

**REGULAR PLANNING COMMISSION MEETING
MINUTES**

SEPTEMBER 13, 2018

**THE REGULAR MEETING OF THE RICHMOND PLANNING COMMISSION
WAS CALLED TO ORDER ON THURSDAY 13, 2018, AT 7:14 P.M., BY
CHAIRMAN McCLELLAN**

ROLL CALL

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

Absent: None

Others: City Planner Jeschke, City Clerk Stagl

Visitors: Mike Misteravich, Bernie Ritter, Gerald Caporuscio, Holly Romero, Ken VanArchfield, Family Farm and Home Store Manager; Charles Strickland, Jim Tavano

APPROVAL OF MINUTES

Motion by **Rix**, seconded by **Kaminski**, to approve the minutes of the August 9, 2018, regular meeting, as presented.

All yeas

Motion passes

AUDIENCE PARTICIPATION

None.

CORRESPONDENCE

- City Council Meeting Minutes of July 16, 2018
- City Council Meeting Minutes of August 6, 2018
- City Council Meeting Minutes of August 20, 2018

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

All yeas

Motion passes

ADOPTION OF AGENDA

Motion by **Rix**, seconded by **Frank**, to adopt the Agenda as presented.

All yeas

Motion passes

PUBLIC HEARING

A-1. REZ-01-2018/St. Augustine Catholic Parish/67912, 67854, 67846, 67836, 67930 Gleason Street and 36341 Franklin Street

Motion by **Moore**, seconded by **Rix**, to open the public hearing at 7:16 p.m.

All yeas

Motion passes

City Planner Jeschke informed the Commission that the rezoning of their properties from R-3 to PSP will help them facilitate their master plan of building a new school.

Casey Fifield, 67782 Gleason, questioned what will happen to the properties once they have been rezoned. City Planner Jeschke informed the Commission that nothing would be done with the properties until the parish is ready to begin construction of a new school – the properties would continue to be maintained by the Church.

NO written comments were received.

Motion by **Frank**, seconded by **Kaminski**, to close the public hearing at 7:20 p.m.

All yeas

Motion passes

A-2. SCU-02-2018/Family Farm & Home on behalf of PLRM, LLC/66875 Gratiot Avenue

Motion by **Rix**, seconded by **Zink**, to open the public hearing at 7:20 p.m.

All yeas

Motion passes

City Planner Jeschke informed the Commission that the applicant was requesting a special condition use permit to allow them to sell firearms.

No verbal or written comments were received.

Motion by **Moore**, seconded by **Frank**, to close the public hearing at 7:22 p.m.

All yeas

Motion passes

A-3. SCU-02-2018/Charles Strickland on behalf of Gerald Caporuscio/68361 Beech Street

Motion by **Weinert**, seconded by **Rix**, to open the public hearing at 7:22 p.m.

All yeas

Motion passes

City Planner Jeschke informed the Commission that the applicant was requesting a special condition permit to allow him to open a vehicle repair shop.

A resident in the area questioned where the non-running vehicles would be parked.

Gerald Caporuscio, the owner of the property, explained that vehicles needing repairs would be parked in the fenced-in area and they will be licensed vehicles.

No further verbal or written comments were received.

Motion by **Frank**, seconded by **Weinert**, to close the public hearing at 7:29 p.m.

All yeas

Motion passes

A-4. SCU-04-2018/Holly Romero on behalf of RLRM, LLC/66787 Gratiot Avenue

Motion by **Moore**, seconded by **Frank**, to open the public hearing at 7:29 p.m.

All yeas

Motion passes

City Planner Jeschke informed the Commission that the applicant was requesting a special condition use permit to allow her to open an indoor amusement center in conjunction with a proposed escape room.

No verbal or written comments were received.

Motion by **Rix**, seconded by **Zink**, to close the public hearing at 7:32 p.m.

All yeas

Motion passes

ITEMS FOR CONSIDERATION

B-1. REZ-01-2018/St. Augustine Catholic Parish/67912, 67854, 67846, 67836, 67930 Gleason Street and 36341 Franklin Street

City Planner Jeschke informed the Commission that the applicant was requesting the rezoning from R-3 to PSP on property located at 67912, 67854, 67846, 67836, 67930 Gleason Street and 36341 Franklin Street. The requests would rezone approximately 1.20 acres of property located along the east side of Gleason Street between Main Street

and Franklin Street and one parcel on Franklin Street just east of Gleason Street. St. Augustine Catholic Parish purchased these properties as part of their future plans for the Church and School Campus. City Administration recommended that the Church seek this rezoning to help facilitate their long term plans for a new grade school and their shorter term plans to expand the playground area.

Some question as to whether the properties will be removed from the tax rolls once they are rezoned. City Manager Moore explained that once the houses were removed from the lots, they were removed from the tax rolls.

Motion by **Frank**, seconded by **Zink**, to approve the requested rezoning from R-3 (Single Family Residential) to PSP (Public/Semi-Public) on property located at 67912, 67854, 67846, 67836, 67930 Gleason Street, and 36341 Franklin Street (APN's 50-07-06-01-165-006, 50-07-01-01-307-001, 002, 003, 005, and 006), for the following reasons:

1. The proposed zoning classification of PSP (Public/Semi-Public) will conform to the proposed use of the site as a new Parochial School.
2. The proposed rezoning will not constitute either Spot Zoning or Exclusionary Zoning.

All yeas

Motion passes

B-2. SCU-02-2018/Family Farm and Home on behalf of PLRM, LLC/66875 Gratiot Avenue

City Planner Jeschke informed the Commission that the applicant was requesting a Special Condition Use to be allowed to sell firearms and ammunition within the Family Farm and Home store located within the Lenox Square Shopping Center. The proposed gun counter will be along the middle of the back wall of the store.

Some discussion on the security measures that will be taken. The Family Farm and Home store manager indicate that the items would be in shatter proof cases during the day and in a cinder block vault for night storage.

Motion by **Frank**, seconded by **Rix**, to approve the requested Special Condition Use Permit to allow the sale of firearms and ammunition within a retail store (Family Farm & Home)

All yeas

Motion passes

B-3. SCU-03-2018/Charles Strickland on behalf of Gerald Caporuscio/68361 Beech Street

City Planner Jeschke informed the Commission that the applicant was requesting a Special Condition Use for a proposed vehicle repair facility. The proposed motor vehicle repair shop would be located adjacent to the southwest corner of the intersection of

Beech Street and Beier Street. This property is the pole barn looking structure behind the Cook Hotel. The Planning Commission, in May 2010, approved a site development plan review for a proposed wholesale radiator business with limited motor vehicle repair on this property, but the business never opened.

The City Planner was recommending approval of the proposed motor vehicle repairs shop. The only additional changes would be the inclusion of five parking spaces inside the fenced-in area, paving the barrier free space and planting three pine trees along the rear of the property.

Rix commented that there was no need for the three pine trees along the rear of the property – there is an existing fence.

Some concern expressed over the number of vehicles that would be stored on the property.

The property owner, Gerald Caporuscio, informed the Commission that five (5) vehicles would fit within the building and any non-running vehicles would be stored in the fenced-in area.

Motion by **Majchrzak**, seconded by **Frank**, to approve the requested Site Plan Review for a proposed vehicle repair facility (S&S Auto and Truck Repair) on 0.58 acres of property located at 68361 Beech Street (APN: 50-07-06-01-156-005), subject to the following conditions:

1. The business shall only be allowed to park vehicles for repair in the area between the building and the Cook Hotel as indicated on the Recommended Site Plan.
2. The applicant/property owner should at a minimum pave with either asphalt or concrete the area shown on the recommended site plan including the required barrier-free (Handicapped) parking space (City Administration will allow this space to be moved directly in front of the building).
3. The applicant shall keep a minimum of five feet of grass between the edge of the parking lot and the southern property boundary and 5-10 feet of grass between the fencing along Beech Street as a grass buffer.

All yeas

Motion passes

B-4. SCU-04-2018/Holly Romero on behalf of PLRM, LLC/66787 Gratiot Avenue

City Planner Jeschke informed the Commission that the applicant was requesting a Special Condition use for a proposed indoor amusement center in conjunction with a proposed escape room. The application meets all ordinance requirements.

The Commission was in support of the proposal.

Motion by **Zink**, seconded by **Kaminski**, to approve the requested Special Condition Use for a proposed indoor amusement center in conjunction with a proposed escape room on property located at 66787 Gratiot Avenue (APN: 50-07-06-12-201-021).

All yeas

Motion passes

B-5. SPR-02-2018/Hamlin Pub on behalf of PLRM, LLC/66771 Gratiot Avenue

City Planner Jeschke informed the Commission that the applicant was requesting a Site Plan review for a proposed outdoor patio in conjunction with a proposed restaurant/tavern (Hamlin Pub) on property located at 66771 Gratiot Avenue. The applicant is proposing an outdoor seating area that will take up the entire width of the porch along the front. However, with the pub at the corner of the building and nearly all patrons coming from the parking lot to the south; city staff does not have any issues with the outdoor seating area taking up the entire width of the porch. The barrier free parking spaces that will be required will be directly across the access driveway from the front entrance. The applicant is proposing access to the outdoor eating area from the inside of the restaurant and decorative fencing will be enclosing the area. The outdoor eating area is not within any street rights-of-way. With the proposed business being located on a corner and the slim likelihood of patrons traveling around to the Gratiot Avenue side of the building; the proposed outdoor eating area is being proposed in the best possible location. The City Planner was recommending approval of the requested site plan.

Commissioners expressed concern with the outdoor seating area. Questioned if any type of permanent barriers could be installed to protect the outdoor café patrons. Concern was expressed regarding the elimination of the sidewalk – felt that this would create safety issues.

The property owner informed the Commission that there was enough driveway, so they could put in the hash marks to show a pedestrian walkway along the outdoor seating area.

City Planner Jeschke informed the Commission that the applicant would agree to delineate a five foot fire lane in front of the seating area.

City Manager Moore recommended that Administration will work with the applicant, Hamlin Pub, to devise some type of temporary barrier that would be placed out in front of the outdoor seating area during business hours.

McClellan stated that the applicant and property owners were very accommodating and felt that something could be worked out with the Administration.

Motion by **Moore**, seconded by **Frank**, to approve the requested Site Plan review for a proposed outdoor patio in conjunction with a proposed restaurant/tavern (Hamlin Pub) on property located at 66771 Gratiot Avenue (APN: 50-07-06-12-201-021), subject to the following conditions:

1. The applicant shall work with City Staff on the placement of two (2) barrier free (Handicap Accessible) parking spaces that shall be as direct from the front entrance of the proposed restaurant as practical.
2. The applicant and property owner will work with City Administration on concerns with safety raised by the Planning Commission.

All yeas

Motion passes

MISCELLANEOUS MATTERS FROM THE CITY STAFF

None.

COMMENTS FROM CHAIRMAN AND COMMISSION MEMBERS

McClellan – Expressed his appreciation for everyone who attended tonight’s meeting.

Weinert – The barn has been completed.

Discussion on the micro-surfacing project. City Manager Moore informed the Commission that this was not a City project. We have been informed by MDOT that their contractor will be adjusting several manhole covers next week. The striping will be done in October.

ADJOURNMENT

Motion by **Rix**, seconded by **Frank**, to adjourn the regular Planning Commission Meeting at 8:53 p.m.

All yeas

Motion passes

Respectfully submitted:
Karen M. Stagl
City Clerk