

**REGULAR PLANNING COMMISSION MEETING
MINUTES**

MARCH 10, 2016

**THE REGULAR MEETING OF THE RICHMOND PLANNING COMMISSION
WAS CALLED TO ORDER ON THURSDAY, MARCH 10, 2016, AT 7:34 P.M.,
BY CHAIRMAN McCLELLAN.**

ROLL CALL

Present: Durkee, Frank, Kaminski, McClellan, Moore, Rix, Weinert, Zink

Absent: Pentzien

Others: City Planner Jeschke, City Clerk Stagl

Visitors: Eleanor Knapp

Motion by **Moore**, seconded by **Rix**, to excuse Commissioner Pentzien from tonight's meeting, due to being out of town.

All yeas

Motion passes

APPROVAL OF MINUTES

Motion by **Rix**, seconded by **Weinert**, to approve the minutes of the February 11, 2016, regular meeting as presented.

All yeas

Motion passes

AUDIENCE PARTICIPATION

None.

CORRESPONDENCE

- City Council Meeting Minutes of February 1 2016

Motion by **Weinert**, seconded by **Kaminski**, to receive and file the correspondence as presented.

All yeas

Motion passes

ADOPTION OF AGENDA

The Agenda was adopted as presented.

PUBLIC HEARING

None scheduled.

ITEMS FOR CONSIDERATION

B-1. Site Plan Review/Knapp's Tavern – Proposed 14 foot by 30 foot deck/67126 Gratiot Avenue/Eleanor Knapp

City Planner Jeschke informed the commission that the applicant was requesting a site plan review for a proposed 14 foot by 30 foot deck on the side of the existing Knapp's Tavern on 0.69 acres of property located at 67126 Gratiot Avenue. The applicant has stated that if the deck was approved, they would no longer need additional space for their bike night events throughout the summer months. The site is part of two parcels that are under common ownership. Because this request affects parking on both parcels, we are performing this site plan review on both with common access and parking. The northern parcel has the tavern on it and the southern parcel has Buscemi's Party Store on it.

City Planner Jeschke noted his findings after review of the application:

Zoning Conformance - The proposed uses are allowable uses in the B-3 District.

Site Conformance - The proposed uses comply with the zoning ordinances dimensional standards.

Off Street Parking and Loading - The parking spaces proposed is sufficient for serving the two properties.

Access Management – Because the enlargement is less than 25% of the principal building, the City Planning Department is not requesting removal and/or consolidation of driveways.

Landscaping – The property is paved from property line to property lines. Since the deck addition is minor, the City Planning is not requiring any additional landscaping.

Signs – The applicant is not proposing any additional wall signage on the building or site.

Exterior Lighting – The applicant is not proposing any additional lighting on the building at this time.

The recommendation of the City Planner is for approval of the requested site plan review.

Eleanor Knapp indicated that she has read the City Planner's review and the items noted are not unreasonable. She is working with someone to redo the parking lot. She informed the Commission that she has already received permission from the LLC to construct the deck.

Rix stated that if possible, he would like to see the handicap parking spaces placed on both sides of the deck.

Commissioners indicated that if possible, they would like to see some landscaping around the deck.

McClellan questioned if there would be any outside speakers or lighting on the deck. Eleanor Knapp stated that at this time nothing was being proposed.

Motion by **Moore**, seconded by **Rix**, to approve the requested Site Plan Review for a proposed 14 foot by 30 foot deck (Outdoor seating area) on the side of an existing tavern (Knapp's Tavern) on 0.69 acres of property located at 67126 Gratiot Avenue, subject to the following conditions:

1. Prior to the completion of the deck, the parking lot space layout shall be clearly marked with painted striping. (This may require patching and new parking lot asphalt).
2. The two barrier-free accessible parking spaces shall be clearly marked with painted striping and emblems on the pavement and signs in front of the spaces to indicate they are for handicapped individuals.
3. Per the building inspector, the deck shall be constructed to commercial standards which requires a heavier load requirement. The applicant shall work with the building inspector on the proper construction for the deck.
4. The applicant shall coordinate with the Michigan Liquor Control Commission regarding the use of the deck by patrons with alcohol.
5. The applicant shall post "no parking" sign along the south side of the deck to discourage patrons from parking in front of the deck.

All yeas

Motion passes

MISCELLANEOUS MATTERS FROM THE CITY STAFF

City Manager Moore – Pound Road project awarded to Teltow. The project should start in April.

- The Tennis Court project has been awarded.

City Planner Jeschke – Lance Holloweg trying to sell his property by Elevator.

COMMENTS FROM CHAIRMAN AND COMMISSION MEMBERS

None.

ADJOURNMENT

Motion by **Rix**, seconded by **Kaminski**, to adjourn the regular Planning Commission Meeting at 8:22 p.m.

All yeas

Motion passes

Respectfully submitted:
Karen M. Stagl
City Clerk