

Approved 3/7/19

**City of Keego Harbor
Planning Commission Meeting Minutes
Thursday February 7, 2019**

CALL TO ORDER: Chairman Santia called the meeting to order at 7:00pm

ROLL CALL:

Present: Chairman Santia, Vice Chairperson Yoder, Mayor Fletcher, Commissioners Ash, Dillon, McCarthy and Reising

STAFF PRESENT: City Manager Jered Ottenwess, Deputy Clerk Lori Gilman, City Planner Jason Smith

APPROVAL OF AGENDA

Motion to approve the February 7, 2019 Meeting Agenda by Commissioner McCarthy; seconded by Commissioner Ash

Ayes: 7

Nays: 0

MOTION CARRIED

APPROVAL OF MINUTES

Motion to approve the January 10, 2019 Meeting Minutes by Commissioner Reising; seconded by Commissioner Ash

Ayes: 7

Nays: 0

MOTION CARRIED

PUBLIC COMMENTS

No one addressed the Commissioners, closed to Public Comment

PUBLIC HEARING

3170 Orchard Lake Road - Amendment to Preliminary Site Plan - Planned Unit Development

Public Hearing opened at 7:05pm

Planner Smith indicated the applicant intends to develop a five (5) story (60 feet tall) multi-family/mixed use development with a sixth story (72 feet tall) penthouse consisting of 23,500 square feet of public commercial space, 10,000 square feet of restaurant/retail use, and 250 units of multiple family residential use on the 5.57-acre subject property. The proposal also includes Outdoor Café uses, proposed dock, open space, and 521 parking spaces (137 spaces at ground level and 384 spaces in lower level). Applicant and Owner Ara J. Darakjian, TIR Equities is seeking to amend the preliminary site plan approval to construct a multi-story mixed use development on Orchard Lake Road between Willow Beach Street and the City limits to the west (Keego Harbor Mobile Home Park). Planner Smith gave a recap of each meeting the developer has had with the Planning Commission and each meeting the developer has had with City staff.

Owner Ara Darakjian and architect Peter Stuhreyer gave a slide presentation showing renderings of proposed project. The 5 story will be comprised of 1, 2 and 3 bedroom rental apartments with a gym, spa, sun deck, 2 pools, playground and underground parking for residents. The 5th story is set back 10 feet and can't be seen from the road. Commercial space will be facing Orchard Lake Road on each side of the driveway entrance.

Public Hearing closed at 7:45pm

OLD BUSINESS

3170 Orchard Lake Road - Amendment to Preliminary Site Plan - Planned Unit Development

Planner Smith reviewed the preliminary site plan for compliance with the requirements set forth in Section 16.06(c) of the City of Keego Harbor Zoning Ordinance and noted the following:

1. Section 16.06 (c)(2)(c) requires that the site plan provide the location, description, dimensions, and area of the site; zoning classification; and, demonstration of compliance with lot area, width, coverage and setback requirements. The applicant has provided a matrix comparing the proposed dimensional elements of the project to the requirements for the underlying zoning district which is Mobile Home Park (RMH). Deviations from the lot area, front setback, height, and parking are being requested. We understand that the applicant is seeking PUD approval, where the Planning Commission has discretion to deviate from the requirements of the underlying zoning district. However, the Planning Commission will need to determine whether the proposed deviations are acceptable.
2. Section 16.06 (c)(2)(d) requires that the site plan provide general topography, soils information, and existing natural and manmade features to be retained or removed. The applicant has submitted general soils information collected from the USDA Natural Resources Conservation Service website. Engineering review will need to determine whether the existing soils can support a project of this scale. A detailed engineering review will be conducted during the Final Site Plan review process.
3. Section 16.06 (c)(2)(g) requires that the applicant supply proposed parking information; including location and dimensions of spaces and aisles, and surface type. Although the applicant has provided this detail the number of spaces provided (521 spaces) is below the code requirement for the proposed use calculation of 603. The applicant has used a shared parking ratio which is common for mixed use developments.
4. Section 16.06 (c)(2)(h) requires that the preliminary site plan demonstrate that all barrier-free requirements have been met. The applicant has proposed 10 barrier-free (5 van accessible) parking spaces. This meets the required number of spaces. Locations of barrier-free spaces has not been provided.
5. Section 16.06 (c)(2)(k) requires that the site plan detail proposed phasing of the project. The site plan package does not provide details about phasing although a "Phase 1 Development" option is shown. A PUD Agreement will need to be developed prior to final approval. The agreement will specify performance guarantees and phasing, if any.
6. General comments from the City's engineer, Hubbell, Roth, and Clark (HRC) dated November 28, 2017 request that storm water management, water main extensions and potential improvements, sanitary sewer connection and potential capacity analysis and site grading at the property lines be considered in the Final Site Plan package. In addition, a traffic analysis and Road Commission for Oakland County (RCOC) coordination in the area of the subject property should be completed.
7. General comments from the Oakland County Water Resources Commissioner (OCWRC) dated December 1, 2017 state that water and sewer improvements will likely need to be completed for the proposed redevelopment. Any updated final plans should be submitted to Dan Butkus at the OCWRC offices. Engineering plans are required to be prepared by a State of Michigan Licensed Professional Engineer, in accordance with recommend 10 State Standards.
8. Address comments and concerns from the West Bloomfield Fire Department, in a letter dated November 27, 2017 and stated from in-persons meeting held on January 28, 2019 in order for the proposed development to meet all fire code requirements.

PUBLIC COMMENTS:

Residents who reside on Willow Beach Street and Ward's Point expressed concerns on the height of the buildings, have the units being rentals as opposed to condos, additional traffic on Orchard Lake Road, additional people on Cass Lake adding to the sand bar issues, having the units as rentals rather than condos, entrances into The Residences at Cass Lake from Wards Point and from Willow Beach Street and the proposed dog park. The residents expressed hope that their concerns will be taken into consideration.

Closed to public comments

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Commissioners discussed the stipulations from the prior approval, their concerns over the dog park and increased traffic.

Motion to approve amended preliminary site plans with stipulations from previous approval by Mayor Fletcher; seconded by Commissioner Dillon

Ayes: 6

Nays: 1 (Reising)

MOTION CARRIED

2019 Goals and Objectives - Summary/Results

Motion to table the 2019 Goals and Objectives – Summary/Results to the March 7, 2019 Planning Commission Meeting by Commissioner McCarthy; seconded by Commissioner Ash

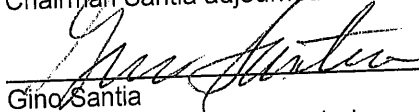
Ayes: 7

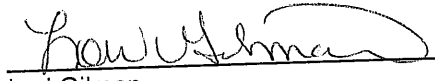
Nays: 0

MOTION CARRIED

ADJOURNMENT

Chairman Santia adjourned the meeting at 9:00 pm.


Gino Santia
Chairman, Planning Commission


Lori Gilman
Keego Harbor its, Deputy Clerk

