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MEMO

To: Terry Croad  
 City Planner  
 From: Jeffrey Spence  
 Asst. City Planner  
 Date: December 3, 2018  
 Re: **2018 Planning  
 Commission  
 Annual Report  
 thru 12\_03\_18**

Below, please find an outline of issues discussed in 2018 up through December 2018:

A. 2018 PC Activities:

*Site Plan/Special Use/Rezoning*

Name of Development	Reference #	Details
Advance Building Retail, 23077 Greenfield Road on the northwest corner of Greenfield Road and W Nine Mile Road	PSLU17-0012 PSP17-0010	To allow for a free-standing restaurant in B-3 and Construction of an 8,980gsf retail center with 2,900 gsf free-standing restaurant
Sidwell Parcel 2407-476-039, on the north side of W Twelve Mile Road between Dufty St. and Northwestern Hwy	PZR17-0006 with Conditional rezoning	To rezone .59 acres of property from R-1 Single Family Residential to OS Office Service.
26455 Telegraph Road, on the northwest corner of Telegraph Road and Swanson Road	PSLU17-0013 PSP17-0011	To convert existing vehicle service bays to retail use and establish a gasoline filling station with ancillary retail sales.
27000 Telegraph Road, Sidwell Parcel 2417-426-008, on the east of side of Telegraph Road between Northwestern Hwy and W Twelve Mile Road	PZR18-0001 PSLU18-0001 PSP18-0002	To rezone .71 acres of property from B-3 General Business to RS Regional Shopping and to establish a new/used vehicle lot.
25000/25060 Southfield Road, on the northeast corner of Southfield Road and W Ten Mile Road	PSP18-0001	To use the basement of the existing retail center for a 10,000gsf nightclub/restaurant.
United Auto and Towing 21800 W Eight Mile Road	PSLU18-0002	To allow for the use of the property for tow truck dispatch and auto collision repair.
National Trail Bus 20921 and 20953 Mapleridge	PZR18-0002 PSLU18-0003	To allow for the continued use of the property as a Transportation Service Provider.

LTU Athletic Field 21000 W Ten Mile Road	PSP18-0003	For Phase II of the LTU Stadium development to include new fencing, lighting, temporary bleachers and a scoreboard.
Text Amendment to the Zoning Ordinance	PSLU18-0007	Delete existing Section 5.22-5, Public Art Requirement, and inserting therein a new Section 5.22-5, Public Art Requirement.  This text amendment specifically addresses providing for the submission of a cash bond by the property owner in the amount equal to the public art allocation requirement during those times when weather, delay in fabrication or delivery of art work impedes timely installation.
Beaumont Service Center 26901 Northwestern Hwy	PSP18-0004	For parking lot expansion to include two new parking decks, and an expanded surface lot
Marathon Gas Station 20020 W Eight Mile Road	PSLU18-0004 & PSP18-0006	To allow a portion on the interior of the existing gas station convenience store to be converted to a 242gsf carry out restaurant.
Home Depot Plaza 29775 Southfield Road	PSLU18-0005	To establish a restaurant in a shopping center of less than four tenant spaces.
Eagle Landscaping 20779 Lahser Road, on the north of side of W Eight Mile Road between Berg Road and Lahser Road, and the west side of Lahser Road just north of W Eight Mile Road	PZR18-0004 PSLU18-0006	To rezone 5.205 acres of property from B-3 General Business, OS Office Service, I-L Light Industrial and P Vehicular Parking to I-1 Industrial. To establish a landscape contractor's office and yard.
B, D & E Group 20041 W Twelve Mile	PSP18-0008	Construction of new gas pump canopy along with other site amenities.
Deer Run Condos on vacant property located on the east side of Lahser Road and north of Dun Scotus, Sidwell parcels 24-27-302-040, -041, -043 & -044	PSP18-0005	For the construction of 30 condominium units in 8 buildings, and 9 detached condominium units

Zoning Ordinance Text Amendments	PSLU18-0008	<ol style="list-style-type: none"> <li>1. Gasoline filling station/service station definitions and prohibition of exterior convenience items.</li> <li>2. Bed &amp; Breakfast uses</li> <li>3. Parking Standards in the RC Regional Center district.</li> <li>4. Off-Street Parking Layout</li> <li>5. Restaurant uses in shopping centers of less than four (4) attached uses.</li> <li>6. Miscellaneous other amendments</li> </ol>
20307 W Twelve Mile Road on the south side of W Twelve Mile Road between Evergreen Road and Ranchwood.	PSP18-0010	Construction of a 348sf porch addition to an existing dental office.
20 Oak Hollow on the north side of Oak Hollow Drive west of Telegraph Road	PSP18-0011	Construction of a 1,368sf carport in the parking lot north of the building.
Executive Suite Hotel 26555 Telegraph Road between Swanson and the M-10 Freeway.	PSP18-0012	Renovation of the existing 5-story hotel.

Discussion/Initiatives/Review/Research Topics:

- Amended Planning Commission ByLaws regarding Election of Officers
- Transportation Alternatives Program (TAP) Grant application
- Presentation on the 8 Mile Boulevard Unifying Framework
- MP-07 – John Grace Revitalization Plan
- Televising of PC Regular Meetings
- Council Presentation – Projects to Emphasize

B. Planning Commission Meetings:

- 11 Study Meetings
- 12 Regular Meetings
- 6 Long Range Study/Special Meetings

C. Training, Special Projects & Workshop attendance by PC & Planning Team Members:

- Redevelopment Ready Best Practices Training
- Capital Improvements Programs Training
- MML/Michigan Association of Planning Annual Conference
- MAP Spring Institute
- Oakland Co. Heritage Conference

D. 2018 Planning Initiatives:

- Arts Commission: Support Funding, Restoration and Installation
- Capital Improvement Plan Update prior to 2018 City Budget adoption (goal by end of March 2018)
- City Centre Development: Continued Placemaking, support of Special Events and Economic Development Initiatives
  - i. 2018 TAP Grant received for LTU pathway
- Redevelopment Ready Certification Quarterly Reports as required
- Northland Redevelopment Master Plan Implementation
- Zoning Ordinance Technical Review and alignment with adopted Master Plan
- Zoning Ordinance Amendments as required by above
- *Sustainable Southfield* Master Plan Implementation Progress Report

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