

Approved 10/1/19

**City of Keego Harbor
Special Planning Commission Meeting Minutes
Tuesday, September 10, 2019**

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

ROLL CALL:

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

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

PUBLIC COMMENTS

No one addressed the Commissioners, Closed to Public Comments

PUBLIC HEARING

Open Public Hearing at 7:03pm

Final Site Plan Review – Planned Unit Development (PUD) – Residences at Cass Lake – 3170 Orchard Lake Road and Vacant Parcel on Willow Beach (18-02-434-019)

Planner Smith discussed his memo reviewing items 1-10 of the Final Site Plan review. Applicants responses are in **red**.

1. Section 16.06(d)(2)(h) under General Information requires that the applicant supply centerline and existing and proposed right-of-way (ROW) lines of any street. Sheet S101 appears to show a proposed left turn lane, along with an acceleration and deceleration lane on Orchard Lake Road. The deceleration and acceleration lanes appear to be located on the applicant's property. Additionally, the proposed sidewalk appears to be outside of the existing road ROW. Additional ROW or easement will be required.
2. Section 16.06(d)(2)(d) under Physical Features requires that gross area be provided. Sheet S101 does not appear to provide the gross floor area of all three buildings. **½ million square feet**
3. Section 16.06(d)(2)(f) under Physical Features requires that the applicant provide details of barrier free parking, access and similar site features. The applicant has proposed 10 barrier-free (5 van accessible) parking spaces. This meets the required number of spaces. It is not clear where all 10 barrier free spaces are located on Sheet S101. Locations of barrier-free spaces has not been provided. **These are spread out around the garage and around the property.**
4. Section 16.06(d)(2)(h) under Physical Features requires that the applicant provide details on site lighting. Some of this information has been provided by way of a photometric plan. Visual details of lighting have not been provided. **No light poles will be taller than 20' with shielding that does not violate any City codes.**
5. 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, lot coverage, minimum unit size, 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. **6 wall with landscaping between building and Willow Beach**

6. 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 585. The applicant has used a shared parking ratio which is common for mixed use developments. Additionally, the Fire Marshal has requested, in their letter dated August 20, 2019, option to continue to work with the designers to find alternate solutions regarding the underground parking. Fire Department approval is required. **Enough parking for residents and guests with 2 entrances to the underground lot, they will continue to work with the Fire Department**
7. A PUD Agreement will need to be developed prior to final approval by City Council. The agreement will specify performance guarantees and phasing, if any. **A performance guarantee will be on the final agreement**
8. The Hubbell, Roth, and Clark (HRC) letter dated August 29, 2019 recommends approval of the final site plan. Comment listed in this letter should be addressed in the Construction Plan. Final engineering approval will be required. **Applicant understands they will need to work with, review and get approval from HRC.**
9. A Traffic Impact Study has been prepared by Fleis and Vanderbrink dated July 23, 2019. This information has been submitted and reviewed by the Road Commission for Oakland County (RCOC). Comments provided on in the RCOC letter dated September 4, 2019 should be addressed with Construction Plans. RCOC permits and coordination will be required. **Applicant understands they will need to work with, review and get approval from RCOC.**
10. General comments from the Oakland County Water Resources Commissioner (OCWRC) state that water and sewer improvements will likely need to be completed for the proposed redevelopment. Construction plans should be submitted to Glenn Appell, PE 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 **Applicant understands they will need to work with, review and get approval from WRC.**

Owner Ara Darakjian and Architect Peter Stuhlreyer gave a slide presentation showing renderings of proposed project. The five story development, with a sixth floor penthouse will be comprised of 1, 2- and 3-bedroom rental apartments with a gym, spa, sun deck, two pools, playground and underground parking for residents. The fifth floor is set back 10 feet and cannot be seen from the road. Commercial space will be facing Orchard Lake Road on each side of the main driveway entrance. There will be two catastrophic exit only gates on the Willow Beach and Waros Pointe sides. Mr. Stuhlreyer indicated they will not be asking for an additional traffic signal per the traffic

impact study and he reviewed the findings of the shadow study. They will mark areas in the project either "Public" or "Private".

Public Comments

Multiple residents who reside on Willow Beach Street expressed concerns over the height of the building and additional traffic on Willow Beach and Orchard Lake Road. These same residents expressed their disappointment with the 6^v masonry walls behind their homes. Residents also expressed concern about additional traffic on Orchard Lake Road / Wards Point. And finally, there was concern expressed over additional noise, added issues on the Sand Bar located on Cass Lake, and boat traffic.

Close Public Hearing at 9:37pm

OLD BUSINESS

Final Site Plan Review – Planned Unit Development (PUD) – Residences at Cass Lake
3170 Orchard Lake Road and Vacant Parcel on Willow Beach (18-02-434-019)

Commissioners discussed the following items: no need for a second traffic light based on traffic impact study; Commissioners would like the applicant to have a third party do a Shadow Study; concerns from the residents; parking spots provided; the public benefit and that is doesn't make sense to eliminate one floor.

Motion to approve Final Site Plan for 3170 Orchard Lake Road, Residences at Cass Lake with the following conditions: have a third party do a Shadow Study and applicant must meet all requirements set forth by City Planner report dated September 4, 2019., West Bloomfield Fire Department, RCOC, HRC, and WRC by Commissioner McCarthy; seconded by Commissioner Dillon


Ayes: 7 (Roll Call Vote)


Nays: 0

MOTION CARRIED

ADJOURNMENT

Chairman Yoder adjourned the meeting at 10:00pm



Joel Yoder
Chairman, Planning Commission

Lori Gilman
Keego Harbor, Deputy Clerk

