

Approved 5/11/17

**Planning Commission Meeting Minutes**  
**Thursday, April 6, 2017 at 7:00 PM**  
2025 Beechmont St.  
Keego Harbor, MI 48320

**CALL TO ORDER:** Chairman Santia called the meeting to order at 7:02 p.m.

**ROLL CALL**

PRESENT

Chairman Gino Santia, Vice Chairman Karen Meabrod, Commissioners Sherry Ash, Theresa Shimansky, Sarah Plumer, Joel Yoder.

Absent: Commissioner Lisa McCarthy

Motion to excuse Commissioner McCarthy from the meeting by Commissioner Yoder; seconded by Commissioner Plumer.

Ayes: 6

Absent: 1  
McCarthy

Motion Carried

**APPROVAL OF MINUTES**

- January 5, 2017

Motion to approve the January 5, 2017 Planning Commission Meeting Minutes, as amended by Commissioner Plumer; seconded by Commissioner Shimansky.

Ayes: 6

Absent: 1  
McCarthy

Motion Carried

**PUBLIC COMMENTS**

- Sharon Green – 2344 Fordham. She finds the bridge offensive and that it looks like a box car from World War II. She finds it extremely cold and extremely ugly.
- David Emerling – 1896 Cass Lake Front. He agrees with Mrs. Green regarding the bridge and the box car look. Look at bridge in Orange, Ohio for ideas to help make the bridge more attractive. Bridge design plans will be discussed on April 20, 2017 at 4:00pm with Dr. Bagne, RCOC and City Council. Proposal due to Planning Commission at the May 11, 2017 meeting.

**NEW BUSINESS**

- 1967 Cass Lake Road  
Special Condition Land Use Permit in C-2 General Business District – Section 9.02(v)  
Outdoor cafes, eating areas, and open front restaurants (application)

Site Plan Review and Special Land Use Permit review for a proposed outdoor café seating area use pursuant to Section 8.02(v) Outdoor cafes, eating areas, and open front restaurants in the C-1 General Business District.

Planner Sabo indicated that the applicant intends to add an outdoor café seating area to the existing restaurant / bar. The proposed outdoor area is adjacent to the front entry of the building. Planner Sabo reviewed exterior lighting, trash receptacles, landscaping materials, fencing, signage and specific conditions and standards that have been met and the standards that need to be met. Recommendation by the Planner Sabo is to approve with conditions.

Brian Yalfa and Matt Moler – 1967 Cass Lake Road – Business owners stated they were lowering the hours at night, reconsidering the night venues on the weekend and no loud music on the weekends anymore. The new business will attract an older crowd, they want to create a home atmosphere with a nice place to eat and enjoy yourself. There will be older type music played inside. The entrance will be changed; the main entrance will be at the side door with a hostess. There will be a general store and deli inside for people to purchase food to go. They will be putting an entrance and exit to the outdoor patio and adding landscaping. Handi-capped parking will be accessible.

Commissioners asked about the patio permit with alcohol being served outside regarding the State and Oakland County. Fire pits are not allowed in the city, they might want to contact West Bloomfield Fire Department to double check on having a fire pit. Mr. Yalfa and Mr. Moler are bringing the sign before the ZBA, they will make sure they establish a hardship before applying to the ZBA. The general store portion would be a carry out. Would there be fresh produce to purchase, what are the hours of operations for the patio and for the business. The city has a noise ordinance, which it needs to comply with. Since the front will have outdoor seating, making parking in front limited, would parking be only in the back. Where would the outdoor lighting be located in the front of the building and where would the smoker be located. What is the plan for the outdoor landscaping and fencing around the outdoor seating area.

Mr. Moler replied that he has applied for the patio permit and for serving alcohol outdoors. The building will be painted on the outside inspired by the 40's and 50's. The general store will sell Michigan made products. Business would close at 10:00 p.m. on Sunday thru Thursday and would close at 11:00 p.m. Friday and Saturday. The outdoor seating would close at the time that the ordinance states. There would be some special occasion music. The business will be mostly food sale with some liquor sales. There will be a few parking spots out front and some handicapped close to the entrance with the rest of the parking behind the building. They are still working on the outdoor lighting plan and they are not having a smoker outdoor, just a small smoker inside and will follow the proper permits and ordinances from the City and Oakland County. No fencing but blocks covered by wood to look like planter boxes with annual flowers during the season. They feel this is safer than wood fencing.

Motion to approve to the City Council for the proposed Special Condition Use Permit 1967 Cass Lake Road, SLUP-17-001, Old General Store Restaurant for Section 8.02(v) Outdoor cafes, eating areas, and open front restaurants in the C-1 Local Business District based on the Special Land Use Permit review standards from Section 16.07 and subject to compliance with the following conditions:

1. Compliance with Section 8.02(v)(8) Special Land Use Conditions, outdoor seating storage plan, to submit a plan for storage of tables and chairs during non-use periods.

2. Compliance with Section 8.02(v)(12) Special Land Use Conditions, outdoor seating capacity verification by Building Official, to obtain verification of seating area capacity.
3. Compliance with Section 8.02(v)(17)© Special Land Use Conditions, outdoor seating cleaning and trash removal plan, to submit a plan for trash removal and seating area cleaning during use periods.
4. Compliance with all Building Construction Codes, Engineering standards, Fire codes and City permitting requirements.
5. No fire pits unless approve by the West Bloomfield Fire Department
6. Locked gates regarding outdoor seating area
7. Hours of operation Sunday thru Thursday until 10:00 p.m. and Friday and Saturday until 11:00 p.m.
8. Decorative bumper blocks used as protective fencing for outdoor eating area to obstruct traffic from the area.

Ayes: 6

Absent: 1  
McCarthy

Motion Carried

- Discussion regarding start of masterplan, community workshop dates

Planning Commissioners discussed and set dates for the Public workshop at Santia Hall May 4, 2017 starting at 6:00 p.m. to 9:00 p.m. The second public workshop will be on May 23, 2017, at Santia Hall, starting at 6:00 p.m. to 9:00 p.m.

Changing the May 4, 2017 Planning Meeting to May 11, 2017 for a special Planning Meeting to review the Magnolia Bridge project.

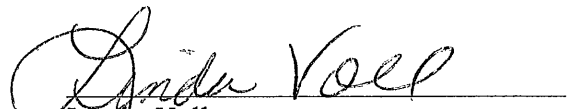
### **COMMUNICATIONS**

Code enforcement and the items that will be on the Joint Council/Planning Commission Meeting on April 17, 2017 were discussed. Topics will include signs, lights and fencing. Mr. Sabo read the ordinance on signs. He said Planning Commission and City Council must be on the same page regarding signs and lighting. Discussion of new code enforcer, David McDonald, he will be fair and tough.

### **ADJOURNMENT**

Being no further business Chairman Santia adjourned the Planning Commission at 8:30 p.m.

  
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Gino Santia  
Planning Commission Chairman

  
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Linda Voll  
City of Keego Harbor its City Clerk

