



**CITY OF WALLED LAKE
PLANNING COMMISSION
MAY 13, 2014**

The Meeting was called to order at 7:30 p.m.

Pledge of Allegiance to the flag.

ROLL CALL: Present: Ankrom, Cheney, Gersten, Mendelsohn, Novak, Palmer,
Robertson, Wolfson
Attorney: Vanerian
Absent: Malone
Planner: Jackson

There being a quorum present, the meeting was declared in session.

REQUESTS FOR AGENDA CHANGES: None

**PCM 05-01-14 MOTION TO EXCUSE COMMISSIONER MALONE FROM
TONIGHT'S MEETING**

Motion by Robertson, supported by Ankrom: CARRIED UNANIMOUSLY: To excuse
Commissioner Malone from tonight's meeting.

APPROVAL OF MINUTES:

**PCM 05-02-14 MOTION TO APPROVE THE APRIL 8, 2014 MINUTES WITH
CORRECTIONS**

Motion by Gersten, supported by Robertson: CARRIED UNANIMOUSLY: To approve
the April 8, 2014 minutes with corrections.

VOTE: UNANIMOUSLY CARRIED

COMMUNICATIONS: None

AUDIENCE PARTICIPATION: None

UNFINISHED BUSINESS:

Public Hearing

1. Text Amendments to Zoning Ordinance
 - i. *Section 2.02: Definitions*
 - ii. *Section 8.04: Special Uses in the O-1, Office District*
 - iii. *Section 9.03: Special Uses in the C-1, Neighborhood Commercial District*
 - iv. *Sections 11.02 and 11.04: Permitted and Special Uses in the C-3, Central Business District*

Mr. Jackson provided a recap of previous discussions held regarding restaurants or bars/taverns serving alcohol in the Central Business District. During the text amendment review process the question arose, what involvement the City has to regulate liquor licenses.

City Attorney Vanerian said there are a number of communities that have local liquor license ordinances. He did discuss with City Council at their last meeting of the Planning Commission's discussions about adopting a similar type of ordinance; a non-zoning regulatory ordinance. Council requested that he review further and report back to them before any decisions were made.

Mr. Jackson stated the current C-3 zoning does not permit it. It could not be approved through Special Land Use either. It's not permitted at all. He said the City Council discussed the Redevelopment Liquor License Act; however the current zoning doesn't permit liquor licenses in this area.

The current updated Master Plan expands the C-3 zoning area up Pontiac Trail. He suggested, at a minimum, the Planning Commission amend the zoning text to permit restaurants to serve alcohol in C-3 districts with a Special Land Use approval.

Open Public Hearing 8:00 p.m.

Dan Martin, 239 E. Walled Lake Drive – has owned his property since 1984. He recently had an inquiry of his property for a potential upscale chop house. He felt the process to bring this occupant in would be lengthy and didn't feel the City would handle it properly. He said he wished he known his property was in a zoning district that did not allow or permit restaurants serving alcohol. He is also a member of the Urban Design Committee and they discussed the Redevelopment Liquor License Act as well. He said the City should have something in place to address this. He would like to see a business that will leave a positive footprint. Currently, he has a specialized puppy boutique tenant. His love for this community has him vested here; he wants to see something happen. He doesn't see why Special Land Use approval is necessary. He is not opposed to regulation, any inspection, or requirements that pertain to all establishments across the board.

Valerie Kemp – said she brought a representative from the City of Brighton who utilized the Redevelopment Liquor License Act to obtain additional licenses for their City before City Council last summer. The City of Brighton was willing to provide the City with everything they used to implement the Act for a \$500 donation to their Arts Program. She said there was a review committee established and, after three months' time, a meeting was held to begin the process; however, it came to a halt with the recent downtown development proposal that came before City Council. She said the City of Brighton had \$18 million in investments with the use of the Redevelopment Liquor License Act.

Mr. Jackson stated the zoning districts must be in order first before that is even reviewed. Current zoning doesn't even permit serving of alcohol.

Close Public Hearing 8:27 p.m.

DISCUSSION:

Commissioner Palmer said he appreciates the input provided. He felt one successful restaurant would get the balling rolling.

PCM 05-03-14

MOTION TO MAKE RECOMMENDATION TO CITY COUNCIL THAT RESTAURANTS SERVING ALCOHOL IN THE C-3 ZONING DISTRICT BE PERMITTED WITH A SPECIAL LAND USE APPROVAL

Motion by Ankrom, supported by Robertson: CARRIED UNANIMOUSLY: To make recommendation to City Council that restaurants serving alcohol in the C-3 zoning district be permitted with a Special Land Use approval.

NEW BUSINESS:

Public Hearing

1. Text Amendments to Zoning Ordinance
 - *Section 10.02 and 10.03: Permitted and Special Uses in the C-2, General*
 - *Any other sections impacted by proposed changes*

Mr. Jackson stated it was discussed at the last meeting to include the C-2 zoning district as well for new liquor licenses and/ or a transfer in liquor license.

Commissioner Palmer said he felt more thought should be put it into this and get City Council on board, Commission agreed.

PCM 05-04-14

MOTION TO TABLE NEW BUSINESS ITEM #1

Motion by Palmer, supported by Robertson: CARRIED UNANIMOUSLY: To table New Business Item #1.

ADMINISTRATIVE REPORT:

1. Code Enforcement Report

DISCUSSION:

Commissioner Ankrom asked when 1109 Decker was scheduled to begin its fence installation and painting as required per their Special Land Use approval. He requested a copy of the Redevelopment Liquor License Act provided by the City of Brighton to Council.

COMMISSIONER COMMENTS:

Commissioner Mendelsohn – said Penny Lake Market has large containers of produce and bags of top soil for sale outside their door. She asked who will be stopping their sale of fireworks in the future. She asked who will maintain the enforcement. She said he has not followed any of the conditions listed as part of their Special Land Use approval for outdoor sales.

Commissioner Gersten – said the Oil Exchange facility on the northwest corner of Maple, the fountain and landscaping is kept up and nice looking.

Commissioner Novak – None

Commissioner Palmer – None

Commissioner Ankrom – None

Commissioner Robertson - None

Commissioner Wolfson – thanked the audience for attending.

Chairman Cheney – None

PCM 05-05-14 Motion to adjourn

Motion by Robertson, seconded by Ankrom to adjourn.

VOTE:

UNANIMOUSLY CARRIED

Meeting adjourned at 9:00 p.m.

Jennifer Stuart
Planning Secretary

Reuben Cheney, Chairman