



*City of Pleasant Ridge*  
*23925 Woodward Avenue*  
*Pleasant Ridge, Michigan 48069*

---

**Regular Planning Commission Meeting**  
**Monday, October 26, 2015**

Having been duly publicized, Chairman Bolach called the meeting to order at 7:00 p.m.

Present: Bolach, Christensen, Decoster, Laidlaw, Lenko, McAuliffe, McCutcheon, O'Brien, and Schlesinger  
Also Present: City Manager Breuckman; Commissioner Ann Perry  
Absent: None

**Minutes**

**PC-2015-1515**

Motion by McAuliffe, second by McCutcheon, to approve the minutes of the Regular Planning Commission Meeting held Monday, September 28, 2015.

Adopted: Yeas: McAuliffe, McCutcheon, Christensen, Decoster, Laidlaw, Lenko, O'Brien, Schlesinger, Bolach.  
Nays: None

**Public Discussion**

(None.)

**Discussion of the November and December Planning Commission Meeting Dates**

City Manager Breuckman suggested that due to the holidays in both November and December the meetings of the PRCC/DDA should be combined. Discussion held; December 14, 2015 was selected as the next meeting date.

**Establish a Public Hearing to Solicit Public Comments on an Amendment to the Pleasant Ridge Zoning Ordinance Regarding Proposed Exterior Design Standards**

City Manager Breuckman explained that the proposed amendment to the Zoning Ordinance would eliminate the neighborhood compatibility language in Section 82-166 and replace it with a reference to the new Exterior Design Standards, along with amendments to the M Manufacturing district and restructuring of the zoning districts and permitted uses.

**PC-2015-1516**

Motion by Schlesinger, second by Lenko, that a public hearing be scheduled for Monday, December 14, 2015, at 7:00 p.m., to solicit public comments on an amendment to the Pleasant Ridge Zoning Ordinance.

Adopted: Yeas: Schlesinger, Lenko, Christensen, Decoster, Laidlaw, McAuliffe, McCutcheon, O'Brien, Bolach.  
Nays: None

Christensen would like the opportunity to review and discuss in detail the amendments to the M Manufacturing district.

Bolach expressed concerns on the grandfathering clause for residents that are planning on remodeling and wants to make sure the language is clear in the amendment.

**Woodward Avenue Complete Streets Plan Endorsement**

City Manager Breuckman explained that the WA3's Complete Streets Plan for Woodward is finalized and adopted by its board. WA3 is requesting that the local communities endorse the plan to demonstrate support to MDOT. Discussion held about having a link on the City's Website that will direct residents to the study that most affects the Pleasant Ridge area and the local intersections. Breuckman presented a PowerPoint on WA3's streets plan that includes bike lanes, express and local lanes modifications.

**PC-2015-1517**

Motion by Lenko, second by Schlesinger, that the Planning Commission request that the City Commission consider the endorsement of the Woodward Avenue Complete Streets Plan.

Adopted: Yeas: Lenko, Schlesinger, Christensen, Decoster, Laidlaw, McAuliffe, McCutcheon, O'Brien, Bolach  
Nays: None.

**Other Business**

City Manager Breuckman gave an update on the traffic study and reported that the final results are not in yet. Breuckman noticed that the movement of the barrels that reduced the lane size did cause traffic to slow down, but also did cause a slight stack-up of vehicles on Woodward. The merge lanes will have to be adjusted to get better results. Schlesinger indicated that Devonshire is a problem and needs to be reviewed for a better solution. O'Brien suggested that the alleys should be better marked as "one way." Breuckman reported that the Ridge study will be beginning this week.

With no further business Chairman Bolach adjourned the meeting at 7:39 p.m.

Submitted by:

---

Amy M. Drealan, City Clerk  
/mat