

height of the building are non-conforming but match the existing buildings. Ms. Huhman reviewed the items still needed for the final site plan.

- Oakland County Road Commission approval for one-way egress
- Plans for site grading and additional stormwater management infrastructure, to be reviewed by the city engineer.
- Landscaping and Screening Plans
- Exterior Lighting Plan
- West Bloomfield Fire Department information and approval required.
- Egress width

Based on the information provided, the City Planner recommends that the Planning Commission postpone the final site plan approval until the applicant submits an updated plan addressing the specified items. A subsequent public hearing will be required.

The applicant's architect, Michael Gordon from MGA Architects, has indicated that the foundations by the water are already in place. Modifications to these foundations would impact the established driveways and the existing road infrastructure. Due to delays in contracting a new civil engineer, progress has been hindered; however, a new civil engineering report will be submitted to confirm the viability of the foundations. All revised documents, including an addendum detailing the changes, are expected to be submitted by April 2025, with a potential public hearing scheduled for June 2025.

Additionally, Mr. Mukeku will consult with the City regarding the entrance sign. He also confirmed that he has provided the required RCOC approval documents, which the City Manager has verified. A draft of the PUD agreement has been submitted to the City Attorney for review.

Motion by Commissioner Emerling; supported by Commissioner Douglass to approve an extension of 6 months for the final site plan review for the PUD at 1502 Wayward, The Reserves at Cass Lake.

Roll Call: Chairman Yoder yes, Vice Chairperson Streng yes, Council Member Shimansky yes, Commissioner Douglass yes, Commissioner Emerling yes, Commissioner Meabrod yes, Secretary Santia yes.

Motion Carries

PLANNING DEPARTMENT UPDATE

- **October Monthly Report**
- **Ongoing Projects**

PUBLIC HEARING

Article XVII Administration and Enforcement- Site Plan Review

Article XXVI Glossary -Improvement, Façade, and Use, Change of

Public Hearing Opened at 8:15 pm

City Planner, Emily Huhman reviewed the changes to the zoning ordinances and the additional definitions. Verbiage added to Improvement, Façade including “as determined by Planning Commission.”

Public Hearing Closed at 8:30 pm

Motion by Commissioner Meabrod; supported by Commissioner Emerling to approve as presented with the change under façade improvement, recommending approval from the Keego Harbor City Council for Article XVII and Article XXVI.

Roll Call: Secretary Santia yes, Commissioner Meabrod yes, Commissioner Emerling yes, Commissioner Douglass yes, Council Member Shimansky yes, Vice Chair Streng yes, Chairman Yoder yes.

Motion Carries

NEW BUSINESS

2025 Planning Commission Meeting Schedule

City Manager Neeb will contact Civic Center TV to see if moving the Planning Commission meetings to the fourth Tuesday instead of Thursday would be possible.

Article XIV Signs

The City Council put a moratorium on the city’s wall sign ordinance to allow internally lit signs until the ordinance can be reviewed and brought up to current standards.

Commissioners will review and provide feedback for the city planners.

COMMISSIONER COMMENTS

ADJOURNMENT

Chairman Yoder adjourned the meeting at 8:58 p.m.

Joel Yoder
Joel Yoder (Jan 30, 2025 15:28 EST)
Joel Yoder
Chairperson, Planning Commission

Stacy Goodall
Stacy Goodall
City of Keego Harbor, Deputy Clerk


Dec 5, 2024 PC meeting minutes


Final Audit Report


2025-01-30


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