

Planning Commission
City of Eastpointe, Macomb County, Michigan

Regular Meeting

January 7, 2021

Convening at 7:00 PM

NOTICE

- a) The meeting will be conducted virtually, pursuant to Senate Bill 1246, that allows public bodies to conduct virtual meetings through March 31, 2021
- b) To join the Planning Commission Meeting scheduled January 7, 2021, at 7:00 p.m., please click the following link:

<https://zoom.us/join> Meeting ID: 414 456 0744
<https://zoom.us/j/4144560744>

To access the meeting by phone, dial +1 312 626 6799.

A user may have to download the Zoom app to their device to log into the meeting.

c) Commissioners

Michael Brohl	mike3620@gmail.com
John D'Hondt	jdhondt@phxg.com
Leo Lalonde	leolalonde154@gmail.com
Jeffrey L. Lubeck – Chairman	jeffl48021@wowway.com
Timothy M. Palazzolo – Vice Chairman	19tmp77@gmail.com
Sheila Ulinski – Secretary	pooh64@wideopenwest.com
Kimle Nailer	kdnailer@gmail.com

Council Liaison

Cardi DeMonaco Jr. cdemonaco@eastpointecity.org

Director of Planning and Zoning

Erin Hardcastle ehardcastle@eastpointecity.org

City Attorney

Richard Albright ralbright@ihrieobrienlaw.com

City Planner

Laura Haw lhaw@mcka.com

- d) Persons with disabilities that are unable to participate via Zoom, please contact the City Manager's Office for assistance, at (586) 204-3016.



EASTPOINTE

CITY of EASTPOINTE

Department of Planning and Zoning
(586) 445-3661
Fax (586) 445-5191

MUNICIPAL OFFICES
23200 GRATIOT AVENUE
EASTPOINTE, MI 48021

VIA ZOOM DUE TO GOVERNOR'S EMERGENCY DECLARATION

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**CITY OF EASTPOINTE PLANNING COMMISSION
THURSDAY, JANUARY 7, 2021
CITY HALL – 7:00 p.m. VIA ZOOM
AGENDA**

I. ROLL CALL

II. APPROVAL OF AGENDA

III. HEARING OF THE PUBLIC

IV. APPROVAL OF MINUTES

A. December 3, 2020

V. UNFINISHED BUSINESS

A. Master Plan

VI. PUBLIC HEARING

A. Tim Schenk, Foot Locker, is seeking special land use/site plane approval for 17755 E. Eight Mile. #02-13-32-379-009, Obenauer-Barber-Laing-Company's Ridgemont Park NO. 1 Lots 753 Thru 774 & Part of Lots 747 & 748 Desc as: Com at SW Cor Lot 748; TH S89*41'E 142.81 Ft; TH NW 134.80 Ft Alg Curve Concave to SW with RAD of 174.29 Ft & Chord Bear N24*40'W 131.47 Ft; TH S36*35'W 147.78 Ft to Pt of Beg. ALSO ALL 20.0 Ft Vac Alley Lying Sely of Lots 753-765, Also all 20.0 Ft Vac Alley Lying North of Lots 766-774.



- B. Dave Bishop, Broadway/Chameleon LLC, is seeking special land use/site plan approval for 18145 E. Eight Mile. #02-14-32-453-024. OBENAUER BARBER LAING CO'S RIDGEMONT PARK NO 1 LOTS 849 & 850

VII. NEW BUSINESS

- A. Tim Schenk, Foot Locker, is seeking special land use/site plane approval for 17755 E. Eight Mile. #02-13-32-379-009, Obenauer-Barber-Laing-Company's Ridgemont Park NO. 1 Lots 753 Thru 774 & Part of Lots 747 & 748 Desc as: Com at SW Cor Lot 748; TH S89*41'E 142.81 Ft; TH NW 134.80 Ft Alg Curve Concave to SW with RAD of 174.29 Ft & Chord Bear N24*40'W 131.47 Ft; TH S36*35'W 147.78 Ft to Pt of Beg. ALSO ALL 20.0 Ft Vac Alley Lying Sely of Lots 753-765, Also all 20.0 Ft Vac Alley Lying North of Lots 766-774. store.
- B. Dave Bishop, Broadway/Chameleon LLC, is seeking special land use/site plan approval for 18145 E. Eight Mile. #02-14-32-453-024. OBENAUER BARBER LAING CO'S RIDGEMONT PARK NO 1 LOTS 849 & 850
- C. Approval of Planning Commission 2020 calendar of meeting dates.

VIII. HEARING OF THE PUBLIC

IX. COMMISSIONERS' COMMENTS

X. TRAINING – None

XI. ADJOURNMENT

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
FOR THE CITY OF EASTPOINTE, MACOMB COUNTY, MICHIGAN,
HELD VIA ZOOM ON THURSDAY, DECEMBER 3, 2020**

The meeting was called to order via Zoom at 7:03 p.m. by Chairman Lubeck with the following members present: Lalonde (Eastpointe, MI), Brohl (Eastpointe, MI), D'Hondt (Eastpointe, MI), Palazzolo (Eastpointe, MI), Ulinski (Eastpointe, MI), Lubeck, (Eastpointe, MI).

Also present: Richard Albright, City Attorney (St. Clair Shores, MI), Erin Hardcastle, Building Official (Harrison Twp., MI), Laura Haw, City Planner, Cardi DeMonaco Jr., Council Liaison (Eastpointe, MI)

Approval of Agenda

Motion by D'Hondt, supported by Lalonde, to approve agenda with the change of moving unfinished business to after new business.

Yeas: D'Hondt, Lalonde, Brohl, Ulinski, Palazzolo, Lubeck

Nays: None

Hearing of the Public

Erica Cook, My Party Boutique, 22211 Gratiot, spoke about her two other businesses that she owns in Eastpointe, as well as the steps she has taken to open My Party Boutique.

With no other participation, Chairman Lubeck closed the Hearing of the Public.

Approval of Minutes

Motion by Ulinski, supported by D'Hondt to approve the minutes of November 5, 2020.

Yeas: Ulinski, D'Hondt, Brohl, Lalonde, Palazzolo, Lubeck

Nays: None

Public Hearing

Chairman Lubeck announced the Public Hearing. Ms. Hardcastle read, Erica Cook, My Party Boutique, is seeking special land use/site plan approval for 22211 Gratiot. 02-14-31-104-048, Assessors Plat of Nehls Subdivision Lots 3 & 4.

With other participation, Chairman Lubeck closed the Hearing of the Public.

New Business

Chairman Lubeck announced New Business, item A. Ms. Hardcastle read, Erica Cook, My Party Boutique, is seeking special land use/site plan approval for 22211 Gratiot. 02-14-31-104-048, Assessors Plat of Nehls Subdivision Lots 3 & 4.

Chairman Lubeck asked Ms. Haw if she did a review. Ms. Haw said they reviewed the business for another location. There wasn't a traditional review done for the present location, but she could give recommendations for what they've seen so far. Ms. Haw explained that due to Covid-19 and City Hall being closed, there was some confusion as to if the plan was reviewed. Ms. Hardcastle added they were able to meet with Ms. Van Haaren and Miss Cook on a conference call with Ms. Haw where they

forwarded the information for the property and checked off the requirements for the special land use. Staff went into the office while City Hall was closed, to create and mail the notices. Ms. Cook has submitted architectural drawing and had a series of building inspections under Ms. Van Haaren.

Ms. Haw went over a summary of her review. The property is in the B-3 District. The property closely resembles the assembly hall definition in the zoning ordinance. The site will be a re-occupancy and there will be no expansion or addition. Also, no changes to lighting or landscaping. Applicant has a parking agreement with the adjacent property owner for overflow parking. Ms. Haw noted that the Master Plan does show the site is suitable for regional and commercial use and will serve residents and surrounding areas. She recommends that the Planning Commission make a recommendation to City Council to grant approval for special land use.

There was discussion about the meaning of re-occupancy and number of handicap parking spots. Mr. D'Hondt felt that the number of handicap spots should be addressed. Ms. Haw clarified that the site would be used for small gatherings and rentals. Only one handicap parking spot is required per the ordinance. Mr. D'Hondt is still concerned that one spot is insufficient. Chairman Lubeck shared his concern. There was more discussion about parking on the site's lot, the adjacent restaurant, and possibly other nearby locations such as the high school.

Mr. Brohl asked about special land use under B-3 and how it refers to B-1. Ms. Haw stated that B-3 refers to the B-1 district where B-3 is couched as a special land use. There was more discussion about B-1 and B-3 districts.

Ms. Haw said the Planning Commission could make a recommendation to the City Council for approval that's contingent on another parking agreement.

There was more discussion about parking spots, overflow parking spots and hours of operation. The hall does not have a liquor license.

Motion by D'Hondt, supported by Lalonde, that the Planning Commission recommends to City Council approval for Erica Cook, My Party Boutique, who is seeking special land use/site plan approval for 22211 Gratiot, #02-14-31-104-048, Assessors Plat of Nehls Subdivision Lots 3 & 4, under the condition that parking is re-examined and additional handicapped spots and parking spots are included to the approval and satisfaction of city administration.

Yeas: D'Hondt, Lalonde, Brohl, Palazzolo, Ulinski, Lubeck

Nays: None

Unfinished Business

Proposed Zoning Ordinance Text Amendment to section 50-10.

Chairman Lubeck announced Unfinished Business, item A. Ms. Hardcastle read, Proposed Zoning Ordinance Text Amendment to section 50-10: Definitions to ensure definitions of state licensed residential care facilities are consistent, including terms such as childcare facility, nursing home, foster care and hospital; and to Article VIII. – One- and Two-Family Residential Districts and Article IX. – Multiple-Family Residential Districts to address all state licensed residential care facilities in general provisions and special land use standard sections. Ms. Haw stated the she and Mr. Albright are continuing to work on language for the amendment.

Motion by D'Hondt, supported by Ulinski, to table Proposed Zoning Ordinance Text Amendment to section 50-10 until the February meeting.

Yeas: D'Hondt, Ulinski, Lalonde, Brohl, Palazzolo, Lubeck

Nays: None

Master Plan

Chairman Lubeck announced Unfinished Business, item B, Master Plan – Nine Mile Corridor. Ms. Haw went over her presentation in which she invited the Commissioners to participate.

The first item was about community assets. Mr. D'Hondt thinks Nine Mile is a blank tableau – you can do so much more with Nine Mile. Envisions multi-story buildings with retail on the ground floor, outdoor cafes, etc. Thinks Nine Mile itself is an asset. There was discussion on reasons for visiting Nine Mile (destinations). Destinations include the restaurants, East Detroit Bakery, DeRonne Hardware. Mr. D'Hondt thought a brewery would be a good addition and spoke about the success of brew pubs in St. Clair Shores.

Problematic intersections and public safety concerns were discussed next. Ms. Haw talked about pedestrians, the Hayes intersection and the intersection across from the high school. Mr. D'Hondt said that the Schroeder/Nine Mile intersection is horribly problematic. Also, speeding is a problem on Nine Mile. He wondered if longer refuge islands would be helpful. There was discussion on refuge islands. Ms. Haw said that from the perspective of police and firefighters, they will use the center lanes if they're rushing to a location. Mr. Palazzolo agreed with Mr. D'Hondt about speeding. Ms. Ulinski said that there are lower speed limits in other cities' downtown areas. There was more discussion about speed limits and pedestrian safety. Mr. Brohl spoke about hidden intersections. Chairman Lubeck asked if we reached out to the police department for accident data. Ms. Haw said they haven't engaged with the primary stakeholders yet. Mr. Brohl thinks Clawson has a successful downtown area. The feasibility study was discussed. Mr. Brohl spoke about Ferndale. Chairman Lubeck spoke about John R between Eight and Nine Mile roads. There was discussion about who is responsible for speed limits and the federal funding for the capital improvements for the corridor. The Commissioners and Ms. Haw discussed tree lines, curb cuts, and approaches.

Ms. Haw went on to the topic of land uses. Ms. Haw stated that most of the corridor today is zoned B-3. West of Gratiot is multi-family residential. She asked what other uses would make it a vibrant, mixed-use district. Mr. D'Hondt replied that he would like to see retail. Ms. Ulinski agreed. Mr. D'Hondt spoke about the need for a retail establishment that would have a wide appeal. Ms. Ulinski would like to see boutique-type shops. She also would like to see sit-down restaurants rather than drive-thru ones. There was discussion about walking to multiple spots and centralized parking. Ms. Haw moved on to the next point which was key transit destinations. There was discussion about the number and location of bus stops. Ms. Haw then spoke about bicyclists and bike racks.

Ms. Haw spoke about lighting along the corridor. The Commissioners discussed about green spaces. Mr. Brohl said that he thinks there's an opportunity to expand the B-2 district to Pleasant Avenue. Mr.

D'Hondt asked if there could be a health and wellness aspect to the plan. Ms. Haw replied that yes, other communities have done it.

Ms. Haw stated that as part of the next step, they developed a business owners survey for business owners along the corridor. Will create a community-wide survey and create focus groups.

Hearing of the Public

Chairman Lubeck announced the second Hearing of the Public. With no participation, Chairman Lubeck closed the Hearing of the Public.

Commissioners' Comments

Chairman Lubeck invited Economic Development Director Kim Homan to speak. Ms. Homan, thank you to Miss Haw for everything she's done in regards to SEMCOG grant and Nine Mile reconstruction. Moving forward with our MEDC Redevelopment-Read City Recertification. We are getting great assistance from the state, Miss Haw, Ms. Hardcastle, Public Information Officer Deborah Trotter. Excited about the process especially about the training. Looking forward to working with everyone. Many opportunities in Eastpointe. Mr. Albright, no comment. Ms. Haw, Happy holidays and stay healthy and safe. See you in 2021. Ms. Hardcastle, thank you. As Ms. Homan shared, we are very excited for the recertification process. Looking forward to that. Happy holidays to everyone. See you in the new year. Mr. DeMonaco Jr., thanks Mr. Lubeck. Thanks to everyone for continuing to do business during the pandemic. It's great to have this conversation about Nine Mile and able to do so much even though we can't meet in person. Thank you for joining Zoom. Look forward to many more conversations on Nine Mile. Mr. Brohl, no comment. Mr. Palazzolo, no comment. Mr. Lalonde, no comment. Ms. Ulinski, hard to believe it's December. Wish everyone Merry Christmas and a Happy New Year. Hope to see you in January. Mr. D'Hondt, outside of seconding Ms. Ulinski's comments, I'm going to practice the time-honored tradition that silence is golden. Mr. Lubeck, Merry Christmas, Happy New Year. Looking forward to a time when we can meet in person again. Technical glitches during Zoom meetings can be annoying.

Training

None

Adjournment

Motion by D'Hondt, supported by Lalonde, to adjourn the meeting at 8:37 p.m.

Yeas: D'Hondt, Lalonde, Brohl, Ulinski, Palazzolo, Lubeck

Nays: None

Jeffrey L. Lubeck, Chairman

Sheila Ulinski, Secretary

Date 11/17/20

Application No. PPC 20-13

Review Fee \$ 2400.00 **RECEIVED**
NOV 24 2020

BUILDING DEPARTMENT

PLANNING COMMISSION

**SITE PLAN REVIEW APPLICATION
SPECIAL USE REVIEW APPLICATION
REZONING AND/OR PARKING P-1**

The undersigned hereby makes application to the Eastpointe Planning Commission for the following purpose(s): site plan approval special use approval Rezoning

Meetings of the Planning commission are normally scheduled for the first Thursday of each month at 7:30 p.m. at the City Hall. The application and all necessary information must be submitted to the Building Department no later than thirty days prior to the meeting. The applicant or his representative must be present when action is taken.

Re-submittals of drawings or information is required 15 days in advance of the meeting.

Applicant's Name: LBCMT 2007-C3 East Mile Road, LLC Address: 1661 Washington Ave

CITY: Miami Beach STATE: FL ZIP 33139 PHONE # (305) 695-5811

Name of Proposed Development Footlocker store (EXISTING) ADD DRIVE-THRU

Proposed Use: Merchandise Retail Sales

Parcel Identification Number 14-32-319-009

Complete Legal Description (use opposite side, or attach separately) See other side

Existing Zoning: B-3 Proposed Zoning B-3 Size (in acres) 1.177

Legal Owner: ESMM Realty LLC, 199 Lee Ave, Suite 185, Brooklyn, NY 11211-891
Name Address Phone #

[Signature]
Signature of Applicant

[Signature]
Signature of Legal Owner (if not Applicant)

TIM SCHENK
(print name below signature)

Michael Kovic
(print name below signature)
AGENT FOR OWNER

OBENAUER-BARBER-LAING-COMPANY'S RIDGEMONT PARK NO. 1

LOTS 753 THRU 774 & PART OF LOTS 747 & 748 DESC AS: COM AT SW COR LOT 748; TH S89*41'E 142.81 FT; TH NW 134.80 FT ALG CURVE CONCAVE TO SW WITH RAD OF 174.29 FT & CHORD BEAR N24*40'W 131.47 FT; TH S36*35'W 147.78 FT TO PT OF BEG. ALSO ALL 20.0 FT VAC ALLEY LYING SELY OF LOTS 753-765, ALSO ALL 20.0 FT VAC ALLEY LYING NORTH OF LOTS 766-774.



MCKENNA

December 28, 2020

Planning Commission; and
Ms. Erin Hardcastle, Building Official and Director of Community and Economic Development
City of Eastpointe
23200 Gratiot Avenue
Eastpointe, Michigan 48021

Subject: Site Plan – 17755 E. Eight Mile Road
Location: 17755 E. Eight Mile Road (Parcel ID #: 02-14-32-379-009)
Zoning: B-3, General Business District
Review No: Written Review #1

Dear Commission Members and Ms. Hardcastle,

We have reviewed the above site plan application submitted by Foot Locker Retail Inc. for the addition of a drive-through window to the existing retail shop at 17755 Eight Mile Road. Foot Locker currently occupies the site, and intends to add the drive-through window to allow for flexibility in customer pick-ups. Shoe stores are considered a Permitted Land Use in the B-3 zoning district and the proposed site modifications requires site plan review and consideration by the Planning Commission.

We have reviewed the above request with the City's Zoning Ordinance, Master Plan, existing site conditions, and sound planning and design principles in an effort to provide constructive and helpful feedback for the development of this site.



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
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SITE PLAN REVIEW

We offer the following comments for your consideration:

A. Use and Zoning Compatibility

The existing retail use is permitted by right in the B-3 zoning district. However, this type of retail drive-through is not listed as a permitted or special use within the district. Based on the intent of the Ordinance, as drive-thru facilities are permitted as accessory to financial institutions in the OS, Office District, and permitted OS and B-1 uses are permitted in the B-3 district, we find that the retail drive-thru is accessory to the permitted use and does not drastically alter the initial basis for approval of the retail store. With further clarification as noted below, we believe that it can be an appropriate addition to the site.

B. Parking and Circulation

Retail space requires one parking space per each 150 square feet of usable floor space. With 8,668 square feet of retail space, the site is required to supply a total of 58 parking spaces. A total of 60 parking spaces are currently provided.

In addition to the required off-street parking, a drive-thru window requires at least four (4) stacking spaces. The site plan details 18-foot stacking spaces behind the car at the drive-thru window. Though we believe that there is enough room to accommodate the required stacking spaces, the site plan must detail all the stacking spaces to ensure compliance with the Zoning Ordinance.

C. Architecture and Building Design

No significant changes are proposed to the existing retail building. Sheet T1.1 provides renderings of the proposed drive-through window, awning, and menu board. Materials should be labeled and the dimensional measurements of new features provided on a revised site plan.

D. Landscaping

At the time the Foot Locker Retail use was approved in 2018, a landscape plan was approved as well. These landscape changes were proposed to bring the then vacant site into compliance with the current landscape requirements. In comparing the approved landscape plan to the existing vegetation at the site today, it appears some landscaping has died and/or has been removed. Additionally, the evergreen on the east property line appears to be in poor condition and should be removed and replaced. We recommend street trees are added to the Kelly Road tree-lawn frontage as they would provide a stronger entrance to the City at this key location and would not interfere with overhead utilities. Evergreen shrubs should also be planted in the mulched areas which are intended to provide parking lot screening from both the Eight Mile and Kelly Road rights-of-way.

E. Trash Collection and Disposal

No changes are proposed to the existing trash enclosure. Should the new traffic pattern or stacking area necessitate a change to the enclosure or its location, those changes must comply with the standards in section 50-236 of the Zoning Ordinance.

F. Signage

No additional commercial signage has been proposed with this site plan. However, the applicant has proposed the addition of a menu board to the building adjacent to the drive-through area itself. Section 50-198 of the Zoning Ordinance states menu boards may be reviewed by the Planning Commission as



advertising signage if the sign contains excessive text, logos, or is illuminated. Sheet T1.1 provides an image of the menu board. However, further details, including size and illumination should be included so that a more thorough review of the sign can be completed.

RECOMMENDATION

Should the above underlined items be clarified and the recommended landscaping provided on a revised site plan, we recommend approval of the revised site plan for 17755 E. Eight Mile Road, contingent on the fact that the Planning Commission reaches consensus on the menu board design and signage.

If you have any questions, please feel free to contact us. Thank you.

Respectfully submitted,

McKENNA

Laura E. Haw, AICP, NCI
Senior Principal Planner

Chris Madigan, AICP
Associate Planner



CITY of EASTPOINTE

MUNICIPAL OFFICES
23200 GRATIOT AVENUE
EASTPOINTE, MI 48021

Department of Planning and Zoning
(586) 445-3661
Fax (586) 445-5191

CITY OF EASTPOINTE NOTICE OF PUBLIC HEARING PLANNING COMMISSION

TAKE NOTICE that a public hearing will be held before the Eastpointe Planning Commission on Thursday, January 7, 2021 at 7:00 p.m., via Zoom Video Conferencing to receive public comments in regards to the following:

17755 E. Eight Mile

Proposed special land use/site plan approval of property at 17755 E. Eight Mile, Foot Locker.

The property is further identified by parcel #02-14-32-379-009. OBENAUER-BARBER-LAING-COMPANY'S RIDGEMONT PARK NO. 1 LOTS 753 THRU 774 & PART OF LOTS 747 & 748 DESC AS: COM AT SW COR LOT 748; TH S89*41'E 142.81 FT; TH NW 134.80 FT ALG CURVE CONCAVE TO SW WITH RAD OF 174.29 FT & CHORD BEAR N24*40'W 131.47 FT; TH S36*35'W 147.78 FT TO PT OF BEG. ALSO ALL 20.0 FT VAC ALLEY LYING SELY OF LOTS 753-765, ALSO ALL 20.0 FT VAC ALLEY LYING NORTH OF LOTS 766-774.

The applicant has requested special land use approval to add a drive-thru pick-up window to the store.

Those wishing to participate can join via Zoom:

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ADDITIONAL INFORMATION AND LOCATION MAPS ARE AVAILABLE FOR REVIEW AT Eastpointe City Hall, 23200 Gratiot Avenue, Eastpointe, Michigan, 48021 from 8:00 a.m. to 4:30 p.m. Monday through Thursday.

Elke Doom
City Manager
December 17, 2020



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The applicant has requested special land use approval to add a drive-thru pick-up window to the store.

18145 E. Eight Mile

Proposed special land use/site plan approval of property 18145 E. Eight Mile, Broadway/Chameleon Event Center.

The property is further identified by parcel #02-14-32-453-024. OBENAUER BARBER LAING CO'S RIDGEMONT PARK NO 1 LOTS 849 & 850.

The applicant has requested special land use approval for a banquet and wedding hall.

Those wishing to participate can join via Zoom:

<https://zoom.us/join> Meeting ID: 414 456 0744

<https://zoom.us/j/4144560744>

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Avenue, Eastpointe, Michigan, 48021 from 8:00 a.m. to 4:30 p.m.
Monday through Thursday.

**Elke Doom
City Manager**

RECEIVED

Date DEC 08 2020

BUILDING DEPARTMENT

Application No. PPC 20-14

Review Fee \$ 2400.00

PLANNING COMMISSION

SITE PLAN REVIEW APPLICATION
SPECIAL USE REVIEW APPLICATION
REZONING AND/OR PARKING P-1

Email:
Dave Bishop 400 a@gmail.com
Broadway Chameleon@gmail.com

The undersigned hereby makes application to the Eastpointe Planning Commission for the following

purpose(s): site plan approval special use approval Rezoning

Meetings of the Planning commission are normally scheduled for the first Thursday of each month at 7:30 p.m. at the City Hall. The application and all necessary information must be submitted to the Building Department no later than thirty days prior to the meeting. The applicant or his representative must be present when action is taken.

Re-submittals of drawings or information is required 15 days in advance of the meeting.

Applicant's Name: DAVE BISHOP 400 BROADWAY ^{Chameleon LLC} Address: 18145 E. Smite
City: EAST POINTE STATE: MICH ZIP: 48021 PHONE: 404 671-6986

Name of Proposed Development: BROADWAY CHAMELEON EVENT CENTER

Proposed Use: BANQUET + WEDDING HALL

Parcel Identification Number: 02-14-32-453-004

Complete Legal Description (use oppo): OBENAUER BARBER LAING CO'S RIDGEMONT PARK NO. 1 LOTS 849 & 850

Existing Zoning: _____ Proposed Zoning: _____ Size (in acres): _____

Legal Owner: _____ Name _____ Address _____ Phone # _____

Dave Bishop
Signature of Applicant
DAVE BISHOP
(print name below signature)

V. A. Siddiqui
Signature of Legal Owner (if not Applicant)
V. A. AR. SIDDIQUI
(print name below signature)

the
BROADWAY
CHAMELEON™
Transforming Event Experiences

The Broadway Chameleon

Problem Statement

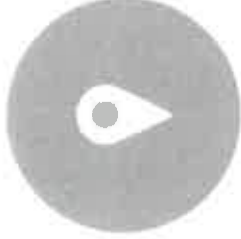
The corporate world often hosts various functions, from client meetings, to networking assemblies, fundraisers and PR campaigns. In our personal lives gatherings tend to be more celebratory, including weddings, birthday parties, baby showers, bar mitzvahs etc.

The fast-paced world in which we live, leaves little time for businesses or individuals to organize and manage these events. The time involved is tedious. This creates the need for a dedicated event space, where functions and/or events can be conveniently arranged through just a phone call.

The Solution



The Broadway Chameleon is an all-inclusive event space that offers a wide-range of services including a beautiful 4,000 square feet venue space for corporate and personal events, and event decor and management services with fully integrated entertainment facilities.



Our clients simply need to provide the event date & budget. Broadway Chameleon takes care of everything from designing the event venue to catering with its customized solution that fits well with the customer needs.



If the client wants to manage an event by themselves, our knowledgeable customer support service staff will happily assist them when requested.



The Broadway Chameleon brings interactive event planning as close as the use of one's smartphone. Through these and other affordable products and services, we aim to be the number one resource for any event.

Who we Are??

- The Broadway Chameleon is located in Eastpointe, Michigan. It's a beautiful 4,000 square feet venue. We offer customized event planning and management solutions to accommodate unique affairs. Whether it be for a corporate function, networking mixer, fundraiser, wedding, baby shower, bar mitzvah or funeral repass...we have you covered.
- Our venue is perfect for large and small events; 50-200 guests capacity. Full audio and video amenities make this warm and inviting space a true turnkey solution for any event.



The Founder — Dave Bishop

- Dave Bishop - Founder of RMG, is a veteran Entertainment Event Manager with industry experience that dates back to 1986. At a young age, Dave discovered a passion for organizing marquis events with a vision of providing large-scale audiences with high-quality event solutions. In the early years of his career, he quickly developed an aptitude for technical production and project management. He leveraged these capabilities to produce a variety of entertainment concerts featuring national musicians. To date, he has created an impressive list of affairs at some of the most respected venues in Detroit including Cobo Hall and Michigan State Fairgrounds.
- Dave's 20 years of promotional experience have been instrumental in creating RMG's multi-disciplinary approach to business communications and cutting-edge planning methods to drive results for its clients. RMG's unique brand-inspired planning is one of the driving forces for his successful client-solution formula. The resulting custom-client programs are fully integrated, when appropriate, marketing platforms that combine multiple consumer touchpoints like live concerts, retail promotion, and public relations to achieve wide-ranging business objectives.
- Over the course of his career, Dave has developed deep relationships with celebrity managers and booking agencies, garnered an enviable roster of contract service providers, and earned tremendous respect in his industry for his innovative productions, integrity and attention to quality. The RMG team routinely produces events with the most sought-after performing artists and celebrity entertainers in the world.



Mission

**Our mission is to be the leading event
space company in Michigan, by
meeting and exceeding the
expectations of our clients through
innovative ideas and the delivery of
excellent service.**

Vision

To ensure every client's experience is stellar, subsequently creating client satisfaction and loyalty. Through a collaborative & detailed approach with each client, we'll live up.

Industry Analysis

Global event planning industry is expected to grow at a CAGR* of 10.3%, reaching a whopping USD 2,330 billion by the year 2026. Event planners serve two main market segments, the business and the social market. There are four industry sectors that fit these two market segments. Three of which serve the business event market: Association planners create events for professional associations, corporate planners cater to the private-sector business community and convention service planners are usually adjuncts to large hotels and convention centers. The fifth segment defined by the bureau; party and event planners. They specializes in private-sector social events such as weddings, large private parties and corporate societal events.

Source 1: Allied Market Research

Source 2: Entrepreneur" magazine

Source 3: U.S. Bureau of Labor Statistics

** Compound annual growth rate

Business Events Market

- Corporate demand for events is robust. Companies expected to grow their event marketing budgets by 7.8 percent in 2019, more than twice the 3.6 percent increase of 2018.
- More and more businesses are outsourcing and hiring event space companies to work on their behalf. This includes a wide range of corporate clients who utilize these companies & services for marketing events & seminars, PR campaigns and fundraisers. In addition, they host internal events such as meetings, award ceremonies and employee training.

Source : Event Marketing Institute



Social/Individual Event Planners

- The social event segment is most vulnerable to factors such as unemployment rates and disposable incomes. IBIS; a global business intelligence provider, reported that the market for social events showed negligible growth of 0.7 percent over five years starting in 2015, and projected a modest 2.5 percent increase for 2020. IBIS also noted the decline in informal weddings, a major revenue driver for social planners.
- A total of 335,044 companies operated in the social segment of the industry in 2018 and employed 352,699 people — an average of 1.05 people per firm. These numbers show that the vast majority of social event planning firms are one-person operations.

Source: IBIS IBISWorld

Target Market

Our target audience is divided into two segments based on the requirements and need for the event planning

1. Individuals Clients
2. Corporate Clients



Key Demographics

- Age Group: 21 & Above
- Gender: Any
- Profession: Any

Key Psychographics

- Love networking
- Outgoing and friendly
- Large social circle

Challenges

- No Time for organizing an event
- No Expertise in event planning
- No space for large gatherings
- No available event accessories
- Limited budget to manage everything on their own

Preferences

- Hassle-Free event management
- Warm ambience
- Best-in-class customer service
- Customized services according to the need
- Available for 11th hour event planning service

Individual Clients

For social events, our key target audience is based on individuals looking to organize a small gathering event for friends and family.

Challenges

- Large amount of events happening every Day/Week/Month
- No separate/dedicated team for organizing events
- No space for large gathering
- No available event accessories
- No place for client meeting
- No dedicate place for seminars and meetings

Preferences for event planner

- Hassle-Free event management
- Warm Ambience
- Best-in-class Customer Service
- Customized services according to the needs
- Available for 11th hour event planning service

Corporate Clients

For corporate and nonprofit events, Our target audience is divided into two segments based on the needs & requirements for an event. In smaller organizations, the sales or marketing manager will be responsible for managing events. Larger organizations that participate in a number of events may have a dedicated event manager.



Keys to Success

Experience

Extensive experience of the founder, more than 35-year sales executive. Years of expertise in high quality event planning and management services

Professionalism

Which includes everything from on time services to best in class customer service

Individual Attention

Each client's experience will be tailored to his or her preference.

Repeat business/Recommendations

Giving the kind of service that brings people back for regular treatments, and encourages clients to recommend us to friends, and other professionals to recommend their clients.

Fantastic Location
Eastpointe, Michigan



Marketing & Sales - Marketing Plan (Individuals)

Our marketing strategy for individuals will include the idea of releasing them from the task, freeing their time for family and friends & the promise of a worry-free event.

Our marketing is predominantly by word-of-mouth or visual connection to previous events. The clients have often attended, participated or worked at these functions & were impressed with what they experienced.



Marketing & Sales - Marketing Plan (Corporate Sector)

Our marketing strategy for public or private organizations will include the idea of greater efficiency for the money and a professional event without error would be the key concept.

Groups, especially large ones, do not wish to deal with problems that arise due to oversight on their part. If the guarantee of worry-free, error-free events is available at a cost-benefit to them, there really appears to be no better choice.

Marketing & Sales - Sales Plan



Sales will be concluded with a follow-up phone call one to two days after the event. The phone call will explain the total cost of the event, number of attendees, and information concerning the billing.



Feedback forms will be included in these packets to ensure the client is being served as they deem appropriate. Thank-you cards will follow each event.

Financial Forecasting



The business is a self-funded venture, so there is no dependency upon external investors or funding partners. Here are some key assumptions used for financial forecasting



Good social media and positive response. We need advocates in social media.



Consistent marketing and PR campaigns



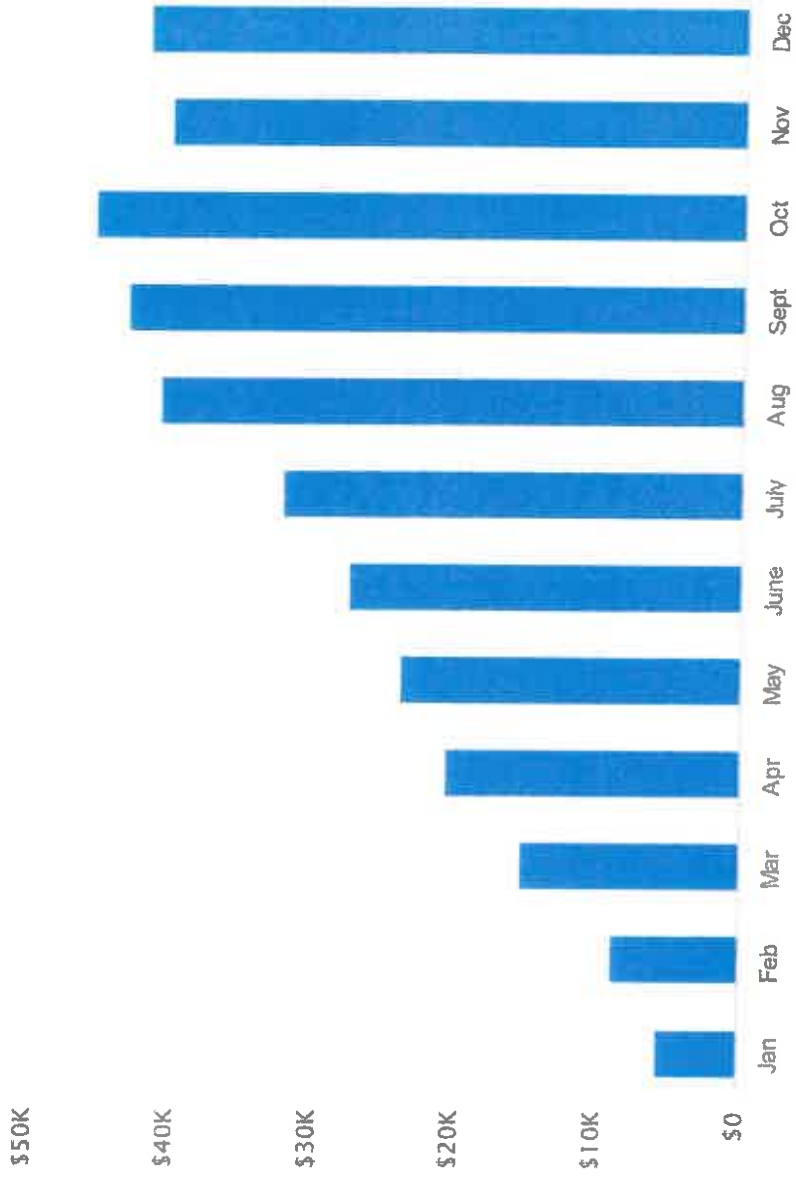
No surprises in economic trends



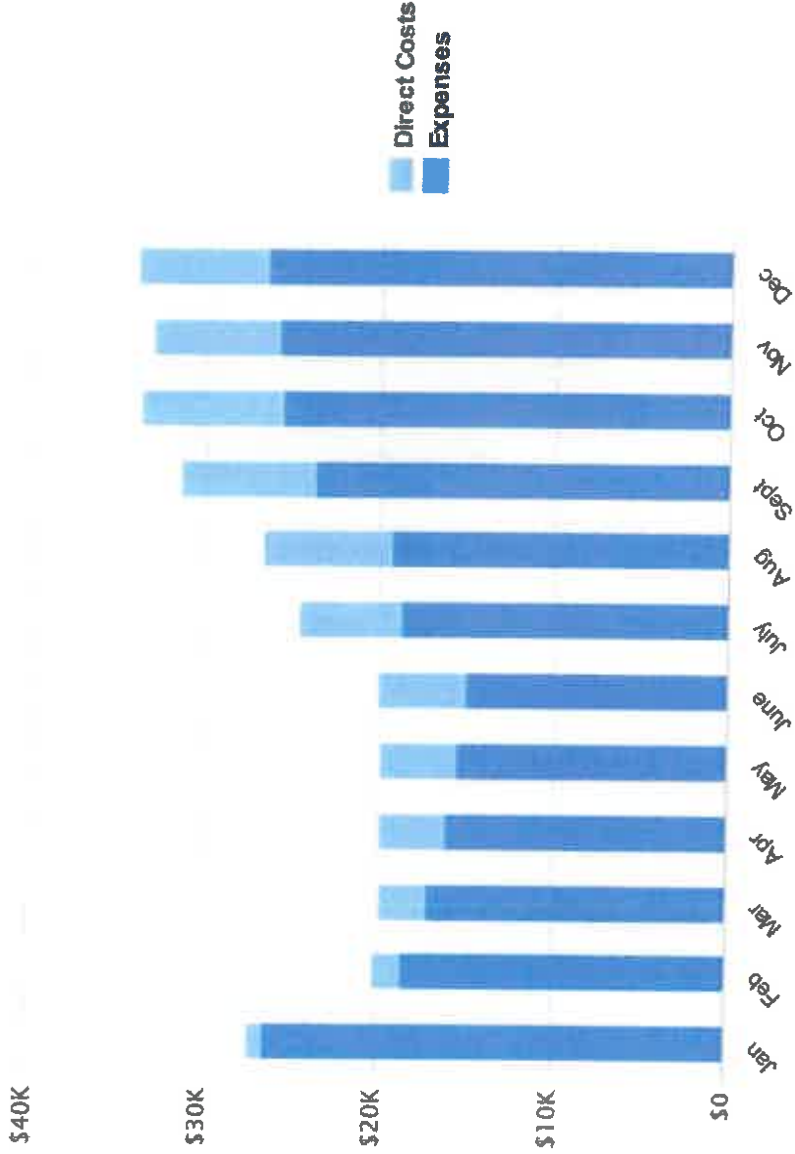
Ability to convert some existing relationships into clients



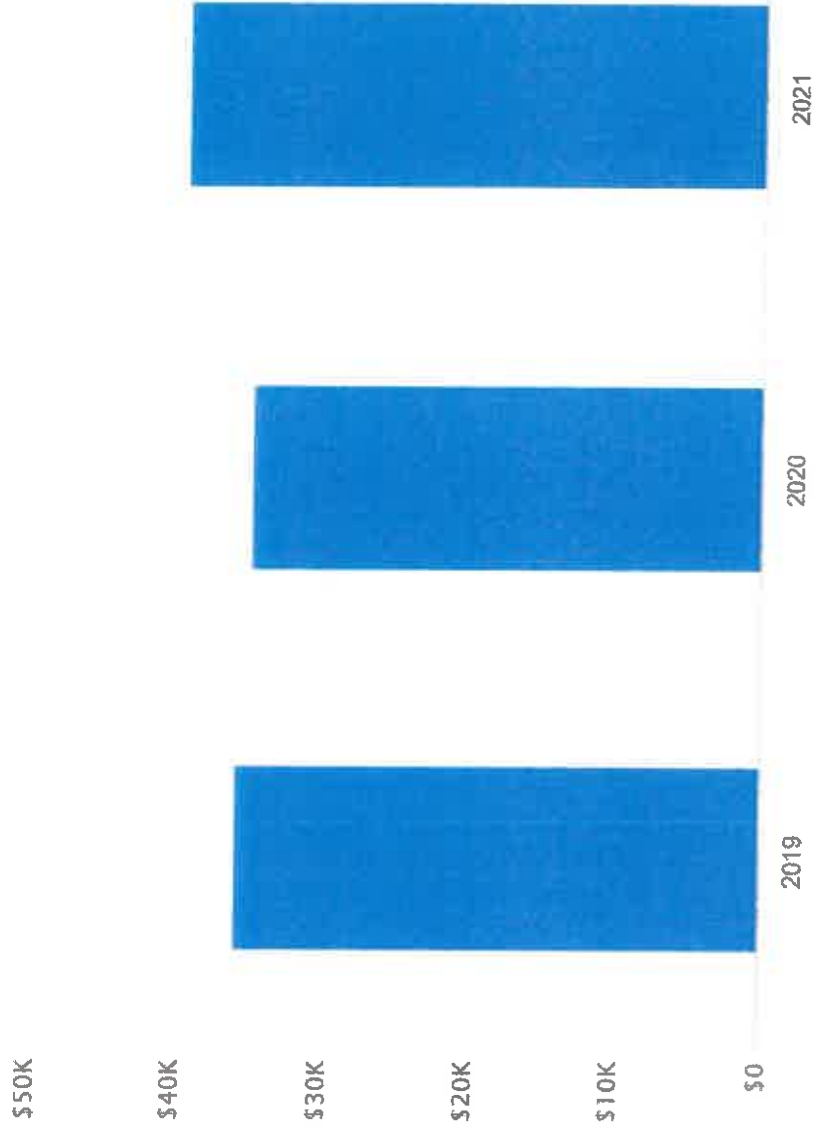
Revenue Forecast (by month)



Expenses Forecast (by month)



Net Profit or Loss (by year)





December 17, 2020

Planning Commission; and
Ms. Erin Hardcastle, Building Official and Director of Planning and Zoning
23200 Gratiot Avenue
City of Eastpointe
Eastpointe, Michigan 48021

Subject: Special Land Use / Site Plan Review – Broadway Chameleon Assembly Hall, Written Review #1
Location: 18145 E. 8 Mile Road (Parcel ID #: 02-14-32-453-024)
Zoning: B-1, Community Business District

Dear Commission Members and Ms. Hardcastle,

We have reviewed the special land use application and the supplemental information to operate an assembly hall at 18145 E. 8 Mile Road. An assembly hall, per the Eastpointe Zoning Ordinance, is classified as a special land use within the B-1, Community Business district.

Special land uses require a public hearing and consideration by the Planning Commission and final approval by City Council. We offer the following comments for your consideration:

SPECIAL LAND USE REVIEW

Per *Section 50-49* of the Zoning Ordinance, the proposed special land use must meet the following criteria:

1. **Will be harmonious and in accordance with the general objectives of the Master Land Use Plan.**
The subject site is located on the north side of 8 Mile Road between Rosalind and Emile Avenue.

The 2040 Master Plan designates this area as *Local Commercial and Neighborhood Mixed Use*, which permits daily services and goods for the surrounding neighborhood that encourage a walkable, pedestrian oriented community. These areas are also intended to accommodate uses which can serve as transitional areas between residential districts and Eastpointe's more intensive, auto-focused business districts and major thoroughfares. Permitted uses include context-sensitive retail, personal services, work/live units, upper floor residential and office uses and small-scale commercial uses.

An assembly hall is considered a regional use, as it serves a larger population than the immediate neighborhood, but may be appropriate for the site, because the area of 8 Mile east of Kelly Road generally contains more intensive commercial uses and the site has direct access onto 8 Mile Road, which is a major thoroughfare in the region.

A more complete site plan showing the required improvements noted elsewhere in this review, is necessary in order to demonstrate that the site is walkable, pedestrian oriented and meets the objectives of the City's adopted Master Plan.

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



2. **Will be designed, constructed, operated and maintained in harmony with the existing and intended character of the general area and will not change the essential character of the area.** Due to the site's proximity to single-family residential, site improvements are needed to ensure the proposed increase in intensity of use will not be averse to the character of the neighborhood. Specifically, this includes ensuring that the site complies with parking and trash enclosure screening requirements and provides some on-site landscaping.

3. **Will not be hazardous or disturbing to existing or future neighboring uses.** The site is currently screened from the adjacent residential lots with an existing masonry wall. The site plan on sheet SP1.1 must detail the height of the existing wall to ensure compliance with this requirement (minimum height of 6-feet required).

Additionally, should the applicant place the trash receptacle in the rear of the site, additional screening will be required as outlined in section E of the corresponding preliminary site plan review.

Lastly, the parking lot is not screened from the 8 Mile Road right-of-way. Section 50-234 requires a 5-foot greenbelt between the parking lot and the adjacent roadway with a 3-foot masonry wall, earth berm, or planting materials. We note in section D below screening options for the site (Google image below, 2018, illustrating conditions)



4. **Will represent an improvement to the property in the immediate vicinity and to the community as a whole.**

As proposed, too little information is provided to determine if the site complies with the basic standards of the Zoning Ordinance. Parking, trash enclosure screening, and architectural details are needed prior



to special land use consideration. Only if site improvements are made can the proposed assembly hall be considered an improvement to the immediate neighborhood and City as a whole.

- 5. Will be served adequately by essential public services and facilities, such as streets, drainage structures, sewer and water infrastructure, police and fire protection and refuse disposal, or that persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.**

As a developed site, public utilities are available. We defer to the City engineer for any additional comments.

- 6. Will not create excessive additional requirements at public costs for public facilities and services and will not be determinate to the economic welfare of the community.**

The proposed use is not anticipated to create additional public costs. We defer to the City engineer for any additional comments.

- 7. Will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any person or property or to the general welfare by reason of excessive smoke, fumes, glare, noise, vibration or odors.**

The proposed assembly space will be used for weddings, anniversary parties, showers, and other banquet functions. The hours of operation are listed on sheet SP1.1, as follows:

Monday:	Closed
Tuesday – Thursday:	8 AM – 8 PM
Friday – Saturday:	8 AM – Midnight
Sunday:	Closed

To ensure the proposed use is not detrimental to the adjacent residential neighborhood, the applicant must provide further information regarding hours of operation. That is, does the listed hours of operation include breakdown / clean up and setup time for employees and vendors? When and what type of deliveries will be expected? What outdoor space will be provided for those wishing to smoke? Where will valet parking services be offered? These questions and others, as directed by the Commission, must be addressed to the Planning Commission's satisfaction, and may result in additional conditions for the special land use.

- 8. Will be consistent with the intent and purpose of this chapter (Zoning Ordinance section 50.49).**

As noted in the corresponding preliminary site plan review, several Zoning Ordinance standards have not met or not enough information has been provided to confirm compliance; including trash enclosure screening, parking, and architectural details. The possibility exists that further deficiencies are identified when a more complete site plan is submitted. As presented, the site does not meet the intent and purpose of the Zoning Ordinance. A complete site plan and architectural elevations must be submitted prior to a full site plan review.



PRELIMINARY SITE PLAN REVIEW

A. Use and Zoning Compatibility

The proposed use and site have the potential to be compatible with the zoning district, use standards, and surrounding uses. A complete site plan noting required improvements and additional information regarding the operation of the facilities is necessary.

B. Parking and Circulation

The site plan must show compliance with the following parking requirements for the assembly hall use: one (1) parking space for every 75 square feet of assembly hall floor area, plus one (1) space for each employee in the largest working shift.

The site plan submitted indicates the area of the building dedicated to the event space is 2,179 square feet, which requires a minimum of 29 parking spaces. The parking formula on sheet SP1.1. must be adjusted to reflect the above calculation. However, the site plan does not indicate how many employees will be on site during the largest shift. Without this information it is not possible to determine the required number of parking spaces, additional information is needed.

The site plan provides 35 parking spaces on site, or available for use on adjacent sites. The size of each space, and drive aisles must be provided, in order to determine compliance with the dimensional standards in section 50-220 of the Zoning Ordinance. Based on the parking layout, it seems that the site is not served by an adequate of ADA compliant parking spaces. Parking lots of 26-50 spaces must be served by at least two ADA compliant spaces. This includes a stripped access aisle adjacent to each space. One stripped access aisle may serve two ADA compliant parking spaces. However, we would like to note that the addition of the necessary access aisle will likely lead to a reduction of the total parking spaces provided.

Finally, we would like to note that based on the size of the event space, the applicant will not meet the minimum required parking spaces. The site plan notes that parking will be available on adjacent sites to fulfill this need. While this may be acceptable, further proof of a private shared parking agreement must be provided by the applicant in a manner acceptable to the City.

Valet parking is also noted on the site plan. The applicant must provide information on the logistics of this operation and where the valet offices will be located.

C. Architecture and Building Design

The existing building appears to be comprised primarily out of brick and glazing (windows). Sheet A3.1 of the site plan provides a concept plan for the southern elevation of the building. The concept plan represents an improvement to the existing façade. However, architectural changes of this nature require the submission of complete elevation drawings. This should include the labeling of all proposed materials



and colors, building dimensions, and noting any change to existing building height and/or rooftop equipment added.

D. Landscaping

No landscaping is proposed with the submission of this site plan, aside from planter boxes that will be located at the front windows.

Typically, landscaping must be provided, in accordance with the requirements of Article XX: Screening and Landscaping of the Zoning Ordinance. However, given that this use represents the reoccupation of a vacant building and the location of the parking lot drive aisles adjacent to 8 Mile Road limit the amount of green space, we recommend the site come into gradual compliance with the ordinance standards by, at a minimum, providing a sodded right-of-way tree lawn along 8 Mile Road with 2 deciduous trees and 10 evergreen shrubs (see image below):



E. Trash Collection and Disposal

It appears that most of the nearby existing uses have dumpsters in the alley to the rear of their site, however it is not clear from the submitted site plan how the applicant plans to handle trash disposal. The site plan will be required to show compliance with section 50-236 of the Zoning Ordinance which requires any trash receptacle to be kept within an approved screening structure. The screen wall structure must be six-feet in height, and gates shall consist of wood or composite materials. We recommend the trash enclosure be a minimum of seven-feet in height to ensure the trash receptacle is fully screened.



F. Lighting

Sheet SP1.1 notes that a flood light will be added to the rear of the building. Additional information must be provided (i.e., mounting height, illumination levels, shielding type for the fixture, etc.) on the proposed lighting to ensure it does not negatively impact the adjacent residential.

G. Signage

Any wall sign will require submission of a permit application to the Building Department for review, if this has not already been submitted.

RECOMMENDATIONS

Without additional site improvements and information on the site plan, we find the requested Special Land Use to be incompatible with the 2040 Master Plan, existing land uses and the intent and purpose of the Zoning Ordinance. At this time, we recommend the Planning Commission hold the public hearing at the January meeting and take into consideration any public comments, and table the special land use and site plan until further information can be provided by the applicant.

Should the above underlined items be addressed on a revised and complete site plan, which aims to protect the character and integrity of the adjacent residential neighborhood and meet the intent and purpose of the Zoning Ordinance, the special land use may be more aligned with the requirements of section 50-49 of the Zoning Ordinance.

We are happy to review a revised site plan via email to keep this project moving ahead for the January meeting.

If you have any other questions, please feel free to contact us. Thank you.

Respectfully submitted,

McKENNA

Laura E. Haw, AICP, NCI
Senior Principal Planner

Chris Madigan, AICP
Associate Planner



December 29, 2020

Planning Commission; and
Ms. Erin Hardcastle, Building Official and Director of Planning and Zoning
23200 Gratiot Avenue
City of Eastpointe
Eastpointe, Michigan 48021

Subject: Special Land Use / Site Plan Review – Broadway Chameleon Assembly Hall
Location: 18145 E. 8 Mile Road (Parcel ID #: 02-14-32-453-024)
Zoning: B-1, Community Business District
Review No: Written Review #2

Dear Commission Members and Ms. Hardcastle,

We have reviewed the special land use application and the supplemental information to operate an assembly hall at 18145 E. 8 Mile Road. An assembly hall, per the Eastpointe Zoning Ordinance, is classified as a special land use within the B-1, Community Business district.

Special land uses require a public hearing and consideration by the Planning Commission and final approval by City Council. We offer the following comments for your consideration:

SPECIAL LAND USE REVIEW

Per *Section 50-49* of the Zoning Ordinance, the proposed special land use must meet the following criteria:

1. **Will be harmonious and in accordance with the general objectives of the Master Land Use Plan.**
The subject site is located on the north side of 8 Mile Road between Rosalind and Emile Avenue.

The 2040 Master Plan designates this area as *Local Commercial and Neighborhood Mixed Use*, which permits daily services and goods for the surrounding neighborhood that encourage a walkable, pedestrian oriented community. These areas are also intended to accommodate uses which can serve as transitional areas between residential districts and Eastpointe's more intensive, auto-focused business districts and major thoroughfares. Permitted uses include context-sensitive retail, personal services, work/live units, upper floor residential and office uses and small-scale commercial uses.

An assembly hall is considered a regional use, as it serves a larger population than the immediate neighborhood, but may be appropriate for the site, because the area of 8 Mile east of Kelly Road generally contains more intensive commercial uses and the site has direct access onto 8 Mile Road, which is a major thoroughfare in the region.

A more complete site plan showing the required improvements noted elsewhere in this review, is necessary in order to demonstrate that the site meets the objectives of the City's adopted Master Plan.



2. Will be designed, constructed, operated and maintained in harmony with the existing and intended character of the general area and will not change the essential character of the area.
Due the site's proximity to single-family residential, site improvements are needed to ensure the proposed increase in intensity of use will not be averse to the character of the neighborhood. Specifically, this includes ensuring that the site complies with parking and trash enclosure screening requirements and provides some on-site landscaping.

3. Will not be hazardous or disturbing to existing or future neighboring uses.
The site is currently screened from the adjacent residential lots with an existing masonry wall. The site plan on sheet SP1.1. must detail the height of the existing wall to ensure compliance with this requirement (minimum height of 6-feet required).

4. Will represent an improvement to the property in the immediate vicinity and to the community as a whole.

As proposed, too little information is provided to determine if the site complies with the basic standards of the Zoning Ordinance. Parking, trash enclosure screening, and architectural details are needed prior to special land use consideration. Only if site improvements are made can the proposed assembly hall be considered an improvement to the immediate neighborhood and City as a whole.

5. Will be served adequately by essential public services and facilities, such as streets, drainage structures, sewer and water infrastructure, police and fire protection and refuse disposal, or that persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.

As a developed site, public utilities are available. We defer to the City engineer for any additional comments.

6. Will not create excessive additional requirements at public costs for public facilities and services and will not be determinate to the economic welfare of the community.

The proposed use is not anticipated to create additional public costs. We defer to the City engineer for any additional comments.

7. Will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any person or property or to the general welfare by reason of excessive smoke, fumes, glare, noise, vibration or odors.

The proposed assembly space will be used for weddings, anniversary parties, showers, and other banquet functions. The hours of operation are listed on sheet SP1.1, as follows:

Monday:	Closed
Tuesday – Thursday:	8 AM – 8 PM
Friday – Saturday:	8 AM – Midnight
Sunday:	Closed



To ensure the proposed use is not detrimental to the adjacent residential neighborhood, the applicant must provide further information regarding hours of operation. That is, does the listed hours of operation include breakdown / clean up and setup time for employees and vendors? What type of deliveries are expected? Where will valet parking services be offered? These questions and others, as directed by the Commission, must be addressed to the Planning Commission's satisfaction, and may result in additional conditions for the special land use.

8. **Will be consistent with the intent and purpose of this chapter (Zoning Ordinance section 50.49).** As noted in the corresponding preliminary site plan review, several Zoning Ordinance standards have not met or not enough information has been provided to confirm compliance; including trash enclosure screening, parking, and architectural details. The possibility exists that further deficiencies are identified when a more complete site plan is submitted. As presented, the site does not meet the intent and purpose of the Zoning Ordinance. A complete site plan must be submitted prior to a full site plan review.

PRELIMINARY SITE PLAN REVIEW

A. Use and Zoning Compatibility

The proposed use and site have the potential to be compatible with the zoning district, use standards, and surrounding uses. A complete site plan noting required improvements and additional information regarding the operation of the facilities is necessary.

B. Parking and Circulation

The site plan must show compliance with the following parking requirements for the assembly hall use: one (1) parking space for every 75 square feet of assembly hall floor area, plus one (1) space for each employee in the largest working shift.

The site plan submitted indicates the area of the building dedicated to the event space is 2,179 square feet, which requires a minimum of 29 parking spaces. There are also a maximum of six (6) employees at any time. This requires a total of 35 parking spaces. The parking formula on sheet SP1.1, must be adjusted to reflect the above calculation.

The site plan provides 3 parking spaces on site, at the front of the building. The size of each parking space must be provided to ensure compliance with the dimensional standards in section 50-220 of the Zoning Ordinance. Parking lots with 1-25 spaces must be served by at least one ADA compliant space. This includes a stripped access aisle. One stripped access aisle may serve two ADA compliant parking spaces. However, the addition of the necessary access aisle will likely lead to a reduction of the total parking spaces provided.



The site plan notes that parking will be available on adjacent sites to fulfill this need. While this may be acceptable, further proof of a private shared parking agreement must be provided by the applicant in a manner acceptable to the City.

Valet parking is also noted on the site plan. The applicant must provide information on the logistics of this operation and where the valet offices will be located.



C. Architecture and Building Design

The existing building appears to be comprised primarily out of brick and glazing (windows). We understand the applicant is not replacing the existing windows but will paint the building. The labeling of all proposed materials and colors, building dimensions, and noting any change to existing building height and/or rooftop equipment added must be detailed on a revised plan set.

D. Landscaping

No landscaping is proposed with the submission of this site plan, aside from planter boxes that will be located at the front windows.

E. Trash Collection and Disposal

It appears that most of the nearby existing uses have dumpsters in the alley to the rear of their site, however it is not clear from the submitted site plan how the applicant plans to handle trash disposal. The site plan will be required to show compliance with section 50-236 of the Zoning Ordinance which requires any trash receptacle to be kept within an approved screening structure. The screen wall structure must be six-feet in height, and gates shall consist of wood or composite materials. We recommend the trash enclosure be a minimum of seven-feet in height to ensure the trash receptacle is fully screened.



F. Lighting

Sheet SP1.1 notes that a flood light will be added to the rear of the building. Additional information must be provided (i.e., mounting height, illumination levels, shielding type for the fixture, etc.) on the proposed lighting to ensure it does not negatively impact the adjacent residential.

G. Signage

No signage is proposed as part of this application. Any proposed signage will require submission of a permit application to the Building Department.

RECOMMENDATIONS

Without additional site improvements and information on the site plan, we find the requested Special Land Use to be incompatible with the 2040 Master Plan, existing land uses and the intent and purpose of the Zoning Ordinance. At this time, we recommend the Planning Commission hold the public hearing at the January meeting and take into consideration any public comments, and table the special land use and site plan until further information can be provided by the applicant.

Should the above underlined items be addressed on a revised and complete site plan, which aims to protect the character and integrity of the adjacent residential neighborhood and meet the intent and purpose of the Zoning Ordinance, the special land use may be more aligned with the requirements of section 50-49 of the Zoning Ordinance.

We are happy to review a revised site plan via email to keep this project moving ahead for the January meeting.

If you have any other questions, please feel free to contact us. Thank you.

Respectfully submitted,

McKENNA

Laura E. Haw, AICP, NCI
Senior Principal Planner

Chris Madigan, AICP
Associate Planner

FW: 18145 E. 8 Mile - The Broadway Chameleon

Hardcastle, Erin <ehardcastle@eastpointecity.org>

Tue 12/29/2020 1:33 PM

To: Mckean, Rose Ann <rmckean@eastpointecity.org>

From: Erika Baker <ebaker@urbanalterscape.com>**Sent:** Tuesday, December 29, 2020 12:05 PM**To:** Dave Bishop <davebishop400@gmail.com>; Tim Flintoff <tim.flintoff@4545architecture.com>; Hardcastle, Erin <ehardcastle@eastpointecity.org>**Cc:** Laura Haw <LHaw@mcka.com>**Subject:** 18145 E. 8 Mile - The Broadway Chameleon

All,

I had a very productive call with Laura Haw of McKenna this morning. We reviewed the specific items of concern as indicated in the Special Land Use / Site Plan Review document dated 12/17/20. Below are the actions for follow up prior to the Special Land Use Hearing on January 7th:

- **Special Land Use Review**

- Item 3

- Add height of alley wall to the Site Plan
 - With no space on the property for a dumpster, there are two options:
 - Rolling Cart trash can, kept inside the building until pick-up day
 - Agreement to use another property owner's dumpster in a compliant enclosure
 - LH recommends to try medical office at 18161 E. 8 Mile (across Rosalind same side of E. 8 Mile)
 - Also can be a combination of both
 - Disregard parking screening requirements as the lot is not in scope

- Item 7

- Add anticipated delivery times to the types of deliveries on Site Plan
 - Detail Hours of Operation to include employee and vendor time for:
 - Set up
 - Breakdown and clean up
 - Smoking – where will employees and patrons go to smoke?
 - No on-site options exist as cannot use
 - Alley (due to nearby residential)
 - Front of building
 - Properties owned by others
 - Will have to have a no-smoking policy and smokers must go offsite
 - Valet Parking Services
 - Show drop-off zone on the Site Plan
 - Where will cars pull up?
 - Note: cannot be in front of the ADA parking spaces

- Item 8

- Elevations
 - See Item C below

- **Preliminary Site Plan Review**

- Item B

- Change on Site Plan
 - Use 1 space / 75 SF as the parking calculation

- Add 1 space per employee at largest shift – Per Owner will be 6
- LH recommends the spaces in front of the building become minimum 1, but highly preferable to be 2 ADA spaces, based upon her experience
- Potential issue is that the commission will want to understand how patrons will safely get to the property after parking
 - The parking at Rex's is across E. 8 Mile with no crosswalk in the near vicinity
 - May want to look at the medical office instead for additional parking or other locations on the same side of the street (the further spaces may be for employees)
- Provide signed parking agreements with number of spaces and locations with safe routes
- Item C
 - Remove the image as it looks as if we are proposing all of those changes / additions
 - Add front elevation drawing, to include:
 - General awning or signage location (full design can be submitted with signage permit)
 - Planter locations
 - Lighting locations
 - Extent of painting and colors proposed
 - i.e. Will only currently painted surfaces be repainted or will unpainted brick be painted?
 - Laura, rooftop equipment was not discussed – please confirm that this is acceptable for now
 - We are assuming at this time that a system interior to the building, as what currently exists, will be sufficient
 - Full engineering of HVAC requirements and final system components will be completed during a later design phase
- Item D – disregard
- Item E – see Item 3 above
- Item F
 - Provide lighting mounting dimensions
 - Provide Fixture Specification(s)
- Item G
 - The signage will not be presented for approval here, but will be submitted by Owner at a later date for Building Dept. review and permitting
 - Regarding side wall painted sign, only one wall sign may be allowable – LH to verify

We will need to update the drawings and information as quickly as possible to email to Laura and Erin prior to the hearing. Please let me know if any of the above information requires clarification or there may be other items of concern to be addressed at the hearing.

Best,
Erika

Erika M.G. Baker
Urban Alterscape Inc
1938 Franklin St. #207
Detroit, MI 48207
O. 313.522.2140
C. 313.522.2138



EASTPOINTE

Department of Planning and Zoning
(586) 445-3661
Fax (586) 445-5191

CITY of EASTPOINTE

MUNICIPAL OFFICES
23200 GRATIOT AVENUE
EASTPOINTE, MI 48021

**CITY OF EASTPOINTE
NOTICE OF PUBLIC HEARING
PLANNING COMMISSION**

TAKE NOTICE that a public hearing will be held before the Eastpointe Planning Commission on Thursday, January 7, 2021 at 7:00 p.m., via Zoom Video Conferencing to receive public comments in regards to the following:

18145 E. Eight Mile

Proposed special land use/site plan approval of property 18145 E. Eight Mile, Broadway/Chameleon Event Center.

The property is further identified by parcel #02-14-32-453-024. OBENAUER BARBER LAING CO'S RIDGEMONT PARK NO 1 LOTS 849 & 850.

The applicant has requested special land use approval for a banquet and wedding hall.

Those wishing to participate can join via Zoom:

<https://zoom.us/join> Meeting ID: 414 456 0744

<https://zoom.us/j/4144560744>

A user may have to download the Zoom app to their device to log into the meeting. To access the meeting by phone, dial +1 312 626 6799.

ADDITIONAL INFORMATION AND LOCATION MAPS ARE AVAILABLE FOR REVIEW AT Eastpointe City Hall, 23200 Gratiot Avenue, Eastpointe, Michigan, 48021 from 8:00 a.m. to 4:30 p.m. Monday through Thursday.

Elke Doom
City Manager
December 17, 2020



PLANNING COMMISSION

MEETING DATE

January 7, 2021

February 4, 2021

March 4, 2021

April 1, 2021

May 6, 2021

June 3, 2021

July 1, 2021

August 5, 2021

September 2, 2021

October 7, 2021

November 4, 2021

December 2, 2021

January 6, 2022