



**CITY OF WALLED LAKE
PLANNING COMMISSION
TUESDAY, JANUARY 11, 2022**

The Meeting was called to order at 7:35 p.m.

Pledge of Allegiance led by Chairman Wolfson

ROLL CALL: O'Rourke, Owsinek, Whitt, Wolfson, McComas

ABSENT: Novak, Palmer

OTHERS PRESENT: Confidential Assistant Jaquays, Planning Consultant Ortega, City Attorney Vanerian, Assistant City Manager Pesta, City Clerk Stuart, Council Member Casey R. Ambrose, Council Member Woods, DDA Board Member Easter, DDA Board Member Millen

REQUESTS FOR AGENDA CHANGES: NONE

APPROVAL OF MINUTES:

**PC 01-01-22 APPROVAL OF THE SEPTEMBER 14, 2021 PLANNING
COMMISSION MEETING MINUTES**

Motion by O'Rourke, seconded by Owsinek, **CARRIED UNANIMOUSLY:** To approve the September 14, 2021 Planning Commission minutes.

AUDIENCE PARTICIPATION:

Chris- said he was here to discuss a potential cultivation and processing center at 850 Ladd. Chris said the feedback he has received from the church is that there has been ongoing dialogue between the Church and the City in regard to the water tower on site. Chris said he could take care of the water tower situation weather that be to remove it or paint it.

Commissioner O'Rourke recalled that the Fire Chief has deemed the water tower a fire hazard so painting the tower would not be an option.

Chris clarified that he would be proposing a new construction build where the water tower currently is for a provisioning center in addition to using the building where the church is currently located for a cultivation and processing center. Chris said he is here to see if there would be any considerations for his proposal.

Commissioner Whitt said as far as provisioning centers, the City is capped out at three. Mr. Whitt said the Fire Department has identified the water tower as an unsafe structure because it was built many years ago by an industry that needed water pressure. Mr. Whitt said once the industry abandoned it, they also abandoned the maintenance. Mr. Whitt said right now the water tower is not a public safety hazard but it will be. Mr. Whitt said right now it is blight. Mr. Whitt said the City is not opposed to new construction, however, the proposed plans must meet the City's ordinances.

Chris asked if there has been any discussion to expand the number of provisioning licenses?

Commissioner Whitt said he deals with the votes and that right now there are three provisioning centers. Mr. Whitt said should the ordinance change, that is a political decision.

COMMUNICATION: NONE

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

1. PC292- Site Plan- Address 139 & 141 E. Walled Lake Drive

City Planner Ortega said the site is zoned C-3 and is occupied by a two-story building. Mr. Ortega said the applicant is proposing renovation in the building and to establish a restaurant on the main floor. Mr. Ortega said the proposed use is permitted by the zoning ordinance and the residential units on the second floor are also permitted. Mr. Ortega explained that for dimensional requirements, the proposed plans are in compliance. Mr. Ortega said the applicant is proposing to remove the entrance steps and to remove the existing first floor façade and to create a new façade that is recessed into the building footprint. Mr. Ortega said the applicant is proposing a patio/covered area for outdoor dining. Mr. Ortega described the various materials that would be used. Mr. Ortega said the proposed renovations are in compliance with the design standards for our downtown. Mr. Ortega offered a recommendation to change the proposed field stone veneer to a different material to ensure consistency in the downtown area. Mr. Ortega said the quality of the street tree along East Walled Lake Drive has been called into question, and Mr. Ortega suggested the applicant remove the tree and replace it with a flowering tree or something to that effect. Mr. Ortega said the property boundaries include a gravel ally to the rear of the site. Mr. Ortega said the commission can discuss paving it or not. Mr. Ortega said along the rear façade, the applicant is proposing an ADA ramp. Mr. Ortega discussed parking on-site and parking within 300 feet of the site. Mr. Ortega said the proposed renovation would not negatively impact pedestrian circulation. Mr. Ortega questioned how trash removal will be handled? Mr. Ortega asked about the lighting and said the applicant would need to shield any proposed lighting. Mr. Ortega said in conclusion he would recommend approval of the site plan contingent on applicant providing additional information on trash removal and lighting and any planning commission recommendations for streetscape renovations.

Commissioner Whitt recalled cleaning up the garbage that was left in the alley from prior owners and how he does not want that be a continuing issue for downtown. Mr. Whitt said there needs to be co-ordination amongst the owners. Mr. Whitt said the proposed plans are attractive.

Applicant Petryczkowycz explained how he has purchased a few properties downtown. Mr. Petryczkowycz said the alley will not be used for garbage but will be carted across the street to where there will be additional parking and a dumpster on site. Mr. Petryczkowycz described his vision for downtown and his ideas for the commercial properties.

Commissioner Owsinek asked if the alley would remain open for fire protection?

Mr. Petryczkowycz said he would like to build an impervious surface where the restaurant could have an outdoor patio or bar. Mr. Petryczkowycz said the alley would be used as an extension of the restaurant. Mr. Petryczkowycz said the building design would include stacked stone. Mr. Petryczkowycz said he is open to the commission's ideas to create a beautiful downtown.

Commissioner O'Rourke asked about where the parking will be?

Mr. Petryczkowycz said he has purchased the lot behind Turtle's Ice Cream which will be used for additional parking. Mr. Petryczkowycz described his vision for creating a downtown that is a destination.

Commissioner O'Rourke asked if the apartment units will utilize public parking?

Mr. Petryczkowycz said yes, the units will utilize public parking. Mr. Petryczkowycz said he has been in negotiations with nearby property owners so he can build an attractive downtown area.

Commissioner O'Rourke asked about the parcel on the corner and if that could be used for parking?

Commissioner Whitt said that current parcel is not buildable and has been for sale for the past 11 years. Commissioner Whitt said as an administrator, the proposed plans are attractive, and he will do what he can to organize meetings amongst the property owners.

Commissioner Wolfson asked about parking and noted that during the summer the Beach Tiki Bar & Boil restaurant gets very crowded. Mr. Wolfson expressed his concerns with limited parking.

Commissioner O'Rourke clarified that applicant has purchased the lot behind Turtle's Ice Cream shop and that will be used for parking and dumpster location.

Mr. Wolfson said he does like the proposed layout.

Commissioner McComas asked about the applicant's background.

Applicant Petryczkowycz said his background is in construction and real estate. Mr. Petryczkowycz said he wants to create an attractive downtown that brings people into Walled Lake. Mr. Petryczkowycz said his partner and him have invested into downtown and will continue to invest in enhancing downtown.

PC 01-02-22 MOTION TO APPROVE PC CASE 292 FOR SITE PLAN APPROVAL CONTINGENT UPON MEETING THE CRITERIA FROM CONSULTANT PLANNER DATED JANUARY 5, 2022, FIRE REVIEW LETTER DATED NOVEMBER 8, 2022, AND COMMISSIONER'S COMMENTS REGARDING ALLEY MAINTENANCE, DUMPSTER LOCATION AND PROPOSED LIGHTING AND SIGNAGE

Discussion

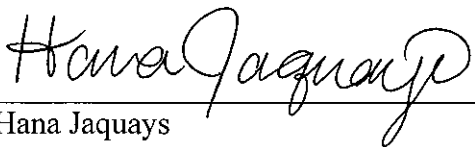
Commissioner Whitt said there are several code issues present including the alley. Mr. Whitt clarified that it is an easement. Mr. Whitt said citations have been issued in the past and he does not want that to be a continuing problem.

Motion by ORourke, seconded by Owsinek, CARRIED UNANIMOUSLY: Approve PC Case 292 for site plan approval contingent upon meeting the criteria from consultant planner dated January 5, 2022, fire review letter dated November 8, 2022, and commissioner's comments regarding alley maintenance, dumpster location and proposed lighting and signage

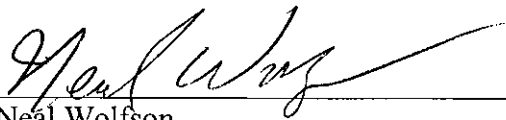
COMMISSIONERS COMMENTS: NONE

PC 01-03-22 ADJOURNMENT

Motion by O'Rourke, seconded by Owsinek, CARRIED UNANIMOUSLY: To adjourn the meeting at 8:32 p.m.



Hana Jaquays
Recording Secretary



Neal Wolfson
Chairman