Any barbed wire or electrified fencing requires approval by the Planning Commission; (6)A lighting plan is provided showing existing and proposed lighting fixtures to confirm compliance with the requirements of the Zoning Ordinance; (7)The applicant provides narrative/evidence of their plans for cross-access, shared parking, utility or other easements. All such easements are subject to review by the City Attorney and must be recorded with the Wayne County Register of Deeds; and (8)The applicant receives all other necessary approvals from the City of other public agencies, and further that upon approval of the City Council that the final site plan be referred back to the Planning Commission for approval.

ABSENT: Jenny and Mercer

MOTION CARRIED

PC 07-24-21 PUBLIC HEARING - RE-ZONE THE PROPERTY
 AT 17830 AND 17860 E. EIGHT MILE ROAD
 FROM RS-1 TO C-1 DISTRICT

MOTION by Hakim, SUPPORTED By Patterson:

to open the public hearing on the request to Re-Zone the property at 17830 and 17860 E. Eight Mile Road from RS-1, Regional Shopping District to C-1, Commercial district.

ABSENT: Jenny and Mercer

MOTION CARRIED

PUBLIC HEARING

Planning Consultant Paul Urbiel of McKenna gave an overview of the request. he also commented that in order for this property to be split as they have also requested, the rezoning is the necessary first step.

Councilmember Toussant asked if Starter's is part of this rezoning project.

Mayor Kindle asked if They Say and the McDonald's properties will be separated as well. She also inquired about the road that circles behind these properties and who owns it.

PC 07-25-21 PUBLIC HEARING - RE-ZONE THE PROPERTY
 AT 17830 AND 17860 E. EIGHT MILE ROAD
 FROM RS-1 TO C-1 DISTRICT

MOTION by Buscemi, SUPPORTED By Patterson:
to close the Public Hearing.

ABSENT: Jenny and Mercer

MOTION CARRIED

PC 07-26-21 RE-ZONE THE PROPERTY AT 17830 AND 17860
 E. EIGHT MILE ROAD FROM RS-1 TO C-1 DISTRICT

MOTION by Patterson, SUPPORTED By Hakim:
to receive and file the following items: (1)The rezoning application from Eastland Center Mall Realty Holding LLC dated June 9, 2021 requesting that the free standing building at 17830 and 17860 E. Eight Mile Road be separated from the mall property; (2)The letter dated July 23, 2021 prepared by McKenna Associates reviewing the rezoning request, and furthermore, recommend to the City Council, as required in Section 10-780 of the City's Zoning Ordinance that the request be approved, on the condition that the PUD application to redevelop Eastland Center to an industrial property is approved.

ABSENT: Jenny and Mercer

MOTION CARRIED

PC 07-27-21 REQUEST LOT SPLIT - 17830 AND 17860
 E. EIGHT MILE ROAD FROM EXISTING MALL
 PROPERTY AT 18000 VERNIER

MOTION by Patterson, SUPPORTED By Hakim:

To receive and file the following items: (1) the lot split application from Derek Kosicki of Michigan Surveying, Inc. dated May 27, 2021 requesting to split a 2.73 acre parcel, #42009 99 0003 008 commonly known as 17830 and 17860 E. Eight Mile Road from the existing parcel at 18000 Vernier, commonly known as Eastland Mall; (2) the property description of said lots along with the accompanying certified Land Title Survey dated November 7, 2018 as submitted LSG Engineers and Surveyors; and (4) The letter dated July 23, 2021 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, subject to (a) Approval of the rezoning of the property to C-1; (b) A recommendation of approval by the City Engineer, Department of Public Works, Building Inspector, and the City Assessor pursuant to Section 10-750 of the Zoning Ordinance; (c) Any proposed access easement language is approved by the City Attorney, executed by all responsible parties, and recorded at the Wayne County Register of Deed; and (d) Future developments and land use changes must apply to the City for site plan (and special land use approval as appropriate) approval.

ABSENT: Jenny and Mercer

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

Councilmember Paiz commented about the road that the Mayor mentioned and also questioned if the former mall owners will continue to own the properties that are being split.

Mayor Kindle commented on the bus stops and that only DOT stops at the mall.

Mr. Calus inquired if the entry road from the high school property to Eastland Drive will remain open.

DISCUSSION BY COMMISSION MEMBERS

Commissioner Kien commented on the other parcels on or near the Mall site that have also been similarly “orphaned” from the RS-1 zoning district and asked if the commissioners would need to address this in the future.

Mr. Hinton mentioned to the commissioners that the Master Plan would soon need to be updated for the City to continue the process of becoming a Redevelopment Ready Community (RRC).

PC 07-28-21

ADJOURNMENT

MOTION by Buscemi, SUPPORTED by Patterson:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 9:00 p.m.

ABSENT: Jenny and Mercer

MOTION CARRIED

Gregory Vargo, Chairman

Larry Hakim, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
NOVEMBER 3, 2021

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 Larry Hakim, Commissioner(s) Tom Jenny, David A. Kien, Kevin Koresky, Lauren Mercer and Frank Serraiocco.

ABSENT: Commissioner Serafin Buscemi and Larry Hakim

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Director Ty Hinton and Planning Consultant Paul Urbiel.

PC 11-29-21 EXCUSE COMMISSIONERS

MOTION by Patterson, SUPPORTED by Jenny:

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

ABSENT: Buscemi and Hakim

MOTION CARRIED

PC 11-30-21

MINUTES

MOTION by Patterson, SUPPORTED by Koresky:

To receive, approve and file the minutes of the regular Planning Commission meeting held on July 28, 2021.

ABSENT: Buscemi and Hakim

MOTION CARRIED

PC 11-31-21

SITE PLAN REVIEW - 18000 VERNIER
NORTHPOINTE DEVELOPMENT PUD

MOTION by Kien, SUPPORTED By Patterson:

To receive and file the revised Site Plan submitted by Marc Gloyeske, Development Manager of Northpointe Development on behalf of NP Eastland Center, 18000 Vernier Road for a Planned Unit Development project for the redevelopment of the Eastland Center site for three industrial buildings, parking, truck docks and private roads, and furthermore to receive and file the Site Plan review letter dated October 27, 2021 submitted by Paul Urbiel of McKenna Associates, and lastly to approve the Site Plan for the redevelopment at 18000 Vernier Road, with the following conditions being met: (1) The traffic study is approved by the City Engineers, (2) Truck ingress and egress to the site from Beaconsfield is prohibited and/or managed to the City's satisfaction, (3) The applicant provides evidence of thier plans for cross-access, shared parking, utility or other easements. All such easements are subject to review by the City Attorney and must be recorded with the Wayne County Register of Deeds, and (4) the applicant receives all other necessary approvals from City or other public agencies.

ABSENT: Buscemi and Hakim

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

Mr. Tranchida commented about the truck traffic and said that he hopes to see them remain on Vernier and not on Kelly or Beaconsfield.

DISCUSSION BY COMMISSION MEMBERS

Steven Lindley, intern for the Economic and Community Development department, shared updates to the Redevelopment Ready Communities (RRC) plan for Harper Woods. This included a timeline for future meetings and other items that need will need approvals as we move forward in this process.

Commissioner Kien asked about the former Pier One property and what happened to the

plasma center since he noted that a Dollar Tree has moved in.

Commissioner Vargo asked about the Tim Horton's property and if there was anything to report on that.

PC 11-32-21 NOTICE OF INTENT - KELLY ROAD CORRIDOR SUBPLAN

MOTION by Kien, SUPPORTED by Patterson:
to authorize the issuance of a Notice of Intent to neighboring communities regarding the City's preparation of the Kelly Road Corridor Subplan.

ABSENT: Buscemi and Hakim.

MOTION CARRIED

PC 11-33-21 ADJOURNMENT

MOTION by Patterson, SUPPORTED by Jenny:
That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 8:05 p.m.

ABSENT: Buscemi and Hakim.

MOTION CARRIED

Gregory Vargo, Chairman

Larry Hakim, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
DECEMBER 15, 2021

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 Larry Hakim, Commissioner(s) Serafin Buscemi, David A. Kien, Kevin Koresky, Lauren Mercer and Frank Serraiocco.

ABSENT: None

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Director Ty Hinton and Stephen Lindley.

PC 12-34-21

MINUTES

MOTION by Patterson, SUPPORTED by Serraiocco:

To receive, approve and file the minutes of the regular Planning Commission meeting held November 3, 2021.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

DISCUSSION ON PROGRESS OF
REDEVELOPMENT READY COMMUNITIES - RRC

Ty Hinton and intern Stephen Lindley provided an overview of the Redevelopment Ready Communities best practices and shared the progress so far for Harper Woods to be certified as a RRC community. Information was provided to the members for discussion on what items are still needed to complete the process, including an updated Master Plan and the Kelly Road Corridor Plan. Following the discussion, questions were answered.

PC 12-35-21

KELLY ROAD CORRIDOR PLAN

MOTION by Buscemi, SUPPORTED By Patterson:

To approve the Kelly Road Corridor Plan and to recommend that the Plan be submitted to the City Council in order to schedule the necessary Public Hearings, prior to final approval.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

Ty Hinton commented on the Eastland project and stated that the demolition is still on target for February. He also gave an update on the Tim Horton's site saying that a new franchisee is being sought and it is possible that it will be a drive-through only restaurant without any interior seating or service.

PC 12-36-21

ADJOURNMENT

MOTION by Patterson, SUPPORTED by Buscemi:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 8:13 p.m.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

Gregory Vargo, Chairman

Larry Hakim, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
MARCH 2, 2022

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 Larry Hakim, Commissioner(s) Serafin Buscemi, David A. Kien, Kevin Koresky, Lauren Mercer and Frank Serraiocco.

ABSENT: None

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Director Ty Hinton and Assistant Director of Economic and Community Development, Stephen Lindley.

PC 03-01-22

MINUTES

MOTION by Buscemi, SUPPORTED by Patterson:

To receive, approve and file the minutes of the regular Planning Commission meeting held December 15, 2021.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

PC 03-02-22

PUBLIC HEARING - KELLY ROAD CORRIDOR PLAN

MOTION by Patterson, SUPPORTED By Hakim:

To open the Public Hearing on the Kelly Road Corridor Plan.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

Assistant Director of Economic and Community Development, Stephen Lindley prepared and read through the summary of the Kelly Road Corridor and answered questions. The topics discussed were the interest and/or participation of the City of Detroit in this plan, as well as the participation of Commissioner Killeen, the possible revisiting of creating a Harper Woods Business Association and the purpose of this plan as it relates to the City becoming Redevelopment Ready (RRC) and the Master Plan update.

PC 03-03-22 PUBLIC HEARING - KELLY ROAD CORRIDOR PLAN

MOTION by Hakim, SUPPORTED By Patterson:
To close the Public Hearing.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

PC 03-04-22 KELLY ROAD CORRIDOR PLAN

MOTION by Buscemi, SUPPORTED by Hakim:
To approve the Kelly Road Corridor Plan.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

PC 03-05-22 ELECTION OF CHAIR/VICE CHAIR/SECRETARY FOR 2022

MOTION by Buscemi, SUPPORTED by Kien:
To (re) elect Commissioner Vargo as Chair, Commissioner Patterson as Vice-Chair and Commissioner Hakim as Secretary for 2022.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

Ms. Drozd of the League of Women Voters introduced herself and stated that she was present to observe our meetings and then shared how much she loves the City and is very pleased that she moved here.

Mayor Kindle commented on the Plan and thanked the commissioners for adopting it, as this keeps Harper Woods moving forward.

DISCUSSION BY COMMISSION MEMBERS

Ty Hinton gave an update to the Tim Horton's site, Poupard elementary school site, the vacant bank building on Vernier and the demolition of Target on the Eastland site.

Comments were also made about code enforcement throughout the city and the need for those that violate the ordinances be aggressively penalized.

PC 03-06-22

ADJOURNMENT

MOTION by Patterson, SUPPORTED by Hakim:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 7:53 p.m.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

Gregory Vargo, Chairman

Larry Hakim, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
MARCH 23, 2022

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 Larry Hakim, Commissioner(s) David A. Kien, Kevin Koresky, Lauren Mercer and Frank Serraiocco.

ABSENT: Commissioner Serafin Buscemi

OTHERS PRESENT: Economic and Community Development Director Ty Hinton, Assistant Director of Economic and Community Development, Stephen Lindley, Planning Consultant Paul Urbiel and Elizabeth King, Senior Redevelopment Ready Communities Planner, MEDC.

PC 03-07-22 EXCUSE COMMISSIONERS

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

ABSENT: Buscemi

MOTION CARRIED

PC 03-08-22 MINUTES

MOTION by Serraiocco, SUPPORTED by Patterson:
To receive, approve and file the minutes of the regular Planning Commission meeting held March 2, 2022.

ABSENT: Buscemi

MOTION CARRIED

PC 03-09-22

APPROVE TRAINING STRATEGY

MOTION by Hakim, SUPPORTED By Patterson:
to approve and commit to use the ongoing annual training strategy as recommended by the MEDC's Redevelopment Ready Community Program.

ABSENT: Buscemi

MOTION CARRIED

PC 03-10-22

2021 ANNUAL REPORT AND 2022 WORK PLAN

MOTION by Patterson, SUPPORTED by Hakim:
To receive and file the 2021 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: Buscemi

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

Ms. Henderson inquired about the Eastland redevelopment, Tim Horton's and Poupard Elementary and asked for updates on each project.

DISCUSSION BY COMMISSION MEMBERS

None.

PC 03-11-22

ADJOURNMENT

MOTION by Hakim, SUPPORTED by Patterson:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 7:47 p.m.

ABSENT: Buscemi

MOTION CARRIED

Gregory Vargo, Chairman

Larry Hakim, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
MAY 25, 2022

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, Commissioner(s) Kevin Koresky, Lauren Mercer, Frank Serraiocco and Andrea Williams.

ABSENT: Vice-Chair Neil M. Patterson and Commissioner(s) Serafin Buscemi, Larry Hakim and David Kien.

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Director, Ty Hinton and Economic and Community Development Deputy Director Stephen Lindley.

PC 05-12-22

EXCUSE COMMISSIONERS

MOTION by Serraiocco, SUPPORTED by Koresky:

To excuse Commissioner(s) Buscemi, Hakim, Kien and Patterson from tonight's meeting because of a prior commitment.

ABSENT: Buscemi, Hakim, Kien and Patterson.

MOTION CARRIED

PC 05-13-22

MINUTES

MOTION by Serraiocco, SUPPORTED by Koresky:

To receive, approve and file the minutes of the regular Planning Commission meeting held March 23, 2022.

ABSENT: Buscemi, Hakim, Kien and Patterson.

MOTION CARRIED

PC 05-14-22 ADOPT NEW MEMBER ORIENTATION PACKET

MOTION by Mercer, SUPPORTED By Serraiocco:
to adopt the New Member Orientation Packet as submitted.

ABSENT: Buscemi, Hakim, Kien and Patterson.

MOTION CARRIED

DISCUSSION - MASTER PLAN/RRC TRAINING

Handouts were provided and the members discussed the update to the Master Plan that is forthcoming. This discussion included what the members wish to see in the new Master Plan and their expectations, how to get the community involved and best practices.

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

Ms. Drozd asked how information would be disseminated to the public alerting them to the meetings that will take place with regard to the Master Plan update. She also asked about the development at Eastland.

DISCUSSION BY COMMISSION MEMBERS

Ty Hinton gave a status update on the Tim Horton's restaurant.

PC 05-15-22 ADJOURNMENT

MOTION by Serraiocco, SUPPORTED by Williams:
That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 8:31 p.m.

ABSENT: Buscemi, Hakim, Kien and Patterson.

MOTION CARRIED

Gregory Vargo, Chairman

Larry Hakim, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
JUNE 22, 2022

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, Secretary Larry Hakim (7:45), Commissioner(s) Serafin Buscemi, David A. Kien, Kevin Koresky, Lauren Mercer, Frank Serraiocco and Andrea Williams.

ABSENT: Vice-Chair Neil M. Patterson

OTHERS PRESENT: Economic and Community Development Director Ty Hinton
Economic and Community Development Deputy Director Stephen Lindley
and Planning Consultant Paul Urbiel.

PC 06-16-22 EXCUSE COMMISSIONERS

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

ABSENT: Patterson

MOTION CARRIED

PC 06-17-22 MINUTES

MOTION by Williams, SUPPORTED by Buscemi:
To receive, approve and file the minutes of the regular Planning Commission meeting held May 25, 2022.

ABSENT: Patterson

MOTION CARRIED

PC 06-18-22 OPEN PUBLIC HEARING - SPECIAL LAND USE
 19353 VERNIER - TIM HORTONS

MOTION by Hakim, SUPPORTED By Buscemi:
To open the public hearing for the purpose of obtaining public comment on the proposed
Special Land Use at 19353 Vernier Road.

ABSENT: Patterson

MOTION CARRIED

PUBLIC HEARING

No comments were made.

PC 06-19-22 CLOSE PUBLIC HEARING

MOTION by Hakim, SUPPORTED By Koresky:
To close the public hearing.

ABSENT: Patterson

MOTION CARRIED

PC 06-20-22 SPECIAL LAND USE AND SITE PLAN REVIEW
 19353 VERNIER ROAD - TIM HORTONS

MOTION by Kien, SUPPORTED By Buscemi:
To receive and file the Special Land Use application as submitted by Kevin Drozin, Project
Manager, dated May 3, 2022 on behalf of Tim Donut US Limited Inc. and further to receive
and file the Special Land Use and Site Plan Review letter prepared by Paul Urbiel of
McKenna Associates and that the Planning Commission recommends that City Council
approve the special land use and proposed site plan.

ABSENT:

MOTION CARRIED

PC 06-21-22 OPEN PUBLIC HEARING - RE-ZONE THE PROPERTY AT
 20655 LENNON FROM R1B TO R-2 DISTRICT

MOTION by Serraiocco, SUPPORTED By Koresky:
To open the Public Hearing to re-zone the property located at 20655 Lennon from R1B District to R-2 District.

ABSENT: Patterson

MOTION CARRIED

PUBLIC HEARING

Ms. Van Hecke commented that she would like to see single family homes on the site.

Ms. Girimonte suggested that homes similar to those on Danbury Lane would benefit the area.

Mr. Robbins asked that Section 8 or low income housing not be built there and that there are too many group homes in the area as well.

Ms. Lyons asked about the time table for this project and also inquired how the additional residents would impact the PA 33 threshold.

Mr. Pizzimenti also commented that he doesn't want to see apartments built there or low income housing as it could jeopardize the current housing values.

Mr. and Mrs. Modlin stated that single family housing would be their preference as well as that would be the best fit for the area.

Ms. Ross also stated that she would like to see the new development be in character with the homes that are there now and not to have low income or rental type housing.

PC 06-22-22 CLOSE PUBLIC HEARING - RE-ZONE PROPERTY AT
 20655 LENNON FROM R1B TO R-2 DISTRICT

MOTION by Kien, SUPPORTED By Hakim:
That having received public input and comment on the proposed rezoning of 20655 Lennon, that this hearing be closed.

ABSENT: Patterson

MOTION CARRIED

PC 06-23-22 REZONING -20655 LENNON FROM R1B TO R-2 DISTRICT

MOTION by Kien, SUPPORTED by Hakim:
to table the request to re-zone Parcel #82 42 010 07 0066 305, also known as 20655
Lennon from R-1B, Single Family Residential District to R-2, Two Family Residential
District, until the developer comes before the Planning Commission.

ABSENT: Patterson

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

None.

PC 06-24-22 ADJOURNMENT

MOTION by Buscemi, SUPPORTED by Kien:
That the agenda of the regular Planning Commission meeting having been acted upon, the
meeting is hereby adjourned at 8:25 p.m.

ABSENT: Patterson

MOTION CARRIED

Gregory Vargo, Chairman

Larry Hakim, Secretary

CITY OF HARPER WOODS
SPECIAL JOINT MEETING OF CITY COUNCIL
PLANNING COMMISSION AND
BOARD OF ZONING APPEALS
JULY 25, 2022

MEETING MINUTES

The SPECIAL meeting of the City Council, Planning Commission and Board of Zoning Appeals was called to order by Mayor Valerie Kindle at 6:00 p.m.

ROLL CALL

PRESENT: Mayor Valerie Kindle, Mayor Pro tem Vivian Sawicki, Councilpersons Veronica Paiz, Ivery Toussant, Jr. and Regina Williams - Planning Commissioners Gregory Vargo, Larry Hakim, David A. Kien, Kevin Koresky, Lauren Mercer and Frank Serraiocco - Zoning Board of Appeals Members Serafin Buscemi, Richard Pesegna and Alyssa Walker.

ABSENT:

OTHERS PRESENT: Economic and Community Development Director Ty Hinton, Economic and Community Development Deputy Director Stephen Lindley, Planning Consultant Paul Urbiel and City Clerk Leslie M. Frank.

MASTER PLAN PRESENTATION

Stephen Lindley gave an overview of the purpose of this meeting, which is moving forward with Harper Woods becoming a RRC Community and continuing through the process. The value of the joint meeting is to have input from all of the partners involved in this process and in the process of updating the Master Plan.

Planning Consultant Paul Urbiel then provided the purpose of the Master Plan, the overview of the next year and what it will entail and what everyone's responsibilities will be as we go through the update. He went on to explain that the Master Plan is the communities' vision for the future of the City and also that this plan needs to be updated every five years. It helps to facilitate change and create positive momentum and acts as a guide for City staff to make relevant decisions based on the contents of the Plan, especially for planning, development and zoning matters. He then shared that there will be several round table discussions, focus group discussions and certainly participation

from the community as well as the Commissioners. He tasked the Commissioners to be ambassadors to the community in getting them involved and maintain their interest in the process.

A resident asked about the future development of the Poupard school.

A resident asked about the development at Eastland and if there will be housing units on that site.

REDEVELOPMENT READY COMMUNITIES UPDATE

Stephen Lindley then shared the steps of the RRC process and noted the items that have been achieved thus far and stated the purpose of becoming an RRC community. He indicated that there are best practices that are outlined in the RRC process and those that the City is currently working on, including the zoning ordinance update.

Councilmember Sawicki asked about the current stock of buildings in Harper Woods that can't be utilized as multi-use and asked if there is a market for this type of development.

Commissioner Serraiocco stated that the sooner Harper Woods becomes RRC, the better. He then asked if there are financial benefits to becoming RRC, like grants and such.

Several residents asked for an update regarding the Eastland redevelopment.

ZONING ORDINANCE

Stephen Lindley commented that updating the zoning ordinance is definitely part of the updating of the Master Plan and that providing an updated zoning ordinance is one of the best practices discussed. The current ordinance is very outdated and not easy to find information and it needs to be easier to navigate for future developers. It will also include updates for parking accessibilities, green infrastructure, solar panels and the like.

ADJOURNMENT

MOTION by Hakim, SUPPORTED by Koresky:

That the agenda of the Special Joint Meeting having been acted upon, the meeting is hereby adjourned at 7:10 p.m.

MOTION CARRIED

VALERIE KINDLE, MAYOR

LESLIE M. FRANK, CITY CLERK

CITY OF HARPER WOODS
PLANNING COMMISSION
AUGUST 24, 2022

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, Secretary Larry Hakim (7:25), Commissioner(s), David A. Kien, Kevin Koresky, Frank Serraiocco and Andrea Williams.

ABSENT: Commissioners Serafin Buscemi, Lauren Mercer, and Neil M. Patterson.

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Director Ty Hinton, Economic and Community Development Deputy Director Stephen Lindley and Planning Consultant Paul Urbiel.

PC 08-25-22 EXCUSE COMMISSIONERS

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

ABSENT: Buscemi, Hakim, Mercer and Patterson

MOTION CARRIED

PC 08-26-22 MINUTES

MOTION by Serraiocco , SUPPORTED by Koresky:
To receive, approve and file the minutes of the regular Planning Commission meeting held on June 22, 2022.

ABSENT: Buscemi, Hakim, Mercer and Patterson

MOTION CARRIED

PC 08-27-22 PUBLIC HEARING - PROPOSED REZONING FROM
RS-1 TO C-1; 17700 VERNIER ROAD

MOTION by Kien, SUPPORTED By Serraiocco:
to open the public hearing on the Proposed Rezoning from RS-1 to C-1; 17700 Vernier Road.

ABSENT: Buscemi, Hakim, Mercer and Patterson

MOTION CARRIED

PUBLIC HEARING

Paul Urbiel, our Planning Consultant, gave an overview of the applicants request to re-zone the property for the owners to redevelop this into a new gas station.

Commissioner Kien nhas no issue with the request and it seems like a housekeeping item which we have approved previously.

The Petitioner shared the owners plans for expansion, and he also commented that they will comply with the City's requirements in order to keep good standing with the neighbors.

PC 08-28-22 PUBLIC HEARING - PROPOSED REZONING FROM
RS-1 TO C-1; 17700 VERNIER ROAD

MOTION by Kien, SUPPORTED By Serraiocco:
to close the public hearing.

ABSENT: Buscemi, Hakim, Mercer and Patterson

MOTION CARRIED

PC 08-29-22 REZONING FROM RS-1 TO C-1; 17700 VERNIER ROAD

MOTION by Kien, SUPPORTED By Koresky:
to recommend to the City Council that the request submitted by Sadina Real Estate, LLC to Re-zone 17700 Vernier Rd from RS-1 to C-1 to be approved.

ABSENT: Buscemi, Hakim, Mercer and Patterson

MOTION CARRIED

PC 08-30-22 PUBLIC HEARING - PROPOSED GAS STATION - SITE
 PLAN AND SPECIAL LAND USE; 17700 VERNIER ROAD

MOTION by Serraiocco, SUPPORTED By Koresky:
to open the Public Hearing on the Proposed Gas Station - Site Plan and Special Land Use;
17700 Vernier Road.

ABSENT: Buscemi, Hakim, Mercer and Patterson

MOTION CARRIED

PUBLIC HEARING

Paul Urbiel, our Planning Consultant, provided the Commissioners with the allowable uses in C-1 and confirmed that this request meets most of the specific standards.

Commissioner Vargo shared his concerns about the parking spaces depths. He advised that large trucks would exceed this depth as submitted by the Petitioner.

Commissioner Serraiocco asked for clarification where the pumps would be located in conjunction with the ingress and egress from Kelly Road.

The Petitioners again stated that they would comply with all of the requirements and make the necessary changes as outlined by the Planning Consultant.

PC 08-31-22 PUBLIC HEARING - PROPOSED GAS STATION - SITE
 PLAN AND SPECIAL LAND USE; 17700 VERNIER ROAD

MOTION by Hakim, SUPPORTED By Serraiocco:
to close the Public Hearing.

ABSENT: Buscemi, Mercer and Patterson

MOTION CARRIED

PC 08-32-22 PROPOSED GAS STATION - SITE PLAN AND
SPECIAL LAND USE; 17700 VERNIER ROAD

MOTION by Kien, SUPPORTED By Serraiocco:
to table the request from Sadina Real Estate, LLC for a special land use and site plan
review for the redevelopment of property at 17700 Vernier Rd.

ABSENT: Buscemi, Mercer and Patterson

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

Ms. Drozd asked about the time lines for development of the Citizen Lab software.

DISCUSSION BY COMMISSION MEMBERS

None.

PC 08-33-22 ADJOURNMENT

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

ABSENT: Buscemi, Mercer and Patterson

MOTION CARRIED

Gregory Vargo, Chairman

Larry Hakim, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
SEPTEMBER 28, 2022

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, Secretary Larry Hakim, Commissioner(s) Serafin Buscemi, Kevin Koresky, Lauren Mercer, Frank Serraiocco and Andrea Williams.

ABSENT: Vice-Chair Neil M. Patterson, Commissioner(s) David A. Kien

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Director Ty Hinton, Economic and Community Development Deputy Director Steven Lindley and Planning Consultant Paul Urbiel.

PC 09-34-22 EXCUSE COMMISSIONERS

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

ABSENT: Kien and Patterson

MOTION CARRIED

PC 09-35-22 MINUTES

MOTION by Serraiocco, SUPPORTED by Buscemi:
To receive, approve and file the minutes of the regular Planning Commission meeting held August 24, 2022.

ABSENT: Kien and Patterson

MOTION CARRIED

PC 09-36-22 MOVE TABLED AND PENDING ITEM - PC 08-32-22

MOTION by Hakim, SUPPORTED By Buscemi:

To move item PC 08-32-22 from Tabled and Pending and move to New Business.

ABSENT: Kien and Patterson

MOTION CARRIED

PC 09-37-22 PC 08-32-22 - PROPOSED GAS STATION - SITE
PLAN AND SPECIAL LAND USE

MOTION by Buscemi, SUPPORTED By Williams:

To receive and file the Special Land Use application for the redevelopment of the property at 17700 Vernier Road as submitted by GAV & Associates dated July 28, 2022 on behalf of Sadina Real Estate LLC and further to receive and file the Special Land Use and Site Plan Review letter prepared by Paul Urbiel of McKenna Associates and lastly to recommend to the City Council that the special land use and proposed site plan be approved.

ABSENT: Kien and Patterson

MOTION CARRIED

PC 09-38-22 PROPOSED LOT SPLIT - 18000 VERNIER
EASTLAND COMMERCE CENTER

MOTION by Hakim, SUPPORTED By Buscemi:

To receive and file the Lot Split application dated August 31, 2022, submitted by Chris Beland, PS - PEA Group on behalf of NP Eastland Commerce Center Industrial LLC requesting to divide their property, approximately 79 acres into 3 parcels and furthermore to receive and file the Lot Split review letter dated September 21, 2022, prepared by Paul Urbiel of McKenna Associates, Inc., and lastly, to 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, subject to final approval of the City Engineer, Department of Public Works and the City Assessor.

NO: Williams

ABSENT: Kien and Patterson

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

PC 09-39-22

ADJOURNMENT

MOTION by Hakim, SUPPORTED by Buscemi:

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

ABSENT: Kien and Patterson

MOTION CARRIED

Gregory Vargo, Chairman

Larry Hakim, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
MARCH 1, 2023

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, Secretary Larry Hakim, Commissioner(s) David A. Kien, Kevin Koresky, Lauren Mercer, Frank Serraiocco and Andrea Williams.

ABSENT: Commissioner Margrit Poynter

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Director Ty Hinton, Economic and Community Development Deputy Director Stephen Lindley and Planning Consultant Paul Urbiel.

PC 03-01-23 EXCUSE COMMISSIONER MARGRIT POYNTER

MOTION by Hakim, SUPPORTED by Koresky:

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

ABSENT: Poynter

MOTION CARRIED

PC 03-02-23

MINUTES

MOTION by Serraiocco, SUPPORTED by Koresky:

To receive, approve and file the minutes of the regular Planning Commission meeting held September 28, 2022.

ABSENT: Poynter

MOTION CARRIED

PC 03-03-23 RECOGNITION OF THE PASSING OF COMMISSIONER
NEIL PATTERSON

MOTION by Koresky, SUPPORTED by Serraiocco:

To recognize the passing of Vice Chairman Neil Patterson and to honor the commitment he brought to the City of Harper Woods with his dedication and for the 54 years he served on the Planning Commission.

ABSENT: Poynter

MOTION CARRIED

PC 03-04-23 ELECTION OF CHAIR/VICE CHAIR/SECRETARY FOR 2023

MOTION by Kien, SUPPORTED By Williams:

To elect Commissioner Vargo as Chair, Commissioner Mercer as Vice-Chair and Commissioner Hakim as Secretary for 2023.

ABSENT: Poynter

MOTION CARRIED

DISCUSSION - MASTER PLAN DRAFT / WORK SESSION

Planning Consultant Paul Urbiel shared and discussed the working draft of the proposed Master Plan and answered questions. Several topics were covered, including creating flexible mixed use areas to encourage future development as well as walk-ability and areas in the community that are underused. Following the next two Planning Commission meetings it will be likely that the draft will be ready to be released to the neighboring communities in April. He then shared additional information regarding the remaining timeline, including having the public hearing in June.

TRAINING SESSION - RRC

Economic and Community Development Deputy Director, Stephen Lindley provided a handout with regard to flexible parking requirements and parking reform as a part of the RRC plan and he answered questions.

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

Commssioner Hakim commented about the Cannabis Subcommittee and suggested that a liaison from the Planning Commission be appointed to this subcommittee.

PC 03-05-23

ADJOURNMENT

MOTION by Kien, SUPPORTED by Mercer:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 8:47 p.m.

ABSENT: Poynter

MOTION CARRIED

Gregory Vargo, Chairman

Larry Hakim, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
MARCH 22, 2023

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 Chairperson Lauren Mercer, Secretary Larry Hakim, Commissioner(s) Kevin Koresky, Margrit Poynter and Andrea Williams.

ABSENT: Commissioner(s) David Kien and Frank Serraiocco

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Director Ty Hinton and Planning Consultants Paul Urbiel and Nani Wolf.

PC 03-06-23 EXCUSE COMMISSIONERS KIEN AND SERRAIOCCO

MOTION by Koresky, SUPPORTED by Hakim:
To excuse Commissioner(s) Kien and Serraiocco from tonight's meeting because of a prior commitment.

ABSENT: Kien and Serraiocco

MOTION CARRIED

PC 03-07-23 MINUTES

MOTION by Mercer, SUPPORTED by Williams:
To receive, approve and file the minutes of the regular Planning Commission meeting held March 1, 2023.

ABSENT: Kien and Serraiocco

MOTION CARRIED

PC 03-08-23 2022 ANNUAL REPORT AND 2023 WORK PLAN

MOTION by Hakim, SUPPORTED By Mercer:

To receive and file the 2023 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: Kien and Serraiocco

MOTION CARRIED

MASTER PLAN UPDATE - DISCUSSION

Planning Consultant Paul Urbiel and Nani Wolf shared and discussed the remaining sections of the working draft of the proposed Master Plan and answered questions.

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

Ms. Drozd asked about how many residents have registered on the CitizenLab app.

DISCUSSION BY COMMISSION MEMBERS

Commissioner Hakim offered to present the planning report to the City Council at their next meeting.

PC 03-09-23 PRESENT PLANNING REPORT TO CITY COUNCIL

MOTION by Poynter, SUPPORTED by Williams:

to authorize Commissioner Hakim to present the annual Planning Report to the City Council at their next scheduled meeting.

ABSENT: Kien and Serraiocco

MOTION CARRIED

PC 03-10-23

ADJOURNMENT

MOTION by Hakim, SUPPORTED by Mercer:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 7:51 p.m.

ABSENT: Kien and Serraiocco

MOTION CARRIED

Gregory Vargo, Chairman

Larry Hakim, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
APRIL 26, 2023

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 Chairperson Lauren Mercer, Secretary Larry Hakim, Commissioner(s) David A. Kien, Kevin Koresky, Margrit Poynter, Frank Serraiocco and Andrea Williams.

ABSENT: None

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Director Ty Hinton (7:15), Economic and Community Development Deputy Director Stephen Lindley and Planning Consultant Paul Urbiel.

PC 04-11-23

MINUTES

MOTION by Serraiocco, SUPPORTED by Williams:

To receive, approve and file the minutes of the regular Planning Commission meeting held March 22, 2023.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

CONCEPTUAL REVIEW - POUPARD ELEMENTARY PROPERTY

Tim Loughrin, of Robertson Brothers Homes, and a representative from Renovare, were present to share the conceptual redevelopment of the Poupard Elementary property. Following the presentation, they answered questions.

PC 04-12-23

MASTER PLAN

MOTION by Mercer, SUPPORTED By Hakim:

To recommend that the City Council consider distributing the draft Master Plan dated April 20, 2023 per the requirements of Public Act 33 of 2008, as amended, "Michigan Planning Enabling Act."

ABSENT: None

MOTION CARRIED UNANIMOUSLY

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

Councilmember LaPratt commented on the property development at Poupard utilizing an HOA, stating that the current property management at the Babcock Apartments are great and they do a good job of keeping the apartments clean.

DISCUSSION BY COMMISSION MEMBERS

Several items were discussed in reference to the Poupard Development, including the income level threshold, missing middle housing and the NEZ process.

PC 04-13-23

ADJOURNMENT

MOTION by Hakim, SUPPORTED by Mercer:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 9:00 p.m.

ABSENT: None

MOTION CARRIED UNANIMOUSLY

Gregory Vargo, Chairman

Larry Hakim, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
JULY 26, 2023

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, Secretary Larry Hakim (8:16)
Commissioner(s) David A. Kien, Kevin Koresky, Margrit Poynter and
Frank Serraiocco.

ABSENT: Commissioner(s) Lauren Mercer and Andrea Williams

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community
Development Director Ty Hinton, Economic and Community Development
Deputy Director Stephen Lindley and Planning Consultant Nani Wolf.

PC 07-14-23

EXCUSE COMMISSIONERS

MOTION by Kien, SUPPORTED by Koresky:

To excuse Commissioner(s) Lauren Mercer and Andrea Williams from tonight's meeting
because of a prior commitment.

ABSENT: Hakim, Mercer and Williams.

MOTION CARRIED

PC 07-15-23

MINUTES

MOTION by Serraiocco, SUPPORTED by Koresky:

To receive, approve and file the minutes of the regular Planning Commission meeting held
April 26, 2023

ABSENT: Hakim, Mercer and Williams

MOTION CARRIED

PC 07-16-23 OPEN PUBLIC HEARING - MASTER PLAN

MOTION by Kien, SUPPORTED By Serraiocco:

To open the public hearing for the purpose of obtaining public comment on the proposed adoption of the revised Master Plan for the City of Harper Woods as prepared by McKenna Associates, inc.

ABSENT: Hakim, Mercer and Williams

MOTION CARRIED

PUBLIC HEARING

Nani Wolf, the Planning Consultant gave an overview of the Master Plan and answered any questions.

Commissioner Kien commented on the data that was used in the Housing section of the Plan, stating that the data wasn't accurate. (A disclaimer can be added to clarify the data that derived from census information.)

Commissioner Poynter asked about the comments that were submitted by DDOT.

Commissioner Serraiocco asked if the disclaimers would be added before the Master Plan is printed and distributed.

Mr. Lindley commented on SEMCOG's projected population data.

Ms. Ross asked about the Poupard site and if that was included in the Master Plan.

Ms. Maul asked about the Poupard site and the developers.

Ms. Wolf clarified the role of the Master Plan and the commissioners' process creating this new plan.

Mr. Ross asked about the RRC designation and why the City isn't qualified yet.

PC 07-17-23 CLOSE PUBLIC HEARING

MOTION by Koresky, SUPPORTED By Serraiocco:

That having received public input and comment that this hearing be closed.

ABSENT: Hakim, Mercer and Williams.

MOTION CARRIED

PC 07-18-23

MASTER PLAN ADOPTION

MOTION by Koresky, SUPPORTED by Kien:

To adopt the Resolution adopting the Master Plan with the following revisions: providing a footnote or disclaimer for the ACS data that is referenced in the housing tables. (Attachment No. 1)

ABSENT: Hakim, Mercer and Williams

MOTION CARRIED

DISCUSSION - ZONING ORDINANCE AMENDMENT

Mr. Lindley provided an overview of the changes that were made to the zoning ordinance providing for Marijuana Retail businesses in the City.

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

Ms. Ross shared her concerns with the conceptual plan for the development at Poupard, referencing the style of home, the lack of storage to be provided and the possibility of the cul-de-sac in front of her home being removed.

Ms. Nelson also shared her concerns with the potential development, referencing the possibility of parking issues.

Ms. Maul asked several questions regarding the Poupard site and shared her concerns with the tax abatement that will be attached to the development.

Mr. Dabish congratulated the commissioners for the completion of the Master Plan.

Mr. Lutfy asked about the cannabis licensing procedures.

Mr. Ross asked if a traffic study was done prior to approving the development at Eastland and if a retaining wall could be erected along I-94 to eradicate noise from large trucks.

DISCUSSION BY COMMISSION MEMBERS

None.

PC 07-19-23

ADJOURNMENT

MOTION by Kien, SUPPORTED by Serraiocco:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 8:22 p.m.

ABSENT: Mercer and Williams

MOTION CARRIED

Gregory Vargo, Chairman

Larry Hakim, Secretary

City of Harper Woods
Wayne County, Michigan
2023 Master Plan
RESOLUTION of ADOPTION

WHEREAS the Michigan Planning Enabling Act (Public Act 33 of 2008), as amended, provides for a City Planning Commission to prepare and adopt a Master Plan for physical development of the community; and

WHEREAS the City of Harper Woods Planning Commission has prepared such a Master Plan for the City's physical development in compliance with the Michigan Planning Enabling Act, including relevant charts, maps and text; and

WHEREAS the Harper Woods Planning Commission has provided multiple opportunities for public participation in the planning process; and

WHEREAS the Harper Woods City Council approved the draft Plan for distribution, and subsequently the Master Plan was so distributed for review by surrounding communities and other public agencies as required by the Michigan Planning Enabling Act; and

WHEREAS the Harper Woods Planning Commission held a formal public hearing on the draft Master Plan on July 26, 2023 in order to provide additional opportunity for public comment; and

WHEREAS all comments received during the planning process have been carefully considered and the Planning Commission is satisfied that the Master Plan is ready for adoption.

WHEREAS the Harper Woods Planning Commission recognizes that the Master Plan and Future Land Use Map are flexible guides for public and private decision-making that will aid the City improve and maintain outstanding quality of life for all residents.

NOW THEREFORE BE IT RESOLVED that the Harper Woods Planning Commission hereby adopts the Harper Woods 2023 Master Plan, as presented at the public meeting held on July 26, 2023, subject to incorporation of the following revisions (if applicable):

1. Insert a footnote or disclaimer for the ACS data that is referenced in the housing tables.

MOTION by: Koresky, SUPPORTED by: Kien

AYES: Vargo, Kien, Koresky, Poynter and Serraiocco

NAYS: None

ABSENT: Hakim, Mercer and Williams

CITY OF HARPER WOODS
PLANNING COMMISSION
AUGUST 23, 2023

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 Chairperson Lauren Mercer, Secretary Larry Hakim, Commissioner(s) David A. Kien, Kevin Koresky and Margrit Poynter.

ABSENT: Commissioners Frank Serraiocco and Andrea Williams

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Director Ty Hinton and Planning Consultants Paul Urbiel and Brigitte Smith.

PC 08-20-23

EXCUSE COMMISSIONERS

MOTION by Koresky, SUPPORTED by Hakim:

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

ABSENT: Serraiocco and Williams

MOTION CARRIED

PC 08-21-23

MINUTES

MOTION by Kien, SUPPORTED by Koresky:

To receive, approve and file the minutes of the regular Planning Commission meeting held July 26, 2023.

ABSENT: Serraiocco and Williams

MOTION CARRIED

PC 08-22-23 OPEN PUBLIC HEARING - PROPOSED REZONING FROM
 R1-B TO PUD - 20655 LENNON

MOTION by Hakim, SUPPORTED By Mercer:

To open the Public Hearing on the proposed rezoning of 20655 Lennon, Poupard Elementary School from R1-B to a Planned Unit Development (PUD).

ABSENT: Hakim and Serraiocco

MOTION CARRIED

PUBLIC HEARING

Planning Consultant Paul Urbiel gave an overview of the applicant's request to rezone the property at 20655 Lennon from R1B single family district to a PUD, Planned Unit Development.

Commissioner Poynter asked about the area that is planned for a park and who would be responsible for upkeep. She also questioned whether the units had basements and garages.

Commissioner Kien asked about the income requirements for the prospective buyers of these homes.

Commissioner Poynter asked if a traffic study was done.

Tim Loughrin, representative of Robertson Bros. provided a powerpoint presentation of the plan for the property and answered questions.

Commissioner Koresky asked if there were ways to restrict these homes from being rented after they are purchased.

Commissioner Vargo asked for an explanation of the NEZ part of the project.

Commissioner Kien commented on the NEZ and asked what the city's gain would be for the first year following occupancy and also shared his concerns about the development not having adequate parking.

Commissioner Hakim asked for clarification on the ingress and egress to the development and if the park area is open to the public where would visitors park.

Mr. Sheridan asked if the non-rental clause can be part of the master deeds and that he is concerned about the 12 years of tax abatement and that the city already has enough rental properties.

Ms. Sheridan asked about asbestos abatement of the property. (All regulations will be followed for proper abatement of the property.)

Mr. Kirkman asked if the public safety department had any concerns about ingress and egress to the development and that 12 years was too long to wait for the city to get tax money.

Ms. Lyons commented that a parking structure could be developed to address the lack of parking.

Mr. Monts shared his concerns about the height of the properties and that he would like to see only two storied buildings, not three and that he is in favor of the park area.

Ms. Maul made several remarks about the maintenance of the park area and who would be responsible, whether or not a traffic study was done, if EV chargers would be added and her concerns about water pressure and brownouts in the vicinity.

A resident commented about the construction process and the mess and noise it would create and that hopefully some of the materials on the school building could be repurposed. Lastly she mentioned that the building should remain a school in the event of a catastrophe.

Councilmember Costantino commented about the parking issues and that with a few less homes in the development and a larger footprint could create more parking area.

A resident opined that the Grosse Pointe school district will likely rezone Harper Woods out of their district and there will be much more traffic in this area and property values will drop.

A resident commented that while several residents have some concerns, there is a desperate need for new housing here and wants to see this move forward.

PC 08-23-23 CLOSE PUBLIC HEARING

MOTION by Kien, SUPPORTED By Koresky:

That having received public input and comment on the proposed rezoning of 20655 Lennon, that this hearing be closed.

ABSENT: Serraiocco and Williams

MOTION CARRIED

PC 08-24-23 SITE PLAN REVIEW - 20655 LENNON

MOTION by Mercer, SUPPORTED by Kien:

to receive and file the Site Plan application as submitted by Renovare Robertson Harper Woods, LLC dated July 21, 2023 for the Poupard Elementary School site at 20655 Lennon for the proposed redevelopment of the 6.494 acre site into 71 for sale units (48 duplex condominium units and 23 attached single family town home units, and furthermore to receive and file the Site Plan Review letter prepared by Paul Urbiel of McKenna Associates dated August 17, 2023, and lastly to recommend that conditional approval be granted on the resolution of the following items: 1) Agreement is reached in principle (pending the execution of a development agreement) between the applicant and the City of Harper Woods regarding the proposed dedication of public space and maintenance identified in the plan narrative, 2) The applicant receives all other necessary approvals from City or other public agencies, including the Engineer's review and approval of the traffic study.

ROLL CALL VOTE

YES: Hakim, Kien, Koresky, Mercer, Poynter, and Vargo

NO: None

ABSENT: Serraiocco and Williams

MOTION CARRIED

PC 08-25-23 PROPOSED REZONING - R1-B TO PUD - 20655 LENNON

MOTION by Hakim, SUPPORTED By Koresky:

To receive and file the Rezoning Application as submitted by Renovare Robertson Harper Woods, LLC dated July 21, 2023 and furthermore to receive and file the review letter prepared by Paul Urbiel of McKenna Associates dated August 17, 2023 and lastly to recommend to the City Council that the Planned Unit Development request be approved with the resolution of the following items: 1) Agreement is reached in principle (pending the execution of a development agreement) between the applicant and the City of Harper Woods regarding the proposed dedication of public space and maintenance identified in the plan narrative, 2) The applicant receives all other necessary approvals from City or

ROLL CALL VOTE

NO: None

MOTION CARRIED

MOTION by Kien, SUPPORTED by Koresky:

PUBLIC HEARING

A resident commented that she doesn't approve of normalizing any type of marijuana and

PC 08-27-23 CLOSE PUBLIC HEARING

MOTION CARRIED

MOTION CARRIED

MOTION CARRIED

Mr. Bailey of Altum LLC provided an overview of the potential redevelopment of the site for

a proposed marijuana retail store.

Commissioner Kien commented that this is one of two parcels that they are submitting and asked if they planned to open them both.

Mr. Sheridan shared his concerns with extra security lighting and it shining onto the nearby residential properties. He also commented that he doesn't want to see neon signs and bars on the windows of these stores.

Ms. Jolly asked for clarification if the existing building would be torn down and suggested that the commissioners use everything in the ordinance arsenal to protect the residents.

Ms. Benson asked about the zoning and if only one store would be able to open.

Ms. Wagner opined that by having marijuana stores, the city will become a dilapidated area and that she doesn't want to expose her kids to this. Lastly she asked what the city was doing to attract other types of businesses.

A resident stated that these applicants may spend a lot of money on the vacant buildings, but it may affect the current businesses being here.

PC 08-30-23

CLOSE PUBLIC HEARING

MOTION by Hakim, SUPPORTED by Kien:

That having received public input and comment on the proposed marijuana retail business, that this hearing be closed.

ABSENT: Serraiocco and Williams

MOTION CARRIED

PC 08-31-23

SITE PLAN AND SPECIAL LAND USE - ALTUM LLC
20780-20790 HARPER AVENUE

MOTION by Mercer, SUPPORTED by Koresky:

To postpone action on the site plan and special land use recommendation to the City Council to allow the applicant time to submit a revised submission to address Zoning Ordinance compliance deficiencies and provide all required information for site plan review.

ABSENT: Serraiocco and Williams

MOTION CARRIED

PC 08-32-23 OPEN PUBLIC HEARING - SPECIAL LAND USE - ALTUM LLC
20860-20876 HARPER AVENUE

MOTION by Hakim, SUPPORTED by Kien:

To open the Public Hearing to hear public comment on the request for a special land use to permit use of a marijuana retail business.

ABSENT: Serraiocco and Williams

MOTION CARRIED

PUBLIC HEARING

Mr. Bailey of Altum LLC provided an overview of the potential redevelopment of the site for a proposed marijuana retail store.

Commissioner Kien asked about the layout of the proposed site and what would become of the small piece of the parcel that would be separated and not utilized in the plans.

Commissioner Koresky asked for more information on the security plan he spoke of.

PC 08-33-23 CLOSE PUBLIC HEARING

MOTION by Kien, SUPPORTED by Koresky:

That having received public input and comment on the proposed marijuana retail business, that this hearing be closed.

ABSENT: Serraiocco and Williams

MOTION CARRIED

PC 08-34-23 SITE PLAN AND SPECIAL LAND USE - ALTUM LLC
20860-20876 HARPER AVENUE

MOTION by Hakim, SUPPORTED by Mercer:

To postpone action on the site plan and special land use recommendation to the City Council to allow the applicant time to submit a revised submission to address Zoning

Ordinance compliance deficiencies and provide all required information for site plan review.

ABSENT: Serraiocco and Williams

MOTION CARRIED

PC 08-35-23 OPEN PUBLIC HEARING - SPECIAL LAND USE
 KELLY/WOODSIDE LLC - 19550 KELLY ROAD

MOTION by Kien, SUPPORTED by Mercer:

To open the Public Hearing to hear public comment on the request for a special land use to permit use of a marijuana retail business.

ABSENT: Serraiocco and Williams

MOTION CARRIED

PUBLIC HEARING

Mr. Dabish of Kelly and Woodside LLC provided an overview of the potential development of the site for a proposed marijuana retail store.

A resident stated that she is protesting all marijuana businesses in the City.

PC 08-36-23 CLOSE PUBLIC HEARING

MOTION by Hakim, SUPPORTED by Mercer:

That having received public input and comment on the proposed marijuana retail business, that this hearing be closed.

ABSENT: Serraiocco and Williams

MOTION CARRIED

PC 08-37-23 SITE PLAN AND SPECIAL LAND USE - KELLY/WOODSIDE LLC
 19550 KELLY ROAD

MOTION by Hakim, SUPPORTED by Mercer:

To postpone action on the site plan and special land use recommendation to the City

Council to allow the applicant time to submit a revised submission to address Zoning Ordinance compliance deficiencies and provide all required information for site plan review.

ABSENT: Serraiocco and Williams

MOTION CARRIED

PC 08-38-23 OPEN PUBLIC HEARING - SPECIAL LAND USE
759 E. PINCONNING LLC - 19616 KELLY ROAD

MOTION by Mercer, SUPPORTED by Kien:

To open the Public Hearing to hear public comment on the request for a special land use to permit use of a marijuana retail business.

ABSENT: Serraiocco and Williams

MOTION CARRIED

PUBLIC HEARING

Mr. Lytwyn of 759 E. Pinconning LLC provided an overview of the potential development of the site for a proposed marijuana retail store.

A resident commented about the labeling of marijuana products.

A resident asked about the money the City receives from the State for the marijuana stores.

Mr. Kirkman asked about the process of the applications tonight moving forward and if a FOIA would be required to get specific information from the applications. He then remarked that there should be background checks for all applicants.

Ms. Koepplin shared her business involvement with Mr. Lytwyn and his rental properties in the city and that he is very dedicated to this process and his site is likely the best one so far.

A resident suggested that the applicant's should reach out to the residential neighbors to get their feedback and they might be more accepting of having a store near them.

PC 08-39-23 CLOSE PUBLIC HEARING

MOTION by Hakim, SUPPORTED by Mercer:

That having received public input and comment on the proposed marijuana retail business, that this hearing be closed.

ABSENT: Serraiocco and Williams

MOTION CARRIED

PC 08-40-23 SITE PLAN AND SPECIAL LAND USE
759 E. PINCONNING LLC - 19616 KELLY ROAD

MOTION by Hakim, SUPPORTED by Mercer:

To postpone action on the site plan and special land use recommendation to the City Council to allow the applicant time to submit a revised submission to address Zoning Ordinance compliance deficiencies and provide all required information for site plan review.

ABSENT: Serraiocco and Williams

MOTION CARRIED

PC 08-41-23 OPEN PUBLIC HEARING - SPECIAL LAND USE - OASIS WELLNESS
CENTER OF BANGOR TWP - 19344 KELLY ROAD

MOTION by Mercer, SUPPORTED by Koresky:

To open the Public Hearing to hear public comment on the request for a special land use to permit use of a marijuana retail business.

ABSENT: Serraiocco and Williams

MOTION CARRIED

PUBLIC HEARING

Mr. Weisberger presented their plans for development of a site for a proposed marijuana retail store.

A resident cited that she is opposed to any marijuana businesses in this city and that she can protest any business too.

CLOSE PUBLIC HEARING

That having received public input and comment on the proposed marijuana retail business, that this hearing be closed.

MOTION CARRIED

To postpone action on the site plan and special land use recommendation to the City Council to allow the applicant time to submit a revised submission to address Zoning Ordinance compliance deficiencies and provide all required information for site plan review.

MOTION CARRIED

To open the Public Hearing to hear public comment on the request for a special land use to permit use of a marijuana retail business.

MOTION CARRIED

PUBLIC HEARING

Mr. Kirkman stated that his home is within 300' of this location and he shared his concerns with a retaining wall and/or fencing that could obscure his neighbor from entering her

garage due to the close proximity and could obscure traffic on Harper. He further stated a traffic study is needed and that signs should be required so vehicles don't travel down the side streets and can only enter or leave the parking lot onto Harper.

A resident commented about having too much traffic in the area already and concerns about bright lighting for security purposes shining onto the residential homes nearby.

Ms. Sullivan also shared her concerns about traffic and noise and light pollution in the area citing that no other business in the area is open at late as these stores will be.

Mr. Coughlin shared his concerns with an increase in traffic in the alley behind his business as there isn't a way to have traffic enter the proposed marijuana store next door to him from Harper. He is also concerned about the late hour these stores can be open.

Mr. Coolman stated that there should be a 500' buffer from the residential homes. He also suggested that there will be more crime in this area.

A resident commented on an already busy alleyway behind her house that will increase with speeders and more traffic.

A resident remarked that a traffic study is necessary in this area as Lochmoor is a bridge street and also a fire route. Further she stated that there is already too much security lighting from American Community Developers.

Mr. Sullivan asked if the city has a plan if these types of businesses become a nuisance.

A resident commented about the moral changes in the country and that she is tired of fighting about drugs and it appears that there are no representatives of God fearing Christians any longer.

PC 08-45-23

CLOSE PUBLIC HEARING

MOTION by Mercer, SUPPORTED by Kien:

That having received public input and comment on the proposed marijuana retail business, that this hearing be closed.

ABSENT: Serraiocco and Williams

MOTION CARRIED

PC 08-46-23 SITE PLAN AND SPECIAL LAND USE - MAIN MANAGEMENT LLC 20330-20340 HARPER AVENUE

MOTION by Hakim, SUPPORTED by Mercer:

To postpone action on the site plan and special land use recommendation to the City Council to allow the applicant time to submit a revised submission to address Zoning Ordinance compliance deficiencies and provide all required information for site plan review.

ABSENT: Serraiocco and Williams

MOTION CARRIED

PC 08-47-23 OPEN PUBLIC HEARING - SPECIAL LAND USE -
LUTFY GROUP LLC 20490 HARPER AVENUE

MOTION by Mercer, SUPPORTED by Kien:

To open the Public Hearing to hear public comment on the request for a special land use to permit use of a marijuana retail business.

ABSENT: Serraiocco and Williams

MOTION CARRIED

PUBLIC HEARING

Mr. Lutfy provided an overview of the potential development of the site for a proposed marijuana retail store.

Ms. Anderson stated that she doesn't want this store near her as her neighborhood is quiet and peaceful. She shared her concerns about traffic and speeding cars and that many kids cross the street near this location to go to school and it will be unsafe.

Ms. Sappore remarked that the property that is proposed is too small and that there is not enough parking. Further she said that the city can't get residents to cut their grass, how are they going to enforce the ordinances with these businesses.

Ms. Shell commented that even though the applicant covered some of her concerns, she is still concerned for students walking in front of these storefronts.

A resident stated these types of businesses attract people that drink and smoke in their cars and throw trash out of the car windows and vandalize neighborhoods. She further

stated that there are too many unresolved issues on Harper already with speeders and traffic and that property values will decrease.

Mr. Kirkman shared that the previous owner to this property had the ingress from Harper and it has since been changed to Beaufait and that is a concern.

A resident asked that if the ordinance can be amended as to the procedure for marijuana stores, doesn't that mean it can be changed to prohibiting them altogether.

PC 08-48-23 CLOSE PUBLIC HEARING

MOTION by Mercer, SUPPORTED by Koresky:
That having received public input and comment on the proposed marijuana retail business, that this hearing be closed.

ABSENT: Serraiocco and Williams

MOTION CARRIED

PC 08-49-23 SITE PLAN AND SPECIAL LAND USE
LUTFY GROUP LLC 20490 HARPER AVENUE

MOTION by Mercer, SUPPORTED by Koresky:
To postpone action on the site plan and special land use recommendation to the City Council to allow the applicant time to submit a revised submission to address Zoning Ordinance compliance deficiencies and provide all required information for site plan review.

ABSENT: Serraiocco and Williams

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

None.

PC 08-50-23

ADJOURNMENT

MOTION by Hakim, SUPPORTED by Mercer:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 12:11 a.m.

ABSENT: Serraiocco and Williams

MOTION CARRIED

Gregory Vargo, Chairman

Larry Hakim, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
SEPTEMBER 27, 2023

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, Secretary Larry Hakim (7:09), Commissioner(s) David A. Kien, Margrit Poynter, Frank Serraiocco and Andrea Williams.

ABSENT: Vice Chairperson Lauren Mercer and Commissioner Kevin Koresky

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Deputy Director Stephen Lindley and Planning Consultant Paul Urbiel.

PC 09-51-23 EXCUSE COMMISSIONERS

MOTION by Kien, SUPPORTED by Williams:

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

ABSENT: Hakim, Koresky and Mercer

MOTION CARRIED

PC 09-52-23 MINUTES

MOTION by Kien, SUPPORTED by Poynter:

To receive, approve and file the minutes of the regular Planning Commission meeting held August 23, 2023.

ABSENT: Hakim, Koresky and Mercer

MOTION CARRIED

MOTION by Kien, SUPPORTED By Hakim:

ABSENT: Koresky and Mercer

MOTION CARRIED

MOTION by Kien, SUPPORTED by Williams:

To adopt the Resolution adopting the Master Plan (Attachment No. 1)

ABSENT: Koresky and Mercer

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

Mayor Kindle invited everyone to attend the 75th annual Lions Club Pasta Dinner on October 6 at the Amvets Hall. She also mentioned that special honor will be given to former Planning Commissioner and Lion's Club member, John Bruneel, for his many years of participation and volunteerism.

DISCUSSION BY COMMISSION MEMBERS

None.

PC 09-55-23

ADJOURNMENT

MOTION by Kien, SUPPORTED by Poynter:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 7:27 p.m.

ABSENT: Koresky and Mercer

MOTION CARRIED

Gregory Vargo, Chairman

Larry Hakim, Secretary

City of Harper Woods
Wayne County, Michigan
2023 Master Plan
RESOLUTION of ADOPTION

WHEREAS the Michigan Planning Enabling Act (Public Act 33 of 2008), as amended, provides for a City Planning Commission to prepare and adopt a Master Plan for physical development of the community; and

WHEREAS the City of Harper Woods Planning Commission has prepared such a Master Plan for the City's physical development in compliance with the Michigan Planning Enabling Act, including relevant charts, maps and text; and

WHEREAS the Harper Woods Planning Commission has provided multiple opportunities for public participation in the planning process; and

WHEREAS the Harper Woods City Council approved the draft Plan for distribution, and subsequently the Master Plan was so distributed for review by surrounding communities and other public agencies as required by the Michigan Planning Enabling Act; and

WHEREAS the Harper Woods Planning Commission held a formal public hearing on the draft Master Plan on July 26, 2023 in order to provide additional opportunity for public comment; and

WHEREAS all comments received during the planning process have been carefully considered and the Planning Commission is satisfied that the Master Plan is ready for adoption.

WHEREAS the Harper Woods Planning Commission recognizes that the Master Plan and Future Land Use Map are flexible guides for public and private decision-making that will aid the City improve and maintain outstanding quality of life for all residents.

NOW THEREFORE BE IT RESOLVED that the Harper Woods Planning Commission hereby adopts the Harper Woods 2023 Master Plan, as presented at the public meeting held on July 26, 2023.

MOTION by Kien, SUPPORTED by Williams:

AYES: Vargo, Hakim, Kien, Poynter, Serraiocco and Williams.

NAYS: None

ABSENT: Koresky and Mercer

CITY OF HARPER WOODS
PLANNING COMMISSION
OCTOBER 25, 2023

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 Chairperson Lauren Mercer, Commissioner(s) David A. Kien, Kevin Koresky, Margrit Poynter, Frank Serraiocco and Andrea Williams.

ABSENT: Larry Hakim

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Director Ty Hinton, Economic and Community Development Deputy Director Stephen Lindley and Planning Consultant Brigitte Smith.

PC 09-55-23

EXCUSE COMMISSIONER HAKIM

MOTION by Kien, SUPPORTED by Koresky:

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

ABSENT: Hakim

MOTION CARRIED

PC 09-56-23

MINUTES

MOTION by Mercer, SUPPORTED by Serraiocco:

To receive, approve and file the minutes of the regular Planning Commission meeting held September 27, 2023.

ABSENT: Hakim

MOTION CARRIED

PC 09-57-23 PROPOSED ALLEY VACATION - 19254-19258 KELLY ROAD
WAYNE METRO COMMUNITY ACTION AGENCY

MOTION by Kien, SUPPORTED by Mercer:

To table the request from Wayne Metro to vacate the alley (19254-19258 Kelly).

ABSENT: Hakim

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

Commissioner Kien questioned whether a public hearing was needed for an alley vacation. (A Public Hearing is held prior to the City Council recommendation).

Commissioner Poynter asked if the company that has leased out one of the Northpointe buildings has been revealed.

Commissioner Serraiocco asked if an alternate method of closing the alley was reached, would the potential agreement include complete restoration of the property back to it's original state if they leave.

Commissioner Mercer asked if there was any additional information about the community center grant.

Planning Consultant Smith commented on the Recreation Master Plan process and stated that there would soon be a survey on CitizenLab and encouraged all the members to take it and to share it with other residents of the community.

PC 09-58-23

ADJOURNMENT

MOTION by Mercer, SUPPORTED by Poynter:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 7:52 p.m.

ABSENT: Hakim

MOTION CARRIED

Gregory Vargo, Chairman

Lauren Mercer, acting Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
NOVEMBER 15, 2023

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 Chairperson Lauren Mercer, Secretary Larry Hakim, Commissioner(s) David A. Kien, Kevin Koresky, Rodd Monts, Margrit Poynter, Frank Serraiocco and Andrea Williams.

ABSENT: Commissioner Rodd Monts

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Deputy Director Stephen Lindley and Planning Consultant Brigitte Smith Wolf.

PC 11-59-23 EXCUSE COMMISSIONER MONTS

MOTION by Hakim, SUPPORTED by Williams:

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

ABSENT: Monts

MOTION CARRIED

PC 11-60-23

MINUTES

MOTION by Williams, SUPPORTED by Koresky:

To receive, approve and file the minutes of the regular Planning Commission meeting held October 25, 2023.

ABSENT: Monts

MOTION CARRIED

PC 11-61-23 REQUEST FOR LOT SPLIT - 19550/19554 KELLY ROAD
 BD&E GROUP LLC

MOTION by Kien, SUPPORTED By Mercer:

To receive and file the lot split application submitted by Kelly and Woodside LLC dated November 2, 2023 requesting the lot split to distance parcels from daycare to obtain retail marijuana business zoning approval, and furthermore to receive and file the review letter submitted by Brigitte Smith Wolf of McKenna Associates dated November 13, 2023, and lastly to recommend to the City Council, as required in Section 10-750 of the City's Zoning Ordinance that the lot split as requested be denied.

ROLL CALL VOTE:

YES: Hakim, Kien, Mercer, Poynter, Serraiocco, Vargo and Williams

NO: Koresky

ABSENT: Monts

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

Mr. Sheridan commented on the potential parking and traffic issue this would have caused on the residential streets. He then commented that marijuana businesses should be delivery only and that would prevent traffic and parking issues altogether.

Mr. Lytwyn thanked the commissioners for their hard work on this and other matters before them and then remarked that there are similar challenges and obstacles for the marijuana applicants as well as they try to navigate the zoning ordinance and Master Plan, stating that all the applicants are trying to do is beautify the Kelly corridor and make it better. He then asked what the commissioners want to see from the applicants and what they can do for the City.

Mr. Kirkman asked who the marijuana businesses are that turned in their applications and in what order did they place when submitting them.

DISCUSSION BY COMMISSION MEMBERS

Commissioner Mercer mentioned that while the applicant tonight pointed out that more scrutiny was placed on his application due to it being a marijuana business, such scrutiny and discussion is had for all applicants, not just for marijuana.

PC 11-62-23

ADJOURNMENT

MOTION by Hakim, SUPPORTED by Kien:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 8:10 p.m.

ABSENT: Monts

MOTION CARRIED

Gregory Vargo, Chairman

Larry Hakim, Secretary

CITY OF HARPER WOODS
PLANNING COMMISSION
DECEMBER 20, 2023

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 Chairperson Lauren Mercer, Secretary Larry Hakim, Commissioner(s) David A. Kien, Kevin Koresky, Rodd Monts, Margrit Poynter and Frank Serraiocco.

ABSENT: Commissioner(s) Andrea Williams

OTHERS PRESENT: City Clerk Leslie M. Frank, Economic and Community Development Deputy Director Stephen Lindley and Planning Consultants Paul Urbiel and Brigitte Smith.

PC 12-63-23 EXCUSE COMMISSIONER WILLIAMS

MOTION by Serraiocco, SUPPORTED by Koresky:

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

ABSENT: Williams

MOTION CARRIED

PC 12-64-23 MINUTES

MOTION by Kien, SUPPORTED by Mercer:

To receive, approve and file the minutes of the regular Planning Commission meeting held November 15, 2023.

PC 12-65-23 REMOVE FROM TABLED AND PENDING
ITEM - PC 09-57-23 - PROPOSED ALLEY VACATION
WAYNE METRO COMMUNITY ACTION AGENCY

MOTION by Kien, SUPPORTED by Monts:
to remove Item PC 09-57-23 - Proposed Alley Vacation - Wayne Metro Community Action Agency.

ABSENT: Williams

MOTION CARRIED

PC 12-66-23 TABLE SITE PLAN AND SPECIAL LAND USE REQUESTS

MOTION by Koresky, SUPPORTED by Mercer:
To table Items 1, 2, and 3; Site Plan and Special Land Use Requests until discussion is had addressing issues with the marijuana application process.

ABSENT: Williams

MOTION CARRIED

COMMITTEE REPORTS

None.

HEARING OF THE PUBLIC

Mr. Dabish opined that the tabling of the items was a smart choice and questioned the notices for the alley vacation.

Ms. Costantino remarked that this process was new to everyone and could potentially be putting the City at risk. She then suggested a specialist be hired to navigate this process.

Mr. Randolph commented that he didn't receive any type of notice that these public hearings were scheduled.

Mr. Sheridan asked if the site plans and applications can be made available to the public.

Mr. Copenhaver thanked the commission members for putting this on hold as a means to make the process fair to everyone.

Ms. Kelly shared that she was an applicant on the agenda and she has followed this process for more than two years. She fully understood the process and did her homework and submitted the materials as required. Further, she stated that the process was changed from the initial application submissions to a deadline of November 1 in order to give everyone a fair chance in this process. She took advantage of meeting with city staff and consultants to be sure that her material was complete and had no issue submitting the second time.

Mr. Morgan commented about not being in favor of having marijuana dispensaries in Harper Woods and that Kelly Road is a train wreck and needs to be cleaned up. Lastly he remarked about a large crater in the alley at Woodside and Kelly.

A resident commented about the plans that Main Management submitted and stated that if they are approved it will create a huge traffic issue in the area. Further he commented that the traffic study that was done was useless.

Ms. Jolly cited her concerns with the plans submitted by Sozo Health, specifically the traffic and trash issues this dispensary will create.

Ms. Olinn-Sullivan commented about the traffic study and that it was not well done, and only on one day. She is also concerned that drivers will illegally cross at the Lochmoor overpass.

Mr. Coolman commented that the many hours the dispensaries are open are not conducive to the residential areas on Harper and the dispensaries should be on Vernier. He then cited crime statistics from a dispensary on Mack.

Ms. Gornick shared her concerns with the long hours these businesses will be open and then asked how the commissioners planned to educate themselves on the process moving forward.

DISCUSSION BY COMMISSION MEMBERS

Commissioner Vargo commented that it is the intent of the Planning Commissioners to right some of the wrongs in the process and that the members were not part of the early discussions and they were not called upon by City Council when developing the ordinance.

Commissioner Kien remarked that while some residents were not happy with the notification process, the City Council does meet twice a month and meetings are posted

on the City's website. He further commented that the City can't possibly notify everyone about everything happening in the City and that residents need to put in some effort to find out what is going on.

PC 12-67-23

ADJOURNMENT

MOTION by Mercer, SUPPORTED by Hakim:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 7:59 p.m.

ABSENT: Williams

MOTION CARRIED

Gregory Vargo, Chairman

Larry Hakim, Secretary