



AGENDA - Planning Commission

DATE: October 6, 2022 7:00 PM City Council Chambers

- I. Call to Order
- II. Roll Call
- III. Select Interim Chair
- IV. Approval of Meeting Minutes
 - I. Approval of August 08, 2022 Minutes
- V. Unfinished Business
- VI. New Business
 - I. Public Hearing: 1212/1214 Wayburn, 1213/1217 Maryland Rezoning
 - II. Rezoning Request: 1212/1214 Wayburn, 1213/1217 Maryland
- VII. Public Comment
- VIII. Adjournment

Public Comment: Public Comments are limited to three minutes.

Live Stream: The meeting will be livestreamed to the Official City of Grosse Pointe Park YouTube Channel.

Planning Commission MEETING - August 3, 2022
7:00 PM

CALL TO ORDER

The meeting was called to order by Chair Lindsay.

ROLL CALL

The following were present: Commissioners Evans, Sanpere, Vethacke, Vice Chair Chesterton, and Chair Lindsay.

Also present: Nick Sizeland, City Manager; and Erica Shell, City Attorney

Absent: Commissioner Coletta, Mayor Hodges, and Secretary Rothe

APPROVAL OF MEETING MINUTES:
APPROVE JUNE 1, 2022 MINUTES

Motion by Commissioner Sanpere, seconded by Commissioner Evans to approve June 1, 2022 meeting minutes.

AYES: Commissioners Sanpere, Chesterton, Vethacke, Evans, and Chair Lindsay.

NAYS: None

ABSENT: Commissioner Coletta and Mayor Hodges

APPROVAL OF MEETING MINUTES:
APPROVE JUNE 6, 2022 MINUTES

Motion by Vice Chair Chesterton, seconded by Commissioner Sanpere to approve June 6, 2022 meeting minutes.

AYES: Commissioners Sanpere, Chesterton, Vethacke, Evans, and Chair Lindsay.

NAYS: None

ABSENT: Commissioner Coletta and Mayor Hodges

PUBLIC COMMENT (AGENDA ITEMS)

One public comment was made.

UNFINISHED BUSINESS

Vice Chair Chesterton inquired about the following: when the new Master Plan will go live on the website; next steps for implementation of the Master Plan; will the City Council determine what is to be implemented. City Manager Sizeland discussed the Master Plan is online and the Planning Commission with the Council will determine the next steps.

Chair Lindsay brought forward the importance of zoning.

Commissioner Evans agreed with the importance of zoning and transparency of city-owned properties.

NEW BUSINESS

NEW BUSINESS: APPROVE AMENDED BYLAWS

Changes were brought forward to the proposed amended bylaws through commissioner discussion. Proposed changes include: item II, section A4, altering to clarify language to state commission member terms to be three years, expiring in September.

Motion by Vice Chair Chesterton, seconded by Commissioner Evans to table adopting amended bylaws until proposed changes have been made.

AYES: Commissioners Sanpere, Chesterton, Vethacke, Evans, and Chair Lindsay.

NAYS: None

ABSENT: Commissioner Coletta and Mayor Hodges

NEW BUSINESS: SCHAAP CENTER UPDATE

City Manager Sizeland provided an update on the Schaap Center which included the following: plans are under review with the Grosse Pointe Park building department; fund-raising goals from the Urban Renewal Initiative have been reached, including the capital investment goal of \$45 million of which \$39 million has been raised; the site plan has not changed; and the department of public works building located at the site is expected to be demolished in late fall.

NEW BUSINESS: DPW BUILDING UPDATE

City Manager Sizeland provided an update on the new Department of Public Works building which included the following: site plan approved in 2020 is paid for by the Tax Increment Finance Authority bond; trade work delays have occurred; the facade is currently being installed; the fire suppression system and drywall have been completed; mezzanine space has been maximized; EV charging station capability possible in future; City Administration is working with DTE to get power to building; and the tentative completion date is September.

NEW BUSINESS: DISCUSSION ON CITY-OWNED PROPERTIES

A roll call vote was initiated to create a subcommittee consisting of Vice Chair Chesterton, and Commissioners Evans and Sanpere, dedicated to advising City Administration recommendations for developing or selling city-owned properties.

AYES: Commissioners Sanpere, Chesterton, Vethacke, Evans, and Chair Lindsay.

NAYS: None

ABSENT: Commissioner Coletta and Mayor Hodges

PUBLIC COMMENT (NON-AGENDA ITEMS)

One public comment was made.

ADJOURNMENT

Motion by Vice Chair Chesterton, seconded by Commissioner Sanpere, to adjourn the meeting.

AYES: Commissioners Sanpere, Chesterton, Vethacke, Evans, and Chair Lindsay.

NAYS: None

ABSENT: Commissioner Coletta and Mayor Hodges

With no further business, the meeting adjourned at 8:13 p.m.

DRAFT PENDING APPROVAL



PLANNING COMMISSION MEETING

DATE: October 6, 2022

SUBJECT: Public Hearing: 1212/1214 Wayburn, 1213/1217 Maryland Rezoning

SUMMARY: The City Planning Commission has received a request from Michael Stines, acting on behalf of the property owners of 1212 Wayburn, 1214 Wayburn, 1213 Maryland, and 1217 Maryland to rezone the properties from R-D (Two-Family Residential) to P-1 (Vehicular Parking). The proposed map amendment is being requested to permit the development of a parking lot. The rezoning process begins with a public hearing by the Planning Commission, which provides a recommendation to the City Council, who makes the final decision on the application.

The City of Grosse Pointe Park published the required legal notice for the public hearing and distributed the notice to every property within 300 feet as required by the Michigan Zoning Enabling Act. A detailed report by the City Planner is attached for your review. The applicants anticipate entering into an agreement with the City to allow it to operate the lot as a public parking lot.

The following documents accompany this report:

- Staff report by the City Planner
- Rezoning Application
- Site Plan
- Affidavit of publication for the Public Notice
- Copy of the Public Notice
- List of property owners within 300 feet of the subject properties who were mailed the public notice.
- Written Comments received as of 10-3-2022

FINANCIAL IMPACT:

RECOMMENDATION:

PREPARED BY: Warren Rothe, Assistant City Manager



John Jackson, AICP

STAFF REPORT CONTACT INFORMATION

Michael Stines

CASE/NUMBER

October 6, 2022

APPLICANT/PROPERTY OWNER

1212/1214 Wayburn; 1213/1217

PUBLIC HEARING DATE

PROPERTY ADDRESS/LOCATION

BRIEF SUMMARY OF REQUEST

This applicant is requesting to rezone four parcels from R-D to P1 to allow them to construct a parking lot. The parking lot will be part of the shared parking system that currently serves the Park's central business district. Parking spaces will be metered and electrical vehicle charging stations will be provided.



MAP SOURCE: Wayne County GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-D, Residential	Single Family Residential	B-1/Commercial R-D/Residential	Four existing homes	Appx. 16,000 square feet

STAFF RECOMMENDATION

APPROVE		APPROVE WITH CONDITIONS	REVISE AND RESUBMIT	DENY
COMPATIBILITY with the COMPREHENSIVE PLAN The recently adopted master plan identified this area as Mixed Residential Neighborhood. The Master Plan also promotes the implementation of <i>Green Infrastructure</i> and <i>EV Charging Stations</i> . The City has recently completed a <i>parking study</i> of the business districts which suggest there may be the need for future public parking lots in and around the Kercheval Business District.		PROPERTY HISTORY These four parcels have been used as residential dwellings for several decades.		
COMPATIBILITY with the ZONING ORDINANCE Sec. 27-71. The P-1 Vehicular Parking Districts are intended to permit the establishment of areas to be used solely for offstreet parking of private passenger vehicles as a use incidental to a principal use. These districts will generally be provided by petition or request to serve a use district which has developed without adequate offstreet parking facilities.				

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
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PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

We have reviewed the above request with the City's Zoning Ordinance, Master Plan, other applicable plans, conditions on the site, and sound planning and design principles in an effort to provide constructive and helpful feedback for the development of this site. We offer the following comments for your consideration.

1. Background

The subject property has been assembled to accommodate the development of a metered parking lot to serve the Kercheval Avenue Business District. The City's recently adopted Master Plan indicates that providing adequate parking in this Business District is important to the long term viability of this area. The Master Plan identifies a number of other policies intended to reduce reliance on surface parking lots including alternative forms of mobility and connections.

Although the Master Plan and the recently completed Parking Study promote alternatives to surface parking lots and managing the existing supply of parking, the Parking Study states that when the existing supply of parking is utilized over 75-90% from new uses and redevelopment, "more public parking should be added".

Public parking lots have been added in areas to the "south" of Kercheval on lots purchased by the TIFA. These lots establish the pattern of providing public parking lots as a transition between the businesses on Kercheval and the surrounding neighborhood. For this pattern to be successful, adequate screening must be provided to protect the adjacent residents from the impacts of the surface parking lots.

2. Zoning and Use

LOCATION	EXISTING LAND USE	CURRENT ZONING	FUTURE LAND USE
Subject Site	Residential	RD, Two Family	Mixed Residential
North	Residential	RD, Two Family	Mixed Residential
South	Commercial	B, Local Business	Business District
East	Residential	RD, Two Family	Mixed Residential
West	Residential	RD, Two Family	Mixed Residential

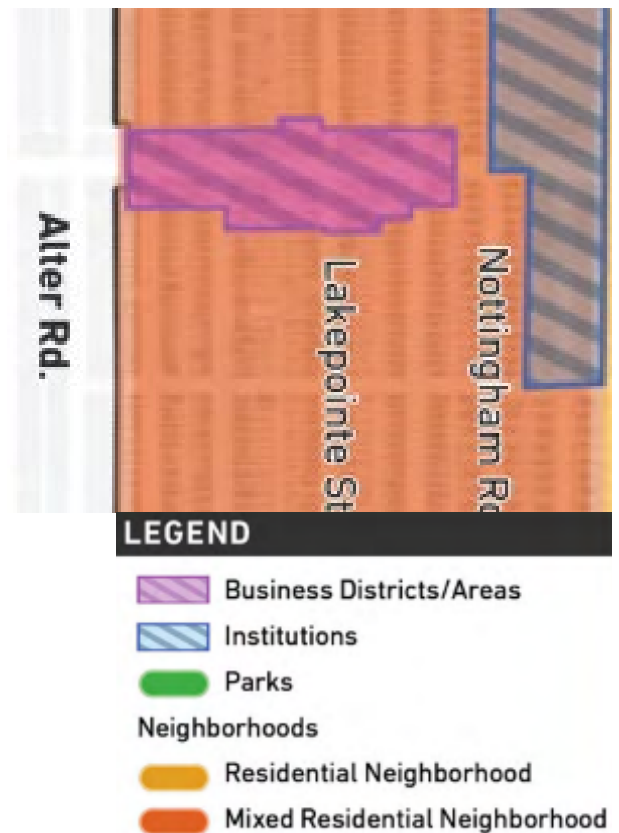
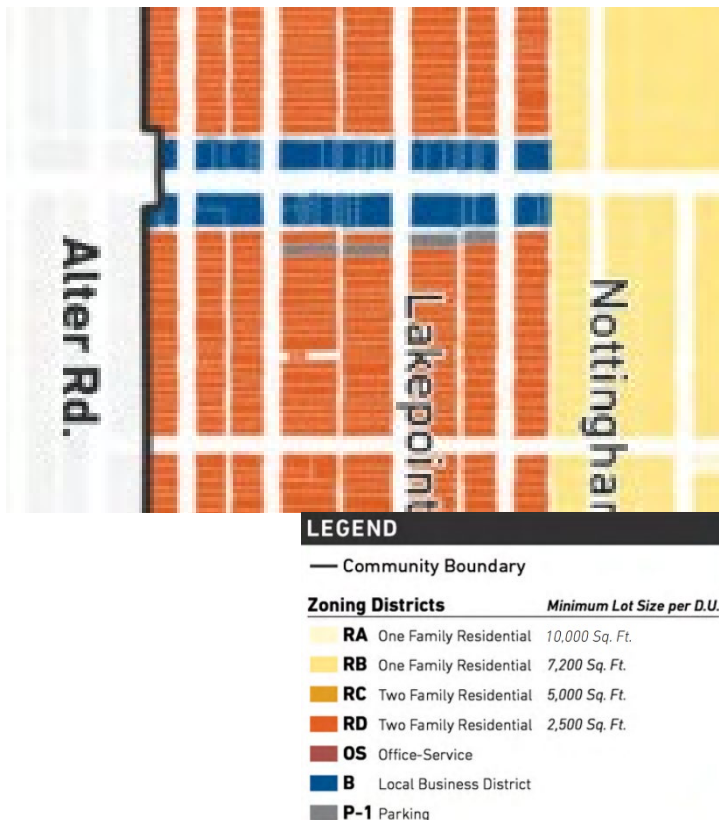
NEW PUBLIC PARKING OPPORTUNITIES

There may be a future need to add more parking spaces, especially within the Kercheval Business District. We recommend that the City continues to monitor the overall performance of the parking system and operations by conducting annual field surveys and tracking the data against threshold indicators to ensure that parking utilization is within the 75-90% occupancy range.

New businesses, especially ones with an anticipated higher parking demand in the evening hours (i.e. restaurants and bars), will decrease the amount of available parking spaces in the districts. The Kercheval Business District is anticipating a few new redevelopments in the western portion of the district in 2022/2023, including a new restaurant at the corner of Maryland and Kercheval. While some of the increased parking demand could be handled by off-street private lots on site, there will be additional demand for on-street parking which could raise the occupancy levels to 90% or greater for certain blocks, especially during evening hours.

Enhancing wayfinding, adding meters or pay stations, and adjusting time limits and rates will be critical to help with turnover of parking. After these initial recommendations are implemented, and parking occupancy levels are starting to rise in multiple blocks and parking lots, then more public parking should be added to the Kercheval Business District.

GPP – Parking Study 2021



3. Rezoning Standards

The following standards were developed to assist the City in evaluating any rezoning request and represent best planning and zoning practices and are consistent with the intent of the Michigan Planning Enabling Act:

A. Consistency with the Master Plan's goals, policies, and Future Land Use Map, including planned timing or sequence of development.

The site is planned and zoned for Mixed Residential/Two-family uses and has historically been used this way. However, the City's Master Plan and the recent parking study anticipate the eventual need for additional public parking to serve the Kercheval Avenue Business District. In addition, the City, through the TIFA, has converted property adjacent to this Business District to public parking lots. While the rezoning may not match the Future Land Use Map, the proposed rezoning is consistent with the long term, goals and objectives of the City, and recent initiatives to invest in convenient public parking adjacent to the Kercheval Avenue Business District. We find these standards are met.

B. Compatibility of all the potential uses allowed in the proposed zoning district(s) with the site's physical, geological, hydrological, and other environmental features.

The site has no exceptional environmental features that will be impacted by the proposed development. The proposed parking lot will have open areas along the Wayburn and Maryland street frontages and utilize permeable pavers to reduce the stormwater impacts of the proposed parking area. We find these standards are met.

C. Compatibility of all the potential uses allowed in the proposed district(s) with surrounding uses

and zoning in terms of suitability, intensity, traffic impacts, aesthetics, infrastructure and potential influence on property values. In several areas of the Kercheval Business District, there are single family homes that abut the alleys behind active businesses. Providing surface parking as a buffer or transition between the service areas of the businesses and the adjacent residential neighborhood is a sound planning practice that will enhance the compatibility between the two uses. We find these standards are met.

- D. Capacity of available utilities and public services to accommodate the uses permitted in the district(s) without compromising the health, safety, and welfare of the City.** The City has the resources to manage the proposed parking lot and the proposed design that includes permeable pavers and other innovative stormwater protection measures will reduce the impact on City infrastructure. We find these standards are met.
- E. Capability of the road system to safely and efficiently accommodate the expected traffic generated by uses permitted in the zoning district(s).** The proposed parking lot will reduce the impact of traffic circulating looking for available parking. We find these standards are met.
- F. The apparent demand for the types of uses permitted in the district(s) in relation to the amount of land currently zoned and available in the City to accommodate the demand.** The intent of the City is to provide a variety of alternative to surface parking, however, with the continued success of the Kercheval Avenue Business in the form of redevelopment and thriving businesses, the Parking Study states that there will be increased demand for parking. Public, shared, and managed parking lots are much more efficient and effective in providing the necessary parking and reducing the need for private parking lots. We find the standards of this section to be met.
- G. The boundaries of the proposed district(s) in relationship to the surrounding area and the scale of future development on the site.** The boundary of the new district is compatible with the surrounding area and scale of future developments. The site is just large enough to accommodate a double loaded row of parking, a service alley, sufficient screening and fits in with the urban character of the neighborhood. We find the standards of this section to be met.
- H. The requested rezoning will not create an isolated or incompatible zone in the area.** The requested site is located between the B, Local Business District, and R-D, Mixed Residential District and provides a logical transition between the two districts. We find the standards of this section to be met.
- I. Other factors deemed appropriate by the Planning Commission and City Council.** We find that the request for rezoning to P-1 to allow the proposed parking lot is consistent with the initiatives of the City to have convenient surface parking for the Kercheval Avenue Business District in a way that protects the character of the Business District (no surface parking lots along Kercheval) and provides a transition to the adjacent residential neighborhoods. The City may want to consider developing a parking plan to identify locations for future parking lots to serve this and other business districts in the City.

SUMMARY AND RECOMMENDATION

Based on the findings above, we recommend the Planning Commission recommend approval of the proposed rezoning to the City Council.

We look forward to reviewing these findings and recommendations with you. In the meantime, if you have

any questions, please feel free to contact us.

Respectfully submitted,

McKENNA

A handwritten signature in blue ink, appearing to read 'John Jackson', with a long horizontal flourish extending to the right.

John Jackson, AICP
President

Cc: Nick Sizeland, City Manager
Warren Rothe, Assistant City Manager
Terry Brennan, Building Official
Gage Belko, Assistant Planner



City of Grosse Pointe Park

FEE: \$500.00 + Escrow Deposit

REZONING APPLICATION

MAIL TO: CITY OF GROSSE POINTE PARK

BUILDING DEPARTMENT

15115 E. Jefferson

Grosse Pointe Park, MI 48230

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, THE REZONING REQUEST WILL NOT BE SCHEDULED FOR A HEARING UNTIL IT HAS BEEN VERIFIED THAT ALL OF THE INFORMATION REQUIRED IS PRESENT AT THE TIME OF THE APPLICATION - NO EXCEPTIONS.

If you have any questions, please call (313)822-6200 or e-mail building@grossepointepark.org.
Please refer to www.grossepointepark.org to find the following information:

- Planning Commission page for meeting schedule
- Zoning Ordinance Section 27-171; Changes and Amendments

APPLICANT CONTACT INFORMATION

PROPERTY OWNER

Name: SEE ATTACHED.

Address: _____

City, State, Zip: _____

Phone #: _____

Email: _____

APPLICANTS OR REPRESENTATIVES ARE STRONGLY ENCOURAGED TO BE PRESENT AT THE MEETING

APPLICANT/OWNERS REPRESENTATIVE

Name: MICHAEL STINES

Address: 121 KERCHEVAL AVENUE

City, State, Zip: G.P. FARMS, MI 48236

Phone #: 313-672-2100

Email: MICHAEL.STINES@CAYANLLC.COM

APPLICANTS OR REPRESENTATIVES ARE STRONGLY ENCOURAGED TO BE PRESENT AT THE MEETING

PRE-APPLICATION CONFERENCE

It is strongly encouraged that all applicants and their representatives meet with City of Grosse Pointe Park staff prior to submitting an application for a rezoning. A pre-application meeting with staff allows for a preliminary review of the application procedures, project timelines, compliance with the City Master Plan, and other project criteria, and prevents most situations that usually results in a project being postponed.

PHASING OF APPLICATION

Public hearings before the Planning Commission are held for initial review of a rezoning application. Applications and support materials must be submitted twenty (20) business days prior to the public hearing date. The Planning Commission will make a recommendation to City Council who will take the final action on the application.



City of Grosse Pointe Park

PROPERTY INFORMATION

Property Address: 1212/1214 Wayburn; 1213/1217 Maryland Property ID Number: See attached
Size of property (frontage / depth / sq. ft. or acres): See attached
Surrounding Zoning Districts: North R-D South B-1 East R-D West R-D
Legal Description: See attached

PROPOSAL

Current Zoning District: R-D Proposed Zoning District: P1

Please note: If proposing a Rezoning with Conditions, please attach a separate sheet(s) with your proposed conditions

I hereby certify the following:

1. I am the legal owner of the property for which this application is being submitted, or I have submitted a written statement by the property owner that allows me to apply on their behalf.
2. I desire to apply for a rezoning of the property indicated in this application with the attachments and the information contained herein is true and accurate to the best of my knowledge.
3. The requested rezoning would not violate any deed restrictions attached the property involved in the request.
4. I have read the recommended sections of the Zoning Ordinance and understand the necessary requirements that must be completed.
5. I understand that the payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the plan.
6. I acknowledge that this application is not considered filed and complete until all of the required information has been submitted and all required fees have been paid in full. Once my application is deemed complete, I will be assigned a date for a public hearing before the Planning Commission that may not necessarily be the next scheduled meeting due to notification requirements and Planning Commission Bylaws.
7. I acknowledge that this form is not in itself a rezoning but only an application for a rezoning and is valid only with procurement of applicable approvals.
8. I authorize City Staff, and the Planning Commission and City Council members to inspect the site.

Property Owner Signature:  Date: 9/8/2022

OFFICE USE ONLY:

Parcel ID #: _____ File #: _____ Date: _____
Hearing Date: _____ Application Deadline(including all support material): _____
Receipt #: _____ Check #: _____ Received by & date: _____

Property #1: 1212 Wayburn

- Owner: 1212 Wayburn LLC
- Parcel #: 39 007 16 0062 001
- Size: 0.082 acres
- Legal Description: PKPP62A LOT 62 EXCEPT THE NLY 6.0 FT THEREOF SCHIAPPACASSES SUB OF LOT 5 ETC OF ALTERS PLAT PC 570 L37 P61 WCR

Property #2: 1214 Wayburn

- Owner: 1214 Wayburn LLC
- Parcel #: 39 007 16 0062 002
- Size: 0.084 acres
- Legal Description: PKPP62B PKPP63 NLY 6.0 FT OF LOT 62 ALSO LOT 63 SCHIAPPACASSES SUB OF LOT 5 ETC OF ALTERS PLAT PC 570 L37 P61 WCR

Property #3: 1213 Maryland

- Owner: 1213 Maryland LLC
- Parcel #: 39 007 16 0091 000
- Size: 0.098 acres
- Legal Description: PKPP91 LOT 91 SCHIAPPACASSES SUB OF LOT 5 ETC OF ALTERS PLAT PC 570 L37 P61 WCR

Property #4: 1217 Maryland

- Owner: 1217 Maryland LLC
- Parcel #: 39 007 16 0090 000
- Size: 0.070 acres
- Legal Description: PKPP90 LOT 90 SCHIAPPACASSES SUB OF LOT 5 ETC OF ALTERS PLAT PC 570 L37 P61 WCR



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
S.B. COTTON AND SONS, LLC
121 KERCHEVAL
GROSSE POINTE FARMS, MICHIGAN 48236

PROJECT TITLE
PARKING LOT 'A' IMPROVEMENTS
GROSSE POINTE PARK, MICHIGAN

REVISIONS	

ORIGINAL ISSUE DATE:
AUGUST 12, 2022

DRAWING TITLE
SITE PLAN

PEA JOB NO. 2022-0130

P.M. BWJ

DN. RDW

DES. ESB

DRAWING NUMBER:

C-3.0

LEGEND:			
	CONCRETE PAVEMENT		ASPHALT PAVEMENT
	PAVERS		WETLAND
	CONCRETE CURB AND GUTTER		REVERSE GUTTER PAN
	SETBACK LINE		SIGN LIGHTPOLE
	FENCE		GUARD RAIL

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

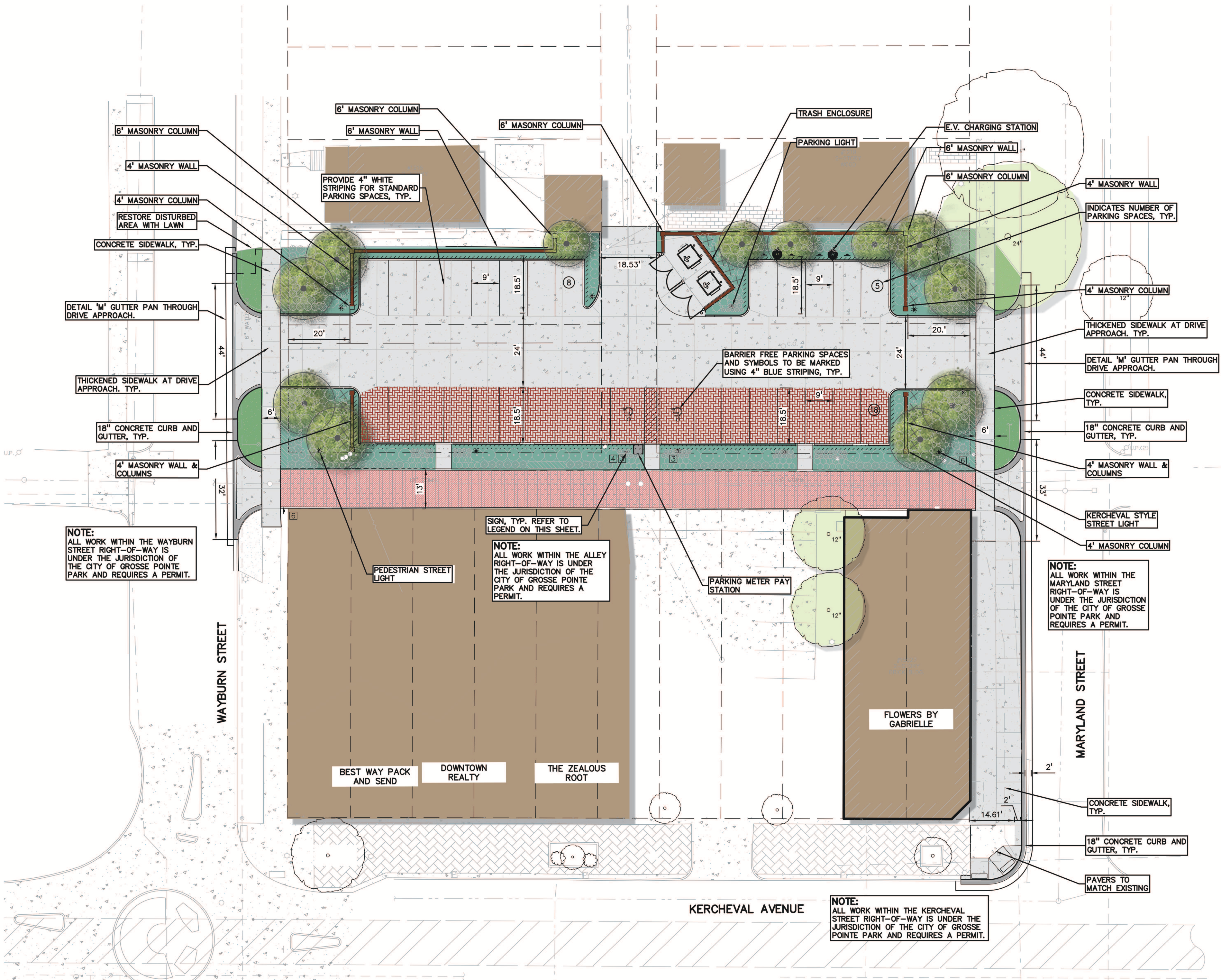
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AS DIRECTED BY THE FIRE OFFICIAL.
- REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
- REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	1
'STOP' SIGN	2
'BARRIER FREE PARKING' SIGN	3
'VAN ACCESSIBLE' SIGN	4
'CROSSWALK' SIGN	5
'DELIVERY ONLY' SIGN	6
'ELECTRIC VEHICULAR CHARGING' SIGN	7
'NO PARKING LOADING ZONE' SIGN	8
REFER TO DETAIL SHEET FOR SIGN DETAILS	

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'	R
SIDEWALK RAMP 'TYPE F'	F
SIDEWALK RAMP 'TYPE P'	P
SIDEWALK RAMP 'TYPE C'	C
SIDEWALK RAMP 'TYPE D'	D
CURB DROP ONLY	X
REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS	



COPY

AFFIDAVIT OF LEGAL PUBLICATION

Grosse Pointe News

16980 Kercheval Pl
Grosse Pointe, Michigan 48230
(313)882-3500

COUNTY OF WAYNE
STATE OF MICHIGAN, SS.

Melanie Mahoney

being duly sworn deposes and says that attached advertisement of

City of Grosse Pointe Park

was duly published in accordance with instructions, in the GROSSE POINTE NEWS on
the following date:

September 15, 2022

#1 GPP 9/15 PHN 10-6 REZONING

and knows well the facts stated herein, and that she is the Administrative Assistant
of said newspaper.

Melanie Mahoney

Notary Public

ROBERT M. ARDAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MICHIGAN
My Commission Expires 12/31/2023
Acting in the County of Wayne



NOTICE OF PUBLIC HEARING ON ZONING ORDINANCE AMENDMENT

The Planning Commission of the City of Grosse Pointe Park will hold a Public Hearing on October 6, 2022, at 7:00 PM to review a Rezoning Request. The rezoning request is to rezone 1212 Wayburn (Parcel #39007160062001), 1214 Wayburn (Parcel #39007160062002), 1213 Maryland (Parcel #39007160091000), and 1217 Maryland (Parcel #39007160090000) from R-D (Two-Family Residential) to P1 (Vehicular Parking). The hearing will take place in the fourth floor Council Chamber of City Hall, 15115 E. Jefferson Avenue, G.P.P. 48230. Information concerning this request may be obtained from the Public Service Department during regular business hours from 8:00 a.m. to 4:30 p.m., Monday through Friday, or by calling (313)-822-4365. Written comments concerning this request will be received by the Public Service Department prior to the public hearing or by the Planning Commission at the public hearing. The recommendation will be forwarded to the City Council after the Public Hearing.

Warren J. Rothe,
Assistant City Manager

<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
14932 KERCHEVAL	GROSSE POINTE PARK	MI	48230
14938 KERCHEVAL	GROSSE POINTE PARK	MI	48230
15020 KERCHEVAL	GROSSE POINTE PARK	MI	48230
1170 MARYLAND	GROSSE POINTE PARK	MI	48230
15108 KERCHEVAL	GROSSE POINTE PARK	MI	48230
15110 KERCHEVAL	GROSSE POINTE PARK	MI	48230
15112 KERCHEVAL	GROSSE POINTE PARK	MI	48230
15118 KERCHEVAL	GROSSE POINTE PARK	MI	48230
1231 LAKEPOINTE	GROSSE POINTE PARK	MI	48230
1227 LAKEPOINTE	GROSSE POINTE PARK	MI	48230
1225 LAKEPOINTE	GROSSE POINTE PARK	MI	48230
1221 LAKEPOINTE	GROSSE POINTE PARK	MI	48230
1219 LAKEPOINTE	GROSSE POINTE PARK	MI	48230
1211 LAKEPOINTE	GROSSE POINTE PARK	MI	48230
1235 LAKEPOINTE	GROSSE POINTE PARK	MI	48230
15127 KERCHEVAL	GROSSE POINTE PARK	MI	48230
15119 KERCHEVAL	GROSSE POINTE PARK	MI	48230
15117 KERCHEVAL	GROSSE POINTE PARK	MI	48230
15033 KERCHEVAL	GROSSE POINTE PARK	MI	48230
15029 KERCHEVAL	GROSSE POINTE PARK	MI	48230
15029 KERCHEVAL	GROSSE POINTE PARK	MI	48230
15011 KERCHEVAL	GROSSE POINTE PARK	MI	48230
15005 KERCHEVAL	GROSSE POINTE PARK	MI	48230
14945 KERCHEVAL	GROSSE POINTE PARK	MI	48230
1249 WAYBURN	GROSSE POINTE PARK	MI	48230
1247 WAYBURN	GROSSE POINTE PARK	MI	48230
1243 WAYBURN	GROSSE POINTE PARK	MI	48230
1241 WAYBURN	GROSSE POINTE PARK	MI	48230
1237 -39 WAYBURN	GROSSE POINTE PARK	MI	48230
1235 WAYBURN	GROSSE POINTE PARK	MI	48230
1231 -33 WAYBURN	GROSSE POINTE PARK	MI	48230
1227 WAYBURN	GROSSE POINTE PARK	MI	48230
1225 WAYBURN	GROSSE POINTE PARK	MI	48230
1221 -1223 WAYBURN	GROSSE POINTE PARK	MI	48230
1215 -17 WAYBURN	GROSSE POINTE PARK	MI	48230
1211 WAYBURN	GROSSE POINTE PARK	MI	48230
1216 WAYBURN	GROSSE POINTE PARK	MI	48230
1222 WAYBURN	GROSSE POINTE PARK	MI	48230
1224 -1226 WAYBURN	GROSSE POINTE PARK	MI	48230
1228 WAYBURN	GROSSE POINTE PARK	MI	48230
1232 WAYBURN	GROSSE POINTE PARK	MI	48230
1234 WAYBURN	GROSSE POINTE PARK	MI	48230
1236 WAYBURN	GROSSE POINTE PARK	MI	48230
1238 WAYBURN	GROSSE POINTE PARK	MI	48230
1242 -1244 WAYBURN	GROSSE POINTE PARK	MI	48230
1246 WAYBURN	GROSSE POINTE PARK	MI	48230

<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
1254 WAYBURN	GROSSE POINTE PARK	MI	48230
1245 MARYLAND	GROSSE POINTE PARK	MI	48230
1243 MARYLAND	GROSSE POINTE PARK	MI	48230
1241 MARYLAND	GROSSE POINTE PARK	MI	48230
1239 MARYLAND	GROSSE POINTE PARK	MI	48230
1235 MARYLAND	GROSSE POINTE PARK	MI	48230
1231 MARYLAND	GROSSE POINTE PARK	MI	48230
1227 MARYLAND	GROSSE POINTE PARK	MI	48230
1225 MARYLAND	GROSSE POINTE PARK	MI	48230
1221 MARYLAND	GROSSE POINTE PARK	MI	48230
1217 MARYLAND	GROSSE POINTE PARK	MI	48230
1213 MARYLAND	GROSSE POINTE PARK	MI	48230
1212 MARYLAND	GROSSE POINTE PARK	MI	48230
1214 MARYLAND	GROSSE POINTE PARK	MI	48230
1216 MARYLAND	GROSSE POINTE PARK	MI	48230
1218 MARYLAND	GROSSE POINTE PARK	MI	48230
1220 MARYLAND	GROSSE POINTE PARK	MI	48230
1222 MARYLAND	GROSSE POINTE PARK	MI	48230
1224 MARYLAND	GROSSE POINTE PARK	MI	48230
1238 MARYLAND	GROSSE POINTE PARK	MI	48230
1240 MARYLAND	GROSSE POINTE PARK	MI	48230
1242 MARYLAND	GROSSE POINTE PARK	MI	48230
1244 MARYLAND	GROSSE POINTE PARK	MI	48230
1248 MARYLAND	GROSSE POINTE PARK	MI	48230
15115 E. JEFFERSON	GROSSE POINTE PARK	MI	48230
15102 KERCHEVAL	GROSSE POINTE PARK	MI	48230
1247 MARYLAND	GROSSE POINTE PARK	MI	48230
1212 WAYBURN	GROSSE POINTE PARK	MI	48230
1214 WAYBURN	GROSSE POINTE PARK	MI	48230
15105 KERCHEVAL	GROSSE POINTE P ARK	MI	48230
14930 KERCHEVAL	DETROIT	MI	48215
14933 KERCHEVAL	DETROIT	MI	48215
14912 KERCHEVAL	DETROIT	MI	48215
14922 KERCHEVAL	DETROIT	MI	48215
14929 KERCHEVAL	DETROIT	MI	48215
14900 KERCHEVAL	DETROIT	MI	48215
2186 ALTER	DETROIT	MI	48215
2180 ALTER	DETROIT	MI	48215
2174 ALTER	DETROIT	MI	48215
2170 ALTER	DETROIT	MI	48215
2166 ALTER	DETROIT	MI	48215
2156 ALTER	DETROIT	MI	48215
2150 ALTER	DETROIT	MI	48215
2146 ALTER	DETROIT	MI	48215
2140 ALTER	DETROIT	MI	48215
2132 ALTER	DETROIT	MI	48215

<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
2124 ALTER	DETROIT	MI	48215
14901 KERCHEVAL	DETROIT	MI	48215
14911 KERCHEVAL	DETROIT	MI	48215
14925 KERCHEVAL	DETROIT	MI	48215

Written Comments

Submitted by Tyler Kliffman

I am concerned about the inconsistencies between the proposed rezoning, and the community's vision for Grosse Pointe Park that was recently adopted in our Master Plan. Please let me be the first to say that I wish this list was more succinct, but the plan raises so many issues for this proposal that concern me as a resident, and deserve your attention as a community leader:

- On page 103, the *Future Zoning Plan* shows the site of the proposed rezoning to remain residential, not to be converted to parking lots.
- On page 107, the *Action Plan* outlines specific goals, strategies, and objectives. For neighborhoods, the plan's primary goal is that "The City will maintain its existing housing, as well as encourage a more diversified housing stock. New and rehabbed buildings will be consistent with the character and historic nature of Grosse Pointe Park." As such, all 2 objectives and 8 strategies in this section are inconsistent with the proposed rezoning of residential areas to parking lots. The plan elaborates on the character and historic nature of its neighborhoods throughout, which is also inconsistent with the land use, development scale, and typical massing of the proposed rezoning from residential to parking:
 - On page 38, the plan says Grosse Pointe Park's residential areas are rich with diverse architectural character, and the history and endurance in the architectural styles should be celebrated and sustained. The plan states that as new development is considered and planned, maintaining a building style that matches the long-standing durability and design elements of residential zones is highly encouraged.
 - On page 67, the plan describes the future land use for the site of the proposed rezoning as "Mixed Neighborhood" – characterized by small residential lots, an interconnected street grid and a mix of housing types that infill around the existing residential, commercial, and institutional uses.
 - On page 70, the plan begins a lengthy section of design guidelines for any new development in residential districts. The plan describes the character of homes in the proposed rezoning's area as historical and charming, consisting of architectural housing styles of the classic Detroit bungalow, Craftsman, and Prairie styles. The plan describes how, on narrow residential lots like those that are proposed for rezoning, these repeated architectural elements create balanced and welcoming neighborhoods.
 - The plan's design guidelines include several pages of detailed specifications for new development to be consistent with the neighborhood's traditional housing forms, and designed in a way that acknowledges and engages the character and history of the surrounding area, so that the existing fabric is respected and strengthened. These guidelines state that overall, the scale and massing of new development should be consistent with homes on the block, mirroring the height and width of adjacent homes.
- For business districts, the *Action Plan* states that "The City will foster an environment that is supportive of local businesses and work with its partners to attract and retain small businesses, while maintaining a strong local tax base." To reach this goal, the plan notes the high priority strategy to begin action on implementing the recommendations of 2021 Parking Study of the business districts. Issues related to parking on Kercheval and the associated parking study are also addressed throughout the plan:

- On page 16, improving public parking is listed as the top priority that residents have for the Kercheval Business District (however, it was less than one percentage point ahead of responses that indicated “No Improvements Needed”).
- On page 47, the plan describes Kercheval Avenue as a thriving and vibrant business district, with an enhanced streetscape that slows down traffic and serves as an active walkable environment. It also notes, as with any successful business district, that parking has been a challenge for this area. A Parking Study for all of the business districts/areas is being completed to determine the main issues and provide recommendations for solutions.
- On page 50, the plan outlines opportunities to preserve, enhance, and invest in our Business Districts. For Kercheval, the plan encourages preserving density, character, and walkability. It encourages enhancing parking, which includes several measures that make better use of our existing parking areas (including consistent metering, striping, and signage). The targeted development of new parking lots would be noted under recommendations for investment, however no investment needs are identified related to parking, or any other facet of the Kercheval Business District.
- On page 101, the plan indicates that the City’s current parking requirements are excessive, and recommends that revising minimum parking requirements be considered. It states that “Off-street parking is currently set up for parking to be located within 200 feet of a principal building. However, given that Grosse Pointe Park has fairly walkable districts already, parking should be permitted a further distance (typical distance is usually 300-600 feet)” – including several use-specific recommendations.
- The MKSK Parking Study, which was conducted in association with the Master Plan, and presented as a high priority strategy to follow in its *Action Plan*, includes many opportunities to improve parking in Grosse Pointe Park.
 - For the Kercheval Business District, the Parking Study observed that most parking lots, including those that support the area of the proposed rezoning, were occupied less than 60% of the time - the lowest measurable threshold that would not warrant any new parking lots.
 - The Parking Study notes several priorities to address, which would make better use of what we currently have without creating new parking lots, including the outdated mechanical meters, parking rates that are insufficient to sustain a modern parking program, spaces with meters missing or out of service, the lack of turnover in prime parking spaces, lack of wayfinding signage, lack of accommodations for other modes of travel, the need for more efficient curbside management, and for contractor vehicle parking.
 - For new parking lot opportunities, the Parking Study recommends implementing several strategies to address the issues above, and monitoring parking occupancy levels as new businesses are developed, before determining if new parking in the Kercheval Business District is warranted.
 - Some City Council members have expressed concern that the parking study does not represent our needs because data was collected in 2021, following pandemic closures in the previous year. I’m inclined to agree that the parking study does not tell the full story of our community, and likely inflates our parking needs and occupancy rates, due to the following facts:
 - The Parking Study notes that Red Crown had opted to convert their entire parking lot to temporary outdoor dining space, so it was not represented in the study.

- Other restaurants had opted to use park-lets to provide outdoor spaces in their parking areas, which are not represented in the study.
- The Parking Study notes that Beaumont owns a significant parking footprint in the Kercheval Business District that is not included in the parking study. Since this was conducted, that site is now vacant.
- In the Master Plan, page 78 talks about the need to upgrade parking lots with screening and sustainable landscaping, page 98 provides an overview of Green Infrastructure recommendations, page 101 provides recommendations to implement sustainable standards through the zoning ordinance, and page 107 outlines goals, strategies, and objectives for green infrastructure that includes revising the City's minimum parking requirements to follow best practices. While it's reassuring to hear that the City Manager is committed to improving stormwater management related to parking lots, it is unclear if any of these recommendations have been pursued that would guarantee best practices are being followed, and that developers will be held to these standards.

Submitted by Devan Stachecki & Belle Teesdale

We are writing to you as residents who are concerned with developments along the Kercheval business districts that threaten the nature of our neighborhood and set a dangerous precedent for our city moving forward. The Brine oyster restaurant bankrolled by the Cotton family is certainly a welcome addition to the Kercheval streetscape in place of the vacant Janet's Lunch building at the corner of Maryland and Kercheval. However, through rather underhanded means, the team behind that restaurant concept also plans to do irreparable damage to the fabric of the neighborhoods which make the West Park district what it is today. The homes at 1217 & 1213 Maryland St along with 1212 & 1214 Wayburn St have been purchased by the Cotton's and are currently in the process of being torn down. It's become a poorly kept secret that the plan is to raze these homes and replace them with parking lots.

That the building & planning department of Grosse Pointe Park allows full scale demolition of buildings with no prior approval is a legislative shortfall that should be addressed to prevent this from occurring in the future. While there will still be a zoning variance required, any reasonable individual can see the issue of forcing a zoning committee to choose between approving a variance or leaving land vacant, as compared to requiring an owner to show a site plan prior to allowing them to raze properties. The current process allows anyone with sufficient means to reshape our community in a way which suits their personal interests with no consideration for the civil good. It's clear this is happening in this case and the blueprint is plainly laid out for anyone else who wants to do something similar in the future. We would like the city council to champion changes to the process so that this does not become the start of a slippery slope for our community.

As residents of the adjoining property at 1221 Maryland St, we are concerned that since the demolition is in process—and it is attached to the name Cotton—there will be little appetite to ensure the interests of ordinary citizens are protected. We hope that this letter and the response by our elected officials will change our mind. As things currently stand we are deeply concerned that the value and beauty of our home will be overshadowed by an eyesore of a parking lot that will serve Brine well but degrade our home and neighborhood forever. Additionally, it is unclear how and when the residents of this area (particularly those like us who immediately adjoin this proposed parking lot) will be privy to the site plan

and its impact on our home and neighborhood in terms of setbacks, obscuring walls, landscaped buffers and so on. We are asking for the city council's assistance to ensure that the concerns and rights of Grosse Pointe Park's many residents are not sacrificed to simply benefit a selected few.

Thank you for your time and attention. We hope to hear a response to this letter soon.

Submitted by the Joe Jebaka on behalf of the Grosse Pointe Park Business Association

See attached letter



To Whom it May Concern,

My name is Joe Hebekka and I'm the founder and President of the Grosse Pointe Park Business Association. I also own Belding Cleaners on Kercheval Avenue, one of the oldest continually operating businesses in all five Grosse Pointes' at 104 years old.

For many years, parking, or the lack of parking, has been a popular topic amongst business owners in Grosse Pointe Park. As the commercial district has grown with many new businesses over the past ten to fifteen years, so has the demand for parking, which obviously go hand-in-hand. Customers and patrons are increasingly frustrated with parking issues. Ample parking is almost always necessary for a commercial district to thrive and grow.

Lack of parking also poses as a problem with staff as well. Often, employees and staff must park on residential side streets and walk in unfavorable climates like snow and or rain which can be a deterrent in hiring, at a time in which there is already a labor shortage. As new businesses continue to open or expand, side street parking will only become more congested. Some of the business owners on Kercheval must park in front of their own business and feed the parking meter all day long because they simply have nowhere else to park, which is very impractical and takes more parking away from customers and patrons.

Other business owners and I are in full support for some much-needed additional parking for our business district and we believe it will be done tastefully and in a manner that complements our beautiful commercial district. Customer accessibility is a key component to the livelihood of any business. With the highly welcomed new business over the past few years and to continue this amazing momentum, the time has never been better for more parking.

Thank You,

Joe Hebekka
Belding Cleaners
President, GPP Business Association

Trenton Chamberlain
Bricks Pizzeria
Vice President, GPP Business Association

Board of Directors

Zack Assaf, Village Wine Shop

Randy Cousineau, Pointe Hardware

Sonny Mio, Park Place Market

Vina Taylor, The Zealous Root