

AGENDA

FERNDALE PLANNING COMMISSION MEETING  
WEDNESDAY, SEPTEMBER 16, 2015 7:00 P.M.  
CITY HALL, 300 EAST NINE MILE, FERNDALE MI 48220  
[www.ferndalemi.gov](http://www.ferndalemi.gov) 248-546-2366

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the Minutes - Regular Meeting, July 15, 2015
5. Public Hearings
  - A. 1225 Woodward Heights Rezoning from R-2 to MXD-2
  - B. 1333 E Eight Mile Road Rezoning from OS to M-1
6. Old Business
7. New Business
  - A. Ferndale 9 Living - 430 W Nine Mile
8. Call to Audience
9. Administrative Items
10. Commission/Discussion Items
  - A. Justin Lyons - MLUP Update
11. Adjournment

MINUTES OF THE FERNDALE PLANNING COMMISSION MEETING  
WEDNESDAY, MAY 20, 2015 7:00 P.M.  
CITY HALL, 300 EAST NINE MILE, FERNDALE MI 48220  
www.ferndalemi.gov 248-546-2366

A meeting of the Ferndale Planning Commission was held Wednesday, July 15, 2015 at City Hall, 300 East Nine Mile Road, Ferndale. Chair Roediger called the meeting to order at 7:00 PM.

1. Call to Order
2. Roll Call

Present: Commissioners Azar, Baker, Brazen, Farr, Piana, Vettrai, Williamson, Chair Roediger  
Absent: Commissioner Vettrai

Moved by Commissioner Baker, supported by Commissioner Brazen to excuse the absence of Commissioner Vettrai.

AYES: All  
NAYS: None  
**MOTION CARRIED**

3. Approval of the Agenda

Moved by Commissioner Brazen, supported by Commissioner Baker to approve the agenda as edited.

AYES: All  
NAYS: None  
**MOTION CARRIED**

4. Approval of the Minutes - Regular Meeting, May 20, 2015

Moved by Commissioner Piana, supported by Commissioner Farr to approve the minutes as amended.

AYES: All  
NAYS: None  
**MOTION CARRIED**

5. Old Business
  - a. 1461-1481 E Eight Mile Road conditional rezoning from OS to C3

Planner Justin Lyons provided an update stating they initially applied for rezoning from OS to C3 for pawn broker use. During a meeting the applicant offered to do a conditional rezoning with conditions as discussed and to put in a formal request. Have since received a formal site plan, with conditions. Code enforcement went to the facility and found one business operating without a Certificate of Occupancy and is going through the eviction process, dumpster issue resolved and received nearby

residents' comments. Submitted staff report for conditional rezoning to review and make your recommendation should you decide to forward to Council.

Chair Roediger requested the applicant please go through the 16 conditions they offered. Carmine introduced conditions prepared a site plan and list:

1. The exterior of the building will be repointed and cleaned/re-painted to create a well-maintained appearance.
2. All doors and frames will be repaired/replaced to provide an attractive appearance and improve security for the building.
3. All windows will be repaired/replaced, where necessary.
4. The three (3) overhead doors facing E. Bennett Ave. will be blocked off to prevent entry and use in a manner approved by the City Fire Department.
5. All loading and unloading will be from the 8 Mile Road entrance or overhead door on the west side of the building (closest to 8 Mile Road).
6. The chain link fence and gate in the side yard, facing E. Bennett Ave., will be replaced with a solid, decorative vinyl fence and access eliminated.
7. All remaining chain link fence along the west property line and facing 8 Mile Road will be painted and repaired to present a neat appearance.
8. A screen mesh will be added to the chain link fence to screen the area from 8 Mile Road and the abutting property. Durable and looks neat.
9. Parking areas in front and on the west side of the building will be re-paved and striped to accommodate both customer and employee parking in conformance with the zoning ordinance.
10. Security cameras mounted on the exterior of the building will not infringe beyond the property lines on E. Bennett Ave.
11. The hours of operation will be from 9:00 am. - 6:00 p.m. Monday through Friday and 9:00 a.m. - 5:00 p.m. on Saturday. Hours of operation will also be noted on the site plan.
12. The landscape plan will require a note that states all grass areas to be maintained and kept in a neat and presentable condition.
13. The photometric plan will require a note that states new building-mounted lighting will be installed utilizing fully shielded LED fixtures, directed away from the residential properties on E. Bennett Ave., meeting ordinance requirements.
14. Prior to issuance of a Certificate of Occupancy, the owner will continue to work with both Michigan Department of Transportation (MDOT) and abutting property owners to solicit improvements to the road surface. Mark is working with MDOT and found this is a 2way drive and will eliminate E Bennett use as they'll exit to 8 Mile
15. Additional condition – no firearm sales at this location. Will take in firearms but there will be no sales.
16. Stress with conditions – will put into format provided by city and if these aren't being met and maintained by Mark, the city will pull the rezoning. Want to ensure this is a great property for the area. Realize we're not a great distance from some undesirable neighborhoods but want this to be a nicely maintained, secure building. If you look at the permitted use, somebody could put in a production facility, with 24 hour use, this business is a lot more controlled.

Looked at Ashley Dunmore's letter, Mark said if there's anything we can do to make it better for neighbor he will do it. This isn't a new business, he's been here 5 years. PD has stated there have been no problems with MCP at its current location.

Mark Aubrey (MA) – first letter from Ms. Dunmore is concerned about the process in Livonia which was a new store. This is simply relocating ½ mile down on the same street. This isn't the same as Livonia. Also referenced firearms and only one location actually sells at site, the remaining ship online, wholesaling online. Will add to rezoning condition. Mr. Alderton's letter is actually a law student's paper and not based on facts. There are no statistics or facts stated in the report. Mr. Aubrey brought an audit from the Charlotte Police Department that tried to prove the correlation – this in-depth report shows there is no correlation between crime and pawn shops. Concern about pawn shop bringing in crime but he disagrees that a vacant building would be more dangerous than a site with 24 hour security. Recently noticed gang graffiti and it's only on the vacant buildings, none on the active businesses. Also brought 30 letters signed from his Ferndale customers in support.

MCP has an excellent reputation with Ferndale PD. They stop in monthly. Can count on one hand the times something has been stolen. Perception of customer bringing in stolen merchandise is normal but not the case. When they bring an item he gets their thumbprint, driver's license, and serial numbers and uploads to state police within 24 hours.

Carmine – will answer any questions, have talked to Derek about any additional conditions. Have done their best to not have an impact on neighbors.

Chair Roediger stated this meeting is not a Public Hearing but will allow audience to speak. Director Delacourt forwarded an email stating Ferndale PD has had no issues with MCP. Every item is inventoried and shared with state wide police department database and it is extremely rare for a stolen item to appear. The old stigma is not that any more. It's working class families coming in. If it should happen, PD comes in and picks up the item. Ferndale has Leads Online and MCP is required to be a member by ordinance. After lawsuit, they dropped the case. Cannot opt out.

Commissioner Williamson – security cameras in/out store – will they have video footage? MA – gave one video footage to PD. Video is on a DVR – some 1-4 months. Commissioner Farr – do you refuse without ID? MA – yes. New customer without ID will not be allowed. Commissioner Piana stated residents raised concern about traffic. MDOT sent response. Carmine – it's 2-way all the way up to the very end of the street until it becomes a 1-way. All of these particular businesses are in the 2-way section so they can go back to 8 Mile. Signage is responsible – could install a right turn sign only onto 8 Mile. Planner Lyons stated that unless you're seeking out these businesses, there is no reason to be there. Carmine – it's a destination location not an impulse location.

Commissioner Farr asked if lighting is proposed on back side of building. Downward lighting to the street to deter people when it's dark. Carmine – at minimum over the door – intent is to provide fully shielded lighting as part of the security efforts. It's part of admin staff – must meet ordinance requirements and will make sure it doesn't create a problem for the residents but also to make sure it deters anyone from a crime.

Chair Roediger - #6 – how are you proposing to block the door openings. MA – doors removed, masonry

block walls. Chain link fence – access eliminated curb cut – will this be grass or how will access be eliminated. Carmine – there will be administrative review – with no access. It's a residential style but it is commercial grade with no gaps, no access or deliveries from the back. It will be a 6' fence.

#10 – screen mesh to screen from 8 mile – what's in there? Carmine – there will be a dumpster and employee parking, rather than try to build an enclosure because it's so narrow, it will look best to screen the entire area. Chair Roediger opined that they've created a blind spot where people could do undesirable things. Carmine – can put up sign that it's monitored by cameras and will be locked when closed. Any building someone could climb the fence. There won't be of anything of value in that area as there is no outdoor storage and they could remove the mesh but thought it would look nicer. Could remove if PC doesn't like it. Tried to make this as invisible to the residents as possible and could move dumpster. Employees can enter through side door and back out of parking spot.

Chair Roediger questioned how many people are employed. MA currently 2 but max of 7.

Commissioner Baker stated they may be creating a blind spot but would require a change.

Commissioner Farr felt it was a good idea to close off and make it blind so you don't see what's there. Chair Roediger suggested they add surveillance signs, lighting so it's not dark but well lit and has cameras. Carmine – can consult with PD for their feedback. MA wants this to be a safe facility. Carmine – will offer no outdoor storage as a condition even though it's not allowed by ordinance.

Commissioner Azar asked if MCP takes vehicles and assess and keep on site. MA – employee removes to Warren facility, only does 1-2 per week. Takes pictures of vehicle, has to be in good working order with mileage, years. Car is not on blocks or onsite for any length of time. No boats, campers, etc. Commissioner Brazen asked where are you assessing vehicles. MA – wherever they park, the employee assesses on the spot.

Chair Roediger – closing current and moving? MA – yes, relocating ½ mile down the road. E Bennet is behind current location and haven't heard of any problems in the last 5 years. Carmine – tried to redevelop the site but it's cramming a lot into a small location. Current is 1,000 s.f., and new is 14,000 – other showroom sites are 1-2,000. Can't service many clients because the space is too small.

Commissioner Williamson asked if there were firearm sales in any location. MA stated in Roseville at largest store (10 years). Take them in and ship out of state – there will be no sales or display on site – it's a common collateral and will take them in (gets them off the street). What is security? MA – 90% displayed. Buy pistols and sell after hold period and shipped out of state. Illegal to pawn pistols. The storage is steel shelving with inventoried bins daily. Guns are in cases with inventory ticket. Locked area not accessible with steel doors. Commissioner Farr asked if they pawn or sell ammunition. MA – no. Commissioner Baker asked if they do direct sales. MA – every item goes through the data base.

Audience comments – limit to 3 minutes

1417 E Bennett – Ashley Dunmore – reminder that we submitted a petition against the pawnshop. Weekend hours – doesn't want them. Parking for employees – based on 14,000. Lighting – bedrooms on the front facing rear of building. Livonia minutes – 2<sup>nd</sup> location at 12,000 sf very similar except they are closing current location. Request was denied by Livonia, why would Ferndale not do

the same thing. We're much nicer. Perception of a pawn shop if we try to sell. Firearms – manager carries but they still take it in as collateral. Said thousands pawned but it's something to consider that there are a lot of guns coming into area. 7 pawn shops in the area. Would you want a pawn shop across the street from your house?

634 E Breckenridge – representing medical supply corporation next door – concern now that it's going to be a 2 way street – how parking is designed – distance is not very wide, 2 cars can't go through. UPS truck blocks the entire street. Actual entrance is into side street, it's angled and have noticed people leaving with a wide turn to swing around, if they do that, there's not enough room to come in off 8 Mile. Would like this addressed, but would welcome a new business. Concern is for employees, parking and the amount of traffic.

Robert Alderton – owns the lot across from pawn shop and lives on E Bennett. Lots of problems, representative that came around said businesses were for it. I don't think they are for it, talked with the son, they're not in favor but there are 2 police reports – lawn mower stolen, Saturday got a call from Hazel Park that they found a caulking gun. Listed items that were stolen and reported them to Ferndale PD. Went to Joey's at 8 Mile and John R – said there is nothing going on. Can't believe anything they have to say. Parking issue with 3 businesses plus another new business. Handicap has to be onsite, bike parking, dumpster has to be enclosed. In the past one was parked in front of Finn and there has to be parallel parking. Can't be a two-way street it's too narrow. Parking in front of dumpster is not allowed. Car detailing you need one per business. What about water shed? This business doesn't need to be there. It's ridiculous.

Chair Roediger brought back to commission. Alderton returned about parking, ices, snow, maximum green belt of 10% of property. Dumpster has to be pushed back. Where are you going to put it?

Chair Roediger – to address comments. Code site plan issues addressed, barrier free access, MDOT indicated it's a 2way street. Justin, stated as part of the site plan process all of these items are covered in full site plan process. Commissioner Baker asked MCP to explain the dumpster and parking issues. Planner Lyons stated the dumpster is required to be screened and parking requirements – haven't seen storm water plans - and will determine exact location with full site plan. Carmine – goes to nonconforming site – you're always going to fall upon something closer to compliance. Can't always meet exact design standards you don't always have a loading zone – some of the concerns any business that goes in here is going to have issues. Dumpster isn't easy – want to keep it away from the residences. It's never cut and dried but open to whatever will make this work the best. It's a viable business but any business that comes in will have to deal with this.

Chair Roediger – having heard from everyone. This is a recommendation from Planning Commission to City Council. Taking out emotion, we're looking at rezoning criteria and whether it's consistent with MLUP, whether this is a pawn shop or another commercial use allowed with weekend hours, lighting, etc., conditional rezoning specifically. We've struggled because whether it's a pawn shop or a business that might have challenges, weekend hours. It's up to the Planning Commission whether enough has been done to protect the zoning.

Commissioner Farr commented that the purpose of the Planning Commission, very little is

discretion – given that current zoning could lend itself to something more intrusive, the land was industry. When you bought the land, those characteristics were there. This use and the proposed changes fit into this area. Chair Roediger – the number of pawn shops in the area. Can you make this a condition that this will replace the existing pawn shop? MA – don't want to give up location at that site because the pawn license is tied to the property – could offer shutting doors as a brick and mortar shop and offer online only. Everything in current site will be relocated to new location but doesn't want to give up pawn license at that location. Chair Roediger – language – existing pawn shop will be relocated to 1461 E 8 Mile.

Commissioner Farr – does pawn broker license run with property? MA – yes and very difficult to obtain. Would agree to put in writing that no brick/mortar pawn shop.

Commissioner Farr – couldn't you do both at new site? MA – yes but would like to keep as an office only. Commissioner Williamson – what happens if you sell the old site in 5 years? Couldn't a new owner do the same? MA – if vacant 6 months the license goes away. If you sold the building, within 6 months a new owner could open a pawn broker shop. MA – yes that's correct. Carmine - because of the offered condition, it could be only an online pawn lender, no brick/mortar.

Commissioner Farr would expect a condition that pawn sales in its entirety would cease. Chair Roediger – Planning Commission has the right to make a recommendation. Carmine – yes, we are willing to offer that the current pawn will cease to exist as a condition before the new location opens.

Chair Roediger – again this is a recommendation to council not the final say. Just curious, do you have an agreement prepared? Planner Lyons stated the City will provide a document similar to what was done for Canine 2 Five with full conditions and provide for Planning Commission review before going to Council.

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**MOTION** by Farr, supported by Williamson, that the Planning Commission recommends City Council approve the conditional rezoning request for 1461 East 8 Mile Road, also known as 1481 East 8 Mile Road, Sidwell number 24-25-35-459-006, from OS: Office/Service to C-3: Extended Business, with the following findings after a Public Hearing was held as set and published for this date and place and adding to the city conditions #10 that they will not display or sell firearms at the proposed site, #11 that they will not buy or sell ammunition at the proposed site, #12 that they will not maintain outdoor storage, #13 that the current pawn shop at the address 771 East 8 Mile Road will cease and desist prior to the opening of the this pawn shop:

### **Findings**

1. The Future Land Use Map and Master Plan classifies the subject site as Commercial/Office. The proposed zoning is consistent with the goals, policies and future land use of the City's Master Plan. Though the proposed zoning is consistent with those goals, OS and C-3 are similar and it has not been determined that C-3 is more appropriate than OS at this location.
2. The site features and potential uses allowed in the proposed zoning district appear to be compatible with the surrounding uses and zoning as they are similar to those of the current zoning.
3. City infrastructure appears to be sufficient to support the potential uses permitted in the requested zoning district.
4. The subject site and most of the surrounding buildings are vacant and in need of reinvestment. The entire

district would benefit from further analysis through a thorough land use planning process.

5. The cited demand for C-3 district uses would need to be substantiated with a market analysis to determine actual demand compared to available inventory.
6. All of the improvements identified on the attached site plan.

### **Conditions**

1. Unless otherwise approved by the City, the use of the Property will be limited to a pawn broker facility as defined in the City's zoning ordinance.
2. In the event the pawn broker facility ceases operations at the Property for more than six (6) months, then the Conditional Rezoning Agreement shall become null and void and the zoning of the Property shall automatically revert back to OS.
3. Prior to final site plan approval by City Staff, the applicant and the City will enter into a conditional rezoning agreement approved by the City Attorney and recorded with the property.
4. Prior to issuance of building permits, the applicant will submit a final site plan compliant with requirements of the Planning Commission for final review and approval by City Staff.
5. The site plan will require the following notes that state:
  - The exterior of the building will be repointed and cleaned/re-painted to create a well-maintained appearance.
  - All doors and frames will be repaired/replaced to provide an attractive appearance and improve security for the building.
  - All windows will be repaired/replaced, where necessary.
  - The three (3) overhead doors facing E. Bennett Ave. will be blocked off to prevent entry and use in a manner approved by the City Fire Department.
  - All loading and unloading will be from the 8 Mile Road entrance or overhead door on the west side of the building (closest to 8 Mile Road).
  - The chain link fence and gate in the side yard, facing E. Bennett Ave., will be replaced with a solid, decorative vinyl fence and access eliminated.
  - All remaining chain link fence along the west property line and facing 8 Mile Road will be painted and repaired to present a neat appearance.
  - A screen mesh will be added to the chain link fence to screen the area from 8 Mile Road and the abutting property.
  - Fully shielded LED fixtures, directed away from the residential properties on E. Bennett Ave., meeting ordinance requirements.
  - Parking areas in front and on the west side of the building will be re-paved and striped to accommodate both customer and employee parking in conformance with the zoning ordinance.
  - Security cameras mounted on the exterior of the building will not infringe beyond the property lines on E. Bennett Ave.
  - The hours of operation will be from 9:00 am. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday. Hours of operation will also be noted on the site plan.
  - The landscape plan will require a note that states all grass areas to be maintained and kept in a neat and presentable condition.

- The photometric plan will require a note that states new building-mounted lighting will be installed utilizing fully shielded LED fixtures, directed away from the residential properties on E. Bennett Ave., meeting ordinance requirements.
- Prior to issuance of a Certificate of Occupancy, the owner will continue to work with both Michigan Department of Transportation (MDOT) and abutting property owners to solicit improvements to the road surface.

AYES: Commissioner Farr, Williamson, Chair Roediger

NAYS: Commissioner Azar with comment, Baker, Brazen, Piana

**Motion failed.**

Azar comment – OS/C2 being close but taking the discussion that it's a business that it's a very unique condition and not on the thoroughfare without a buffer for what's behind it that OS with a little less traffic behind it is more appropriate.

Chair Roediger confirmed the motion failed and the next step is a motion to Council unless the applicant wishes to table with additional consideration.

**MOTION** by Commissioner Baker, supported by Azar, that the Planning Commission recommends City Council deny the conditional rezoning request for 1461 East 8 Mile Road, also known as 1481 East 8 Mile Road, Sidwell number 24-25-35-459-006, from OS: Office/Service to C-3: Extended Business, with the following findings after a Public Hearing was held as set and published for this date and place and adding to the city conditions #10 that they will not display or sell firearms at the proposed site, #11 that they will not buy or sell ammunition at the proposed site, #12 that they will not maintain outdoor storage, #13 that the current pawn shop at the address 771 East 8 Mile Road will cease and desist prior to the opening of the this pawn shop:

### **Findings**

7. The Future Land Use Map and Master Plan classifies the subject site as Commercial/Office. The proposed zoning is consistent with the goals, policies and future land use of the City's Master Plan. Though the proposed zoning is consistent with those goals, OS and C-3 are similar and it has not been determined that C-3 is more appropriate than OS at this location.
8. The site features and potential uses allowed in the proposed zoning district appear to be compatible with the surrounding uses and zoning as they are similar to those of the current zoning.
9. City infrastructure appears to be sufficient to support the potential uses permitted in the requested zoning district.
10. The subject site and most of the surrounding buildings are vacant and in need of reinvestment. The entire district would benefit from further analysis through a thorough land use planning process.
11. The cited demand for C-3 district uses would need to be substantiated with a market analysis to determine actual demand compared to available inventory.
12. All of the improvements identified on the attached site plan.

### **Conditions**



6. Unless otherwise approved by the City, the use of the Property will be limited to a pawn broker facility as defined in the City's zoning ordinance.
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  - The photometric plan will require a note that states new building-mounted lighting will be installed utilizing fully shielded LED fixtures, directed away from the residential properties on E. Bennett Ave., meeting ordinance requirements.
  - Prior to issuance of a Certificate of Occupancy, the owner will continue to work with both Michigan Department of Transportation (MDOT) and abutting property owners to solicit improvements to the road surface.

Yes is to deny. Traffic impact, influence on property values is the reason for OS rather than C3. Commissioner Baker, you could bring out experts on either side but the perception, property values, neighborhood concerns, that is my reason for feeling it's not an appropriate location. Commissioner Farr – doesn't know if motion to deny is proper and there's more danger to leave the area vacant. It's been vacant for a long time and vacancy is more dangerous than a pawn shop. Not having the surveillance and lighting that was offered makes it more dangerous than the state it's in. I fear if we ask Council to deny without reaching out to ask for more conditions which may satisfy fears. This area is meant for business. The purpose of conditional rezoning is to ask for conditions that satisfy our fears so that they can go in there. Asking them to deny is improper and further conversation on how he can condition his property to satisfy our needs would be more proper.. Chair Roediger – it's more of a disservice to the applicant to table. Our recommendation to Council is what is needed for the applicant to move forward. Council will review and see the split and can add. Recommend to move forward. It's up to the applicant. Carmine – we've looked at mitigation for any possible fears. There are just certain fears of a pawn shop. If there were something else we could offer to mitigate fears, vacant buildings are more dangerous. What more can we offer when based on impacts? A lot of OS types are not going to go into this location. If there's something we can do better, please tell us. Chair Roediger – questions about parking, work with city staff or MDOT for improvement are actual or perceived problems. Having better answers would be helpful to council. Carmine – it's the MDOT road surface.

Applicant has not indicated a desire to table. Chair Roediger reiterated that a favorable vote is to deny the application.

AYES: Commissioner Baker, Brazen, Piana, Azar

NAYS: Commissioner Farr, Williamson, Chair Roediger

**Motion to deny passed.**

Chair Roediger stated their recommendation will go to Council and encouraged the applicant to work with staff before next meeting.

6. New Business  
a. Drayton Place Condominiums Discussion

CED Planner Justin Lyons has had numerous discussions about the concept of condominiums at Hilton/Drayton which is zoned MXD2 and a permitted use. The site plan in the packet is a technical review and will likely change. In their survey they found there is a 20' exception on Hilton pushing the setback 20' from the right of way. City Clerk McGrath found that in 1947 the city put in a 20' exception and then put in to remove this exception but didn't completely repeal it. We are working with city attorney Dan Christ on the process to move forward because it fits in with the MLUP for Hilton Road.

Brian Kramer – Architect and Jack Nurven for drainage questions.

Mr. Kramer is proposing a 12 unit condo facing Hilton that is unique and different. It will look like three separate buildings but it's actually only one. Stone on front is 2" out for definition with tumbled brick, cut face brick, and nice curb appeal. Originally bringing all the way to the front until they found the 70 year old rule. Looking at drawing A2, there's a huge transformer in the back, putting a bumper around it gives us clearance per rule. There are benefits. We lost the street parking but gained greenspace. We want to set the bar high on Hilton. The lower level plan has ten 2 car garages, single garages are for garden level with ADA accessibility, stairs on all three levels, modern clean design as

appealing as possible. Recessed balconies, 1-4 bedrooms, tankless water heaters, roof pitched to back, insulated and sound proofed. Berm in rear, vinyl fencing, won't see neighboring business, 50 year rain solution.

Need to remove exception before bringing forth final site plan. Chair Roediger – if exception goes away, they can pull building forward? Justin – yes. Kramer – wants some greenspace with plantings – but not up to lot line or pedestrians will look right into the condos.

Chair Roediger – south end of building, drop down in back of garage. Flow?

Kramer – looked at commercial spaces but with developer we can turn these into garden level ADA units with single car garage.

Nurvan stated it also blocks egress for others, maybe brick pavers.

Chair Roediger – green roof?

Kramer – AC units on roof, noise level extreme. Tree to be removed and replaced – it's half dead.

Commissioner Piana – anything you can do to add trees would be appreciated as we're trying to make it greener. Value the green initiatives. Looking for multifamily units with bike storage.

Kramer – maybe Bradford pears –

Chair Roediger – wish to preserve large trees – Kramer will entertain but bringing in an arborist, want to preserve the tree but doesn't want to kill it by trimming.

Chair Roediger – this is exactly the type of construction we want

Commissioner Farr – there's an opportunity on the right to continue site line above the 1 story garage. Kramer – see A7 – window was originally a balcony. Above that we'd lose a bedroom window.

Chair Roediger – we think you can do something better

Commissioner Baker – functioning balconies? Kramer - Roughly 9 x 9 for 2 people with downward LED lights. Glass block bathroom windows.

Commissioner Baker – if we move forward toward Hilton, the guest parking is in the rear – 6-7 spaces – how many are on Hilton? Planner Lyons – not sure with new configuration.

Commissioner Baker – parking is on south side only on Drayton? Kramer – physically measured – 7-8.

Commissioner Baker - if you lose those in the back? Kramer – in front only to a certain time, no overnight parking. Commissioner Baker – maybe Council will look at changing similar to Livernois.

Kramer – that's the reason for 2 stall garages. Commissioner Baker – overnight on Hilton would be more desirable.

Commissioner Azar – on Drayton side building doesn't have much pedestrian scale with a tall, hard wall. Maybe something grand, maybe more wall detail. Kramer – something visual. Commissioner Azar – triangle for vehicular, maybe the back side, first interior short stall or cut corner so people/cars can see each other. Kramer – if exception is moved, it will help.

Commissioner Azar – AC screening in harmony not looking like screening. Kramer – nothing intrusive  
Commissioner Azar – fire escapes? Kramer – nothing on outside, all interior.

Commissioner Brazan – low garages, want to flip building but it causes problems. Single cars – slide back to drive, might have place for bike storage? Kramer – it's the meter room

Commissioner Baker – Drayton wall is bank of meters? Kramer – there's a meter room and everything will be inside.

Chair Roediger – trash removal? Kramer – some back up from street similar to Wyandotte, Trenton, Rochester.

Commissioner Williamson – harshness of drop from 3 to 1 – it lessens the visual impact. Kramer – if we get the exception there’s a lot of play.

Chair Roediger – maybe even a rooftop patio – overall it looks great.  
Kramer – talked to neighbors, seem to like. Nice to see something other than dirt.

7. Call to Audience
8. Administrative Items – Planner Lyons will keep you updated on the exception and conditional rezoning. MLUP contract has been signed by Mayor. Looking at a web component like Ferndale Moves.
9. Commission/Discussion Items  
Commissioner Baker – Ferndale business owner/neighbor – master planning/zoning – Pinecrest/9 mile, C2 large space, curious is it something we want to encourage or is it not compatible with an R zoning? These non-conforming spaces on Livernois and Pinecrest – how would we want to use these in the future? Commissioner Williamson – they bring character to the neighborhood and would like to see them preserved. Chair Roediger – when we created the MXD districts that was the purpose. Commissioner Baker asked do we extend or is it the type of business we’re no longer concerned with. Commissioner Piana stated form vs use?
10. Adjournment

There being no further business, Chair Roediger adjourned the meeting at 9:05 PM.

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Sara Roediger, Chair

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Barbara Miller, Administrative Assistant

## Community and Economic Development

Staff Report to the Planning Commission

September 9, 2015

1225 Woodward Heights	
<b>REQUEST</b>	Rezoning
<b>APPLICANT</b>	Joe Wegrzn 2390 Private Drive Waterford, MI 48329
<b>OWNER</b>	Joe Wegrzn
<b>LOCATION</b>	1225 Woodward Heights
<b>FILE NO.</b>	
<b>PARCEL NO.</b>	25-27-284-020
<b>ZONING</b>	R-2 Single/Two Family Residential
<b>STAFF</b>	Derek Delacourt, CED Director

### Summary

The applicant is requesting to rezone the parcel at 1225 Woodward Heights, from R2 (Single/Two Family) to MXD2 (Mixed Use) to permit a standard restaurant.

The site is currently developed with a restaurant building, associated parking and site improvements. Historically the site has been used as a restaurant, (currently Tokyo Sushi and previously Pete's Place), the existing building and improvements are all existing nonconforming. After purchasing the site the applicant approached staff about expanding the restaurant and making significant site improvements. Due to the nonconforming status many of the improvements including expansion would be prohibited, it was suggested by Staff that the applicant pursue a rezoning to eliminate the use issue.

Denial of the rezoning would not prevent use of the site as a restaurant, it only prevents the significant investment and improvements that would be accompanied by an expansion and redevelopment of the site.

The City's Master Land Use Plan does identify the area as Urban Residential for land use purposes. However, the rezoning to Mixed Use would not prevent the redevelopment of the site into residential at some point in the future and would eliminate the issues to revitalizing the site.

### Adjacent Land Uses and Zoning

The parcel abuts R-2, (single/Two Family) to the east and west, R-1, (Single Family), to the north and M-1 (Limited industrial) to the south, across Woodward Heights. The lots to the east are developed with a Church and a single family home, the lot to the west is vacant, to the north are single family homes and to the south it is currently mixed use (office & Industrial).

## **Recommendation**

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Staff recommends approval of the requested rezoning to MXD-2 and offer s the following motin for consideration.

## **Possible Motion**

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, that the Planning Commission recommends City Council **APPROVE** the rezoning request from R-2 Single/Two Family Residential to MXD2 Mixed Use for 1225 Woodward Heights, Sidwell number 25-27-284-020, with the following findings after a Public Hearing was held as set and published for this date and place:

### ***Findings***

1. The Future Land Use Map and Master Plan classifies the subject site as Urban Residential. The proposed rezoning is consistent with the goals, policies and future land use of the City's Master Plan.
2. The site features, uses and proposed development are compatible with the surrounding uses and zoning.
3. City infrastructure is sufficient to support the potential uses permitted in the requested zoning district.



FERNDALE

The City of Ferndale, Michigan  
300 East Nine Mile Road  
Ferndale, Michigan 48220  
(248) 546-2525  
www.ferndalemi.gov

# Rezoning, Zoning Ordinance & Master Plan Amendment Application



## 1. Identification

F I

**Applicant Name** Joe Wegrzn

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**Address**

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**City/State/Zip Code** Ferndale, MI 48220

---

**Phone (248-321-0646)** **Fax (248-548-5818)**

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**Interest in the Property (e.g. fee simple, land option, etc.)** Owner/ Operator Restaurant

---

The  
300  
Ferndale  
(248)  
www

**Property Owner (if other than applicant)**

---

**Address**

---

**City/State/Zip Code**

---

**Phone ( )** **Fax ( )** **F I**

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## 2. Property Information

**Street Address** 1225 Woodward Heights

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**Sidwell Number** ~~15-00147~~ 25-27-284-020

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**Legal Description**

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Lot 2 except the South 5.3 feet and all of Lots 3 through 6, inclusive, and all of the vacated alley adjacent to same, Block 4; CAMPBELL'S ADDITION TO IIRANREST of part of the East 1/2 of the Northeast 1/4 of Section 27 T 1 N

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**Zoning District** Ferndale

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**Area** 0.35 Acres **Width** 110.0 **Depth** 140.7

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**Current Use(s)** Restaurant

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**Zoning District of Adjacent Properties to the:**

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North R-1      South M-1      East R-2      West R-2

---

CITY OF FERNDALE  
RECEIVED

JUL 13 2015

CEC DEPARTMENT

**3. Information Required.** The applicant must submit the following information with the application in accordance with Article 14 of the Zoning Ordinance:

**a. Rezoning (Amendment to the Official Zoning Map)**

- A legal description and street address of the subject property, together with a map identifying the subject property in relation to surrounding properties.
- The name, signature and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, or proof of consent from the property owner.
- The existing and proposed zoning district designation of the subject property.
- A site analysis site plan illustrating existing conditions on the site and adjacent properties; such as soil conditions, drainage patterns, views, existing buildings, any sight distance limitations and relationship to other developed sites and access points in the vicinity of the property.
- A conceptual plan demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers, access spacing, any requested service drives and other site design factors.
- A written environmental assessment describing site features and anticipated impacts created by the host of uses permitted in the requested zoning districts.
- A traffic impact analysis should be provided if any use permitted in the requested zoning district could generate 100 or more peak hour directional trips, or 1,000 or more vehicle trips per day; the traffic study should contrast the daily and peak hour trip generation rates for representative use in the current and requested zoning district; the determination of representative uses shall be made by the Plan Commission with input from City staff and consultants.
- A written description of how the requested rezoning meets Section 14.04 of the Zoning Ordinance. This can be achieved by completing **Section 4. Rezoning Criteria** of this application form, or can be completed separately and attached to this form along with the materials listed above.

**b. Zoning Ordinance or Master Plan Amendment**

In the case of an amendment to the Zoning Ordinance or Master Plan, other than an amendment to the official zoning map, a general description of the purpose and intent of the proposed amendment shall accompany this application.

**4. Rezoning Criteria.** The applicant must provide written responses to demonstrate how the proposed zoning designation will meet the following criteria in the areas provided or on a separate sheet (*Section 14.04 Rezoning Criteria*):

- a. Consistency with the goals, policies and Future Land Use Plan Map of the City of Ferndale Land Use Plan, including any subarea or corridor studies. If conditions have changed since the City of Ferndale Future Land Use Plan was adopted, the consistency with recent development trends in the area.

Existing use does not fit for R-2 zoning and is immediately adjacent to MXD-2 zoning and across from M-1

- b. Compatibility of the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district.

The intended future use is to expand and improve the existing structure and to continue using it as a restaurant.

- c. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning:

The site is currently zoned as R-2 and its existing use is not permitted being a restaurant. Rezoning this site and the site to the west will make this a more cohesive fit to the current state and development of the area.

- d. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values:

The intent is to continue to use the existing building within the confines of the site. Also, this proposed rezoning extends the already MXD-2 zoning just to the east and follows the area's trend.

- e. The capacity of City infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of the City:

The increase in size and use is less than 50% of the existing. We will work with the city building, zoning and planning departments to ensure acceptability of the improved building.

- f. The apparent demand for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand:

It is based on the continued use of the structure, to improve it and create an asset for the community.

- g. Where a rezoning is reasonable given the above criteria, a determination shall be made that the requested zoning district is more appropriate than another district or amending the list of permitted or special land uses within a district:

See answer for "F"

5. **Completing the ZO/MP Amendment Application.** The following checklist includes all documents required for the Community Development Director to declare the application complete and begin the ZO/MP Amendment process. All items are due three (3) weeks prior to the Plan Commission meeting:

- Payment in full of the required fee.
- Four (4) copies of the completed application form in addition to a CD containing all application materials.
- A copy of the complete legal description of the property (in the case of a rezoning).
- Proof of property ownership (in the case of a rezoning).

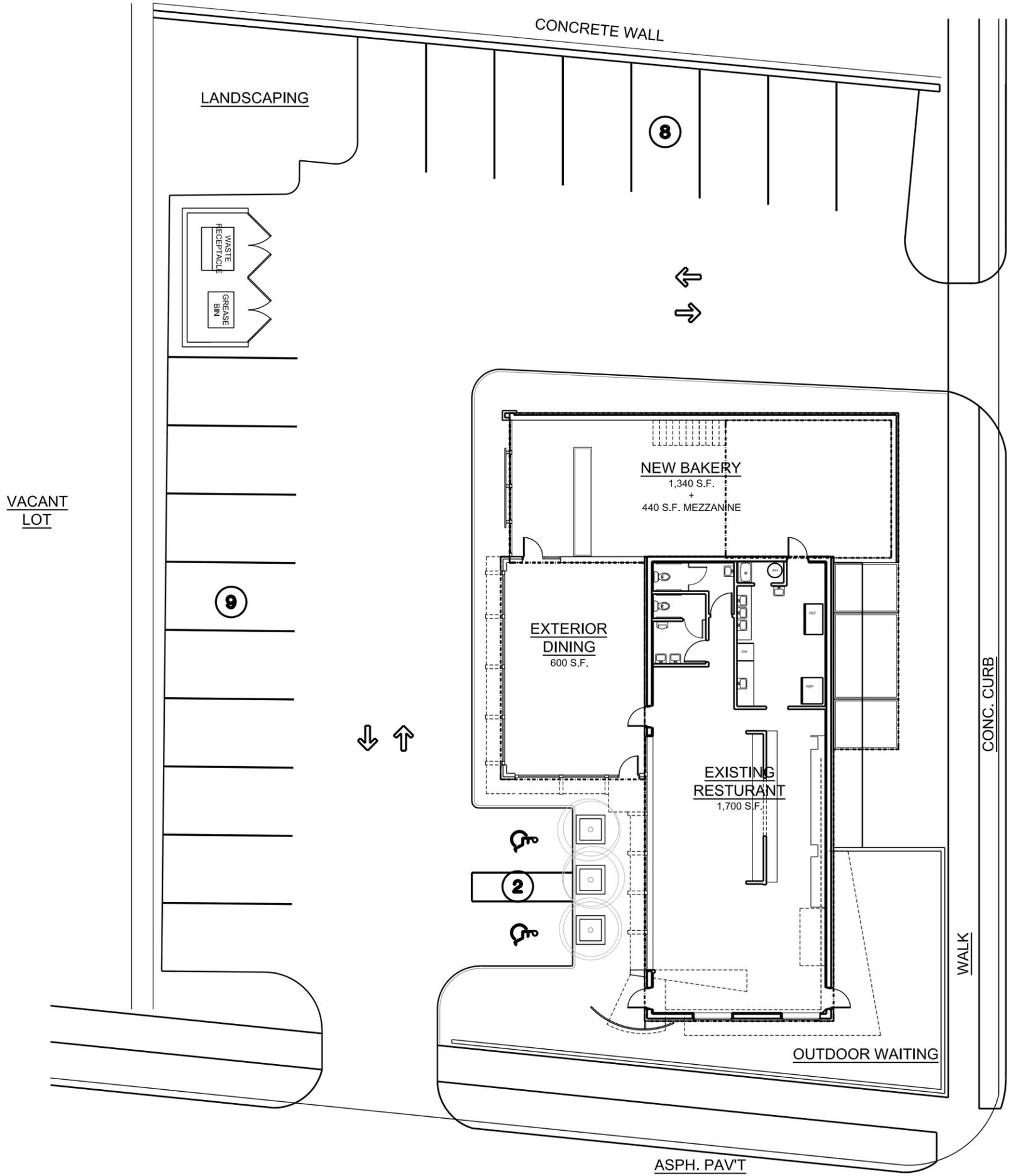
I, Joseph Wegrzyn (applicant),  
do hereby swear that the information given herein is true and correct.

[Signature] 7/13/15  
Signature of Applicant Date

[Signature] 7/13/15  
Signature of Property Owner Date

I, Joseph Wegrzyn [Signature] (property owner), hereby give permission for City of Ferndale officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

<b>For Community Development Services Director Use</b>	
Fee: 350-	
File No: PPC 2015-0010	
Signature: <u>[Signature]</u>	Date: 7-13-15



# MORTGAGE SURVEY

Certified to: PARTNERS TITLE AGENCY

Applicant: JOE WEGRZYK

Property Description:

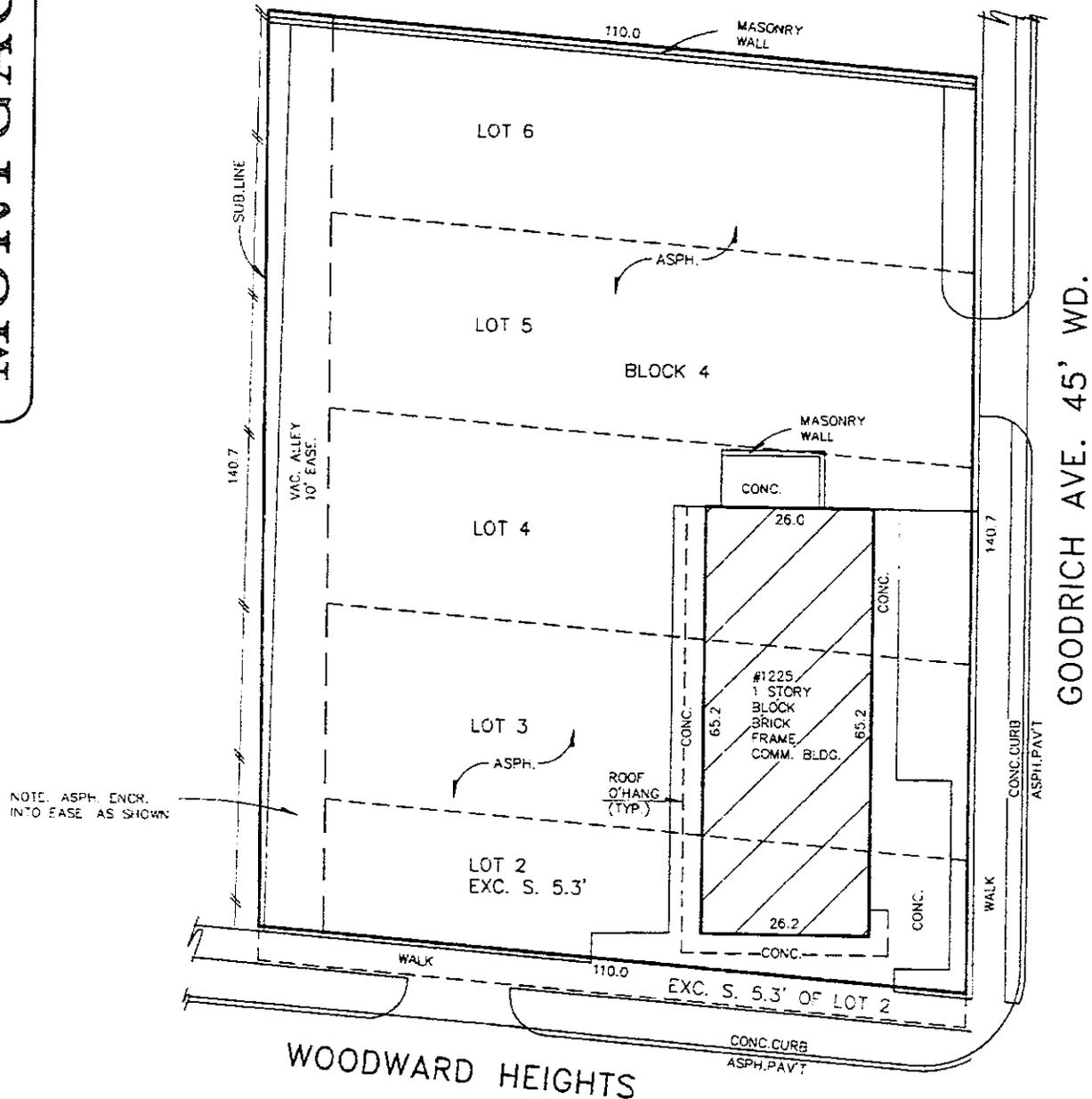
Lot 2 except the South 5.3 feet and all of Lots 3 through 6, inclusive, and all of the vacated alley adjacent to same, Block 4; CAMPBELL'S ADDITION TO URBANREST, of part of the East 1/2 of the Northeast 1/4 of Section 27, T.1 N., R.11 E., City of Ferndale, Oakland County, Michigan, as recorded in Liber 4 of Plats, Page 23 of Oakland County Records.

NOTE: A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.

NOTE:

Due to snow cover some surface level features may not be shown, such as Conc. & Asph. etc.

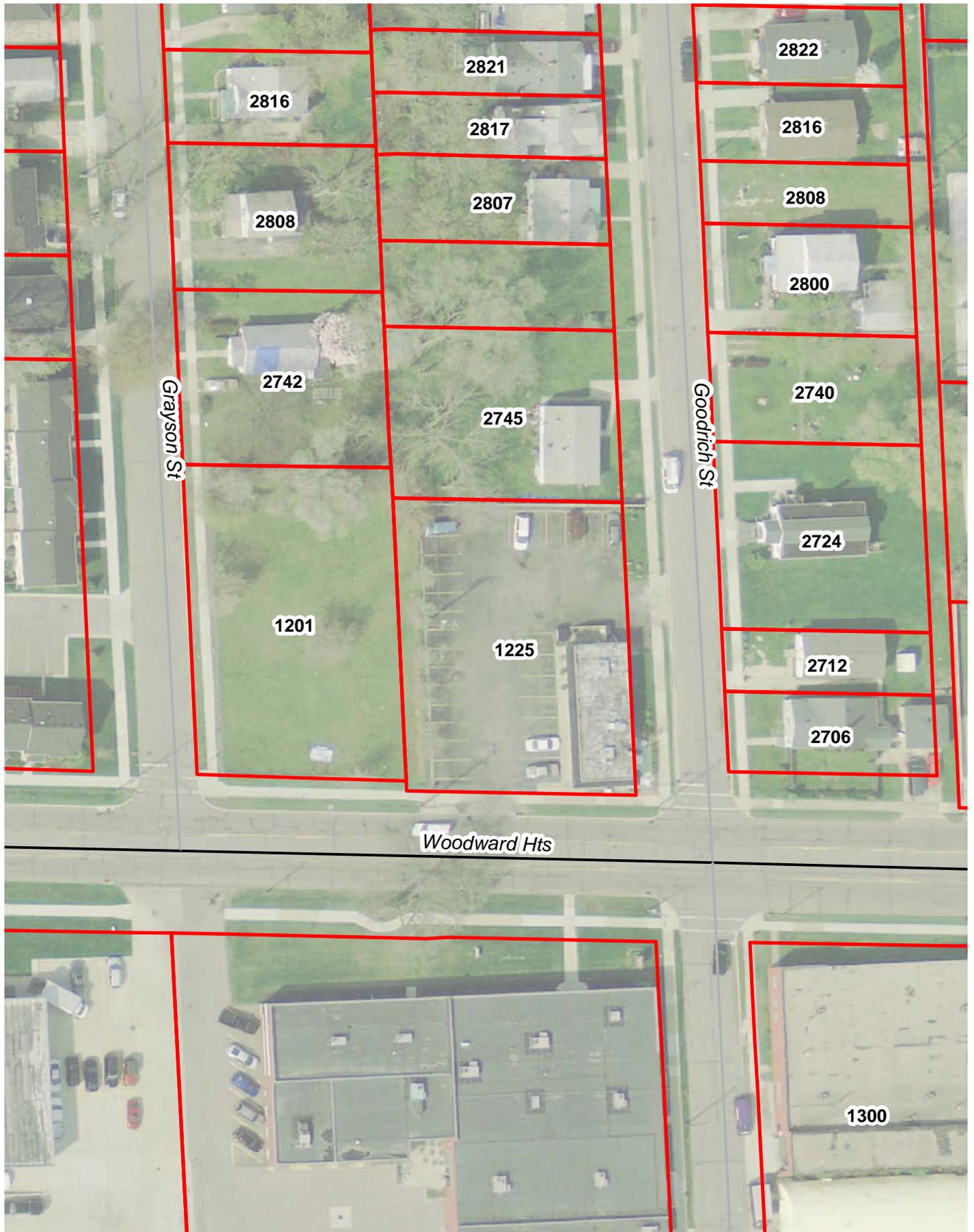
NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE THE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, TO DETERMINE THE EXACT AMOUNT OF ENCROACHMENT AND/OR TO DETERMINE THE EXACT LOCATION OF FENCES.



NOTE: ASPH. ENCR. INTO EASE. AS SHOWN

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property hereon.

# Woodward Heights Rezoning



0 10 20 40 60 80 Feet









# LILI'S BAKERY & CAFE



**CITY OF FERNDALE  
NOTICE OF PUBLIC HEARING**

The Ferndale Plan Commission will hold a Public Hearing in the Ferndale Council Chambers, 300 East Nine Mile Road, on Wednesday, September 16, 2015 at 7:00 PM, to consider the rezoning from R-2 Single/Two-Family Residential District to MXD-2 Mixed Use District as submitted by Joe Wegrzn for use as a restaurant to be located at:

T1N, R11E, SEC 27 CAMPBELLS ADD LOT 2 EXC S 5.3 FT & ALL OF LOTS 3 TO 6 INCL, ALSO ALL OF VAC ALLEY ADJ TO SAME BLK 4, parcel number 24-25-27-284-020, commonly known as 1225 Woodward Heights.

The City will consider alternatives to the above at that time. Any resident or property owner may participate in the hearing, or submit written comments to the Community and Economic Development Department prior to Tuesday, September 15, 2015. For more information, please contact the Community and Economic Development Department at 248-546-2366.

Derek Delacourt, Director  
Community & Economic Development

Published: Daily Tribune – 8/30/15

# Community and Economic Development

Staff Report to the Planning Commission

September 9, 2015

1333 E 8 Mile Rd	
<b>REQUEST</b>	Conditional Rezoning
<b>APPLICANT</b>	Dustin Holder 24725 West Twelve Mile Rd Southfield, MI 48034
<b>OWNER</b>	Robert Petit
<b>LOCATION</b>	1333 East Eight Mile Road
<b>FILE NO.</b>	
<b>PARCEL NO.</b>	25-35-459-009
<b>ZONING</b>	O-S, Office Service
<b>STAFF</b>	Derek Delacourt, CED Director Justin Lyons, Planner

## Summary

The applicant is requesting a conditional rezoning to the parcel at 1333 East Eight Mile Road, from OS Office/Service to M-1 Limited Industrial to permit a self-storage facility. As required in [Article XIV Section 24-325](#), the applicant voluntarily offered conditions for staff and the Planning Commission to consider, as well as a conceptual site plan.

The site is currently built out with a vacant building and impervious surface. The site is located on a two way commercial access drive to the south connecting to Eight Mile Road and access to the north to E Bennett Avenue. The proposed self-storage facility would 168 storage units and an indoor loading/unloading area. The applicant proposed five parking spaces, which meets the self-storage facility off-street parking requirement. The applicant has not provided a traffic impact study as it is not likely that any use in the proposed district will generate over 50 trips per hour (the threshold for requesting a TIS).

## Adjacent Land Uses and Zoning

The parcel abuts OS zoned parcels to the east and west; R-1 (Single-Family Residential) to the north; and 8 Mile thoroughfare and Detroit to the south. The site is Master Planned for commercial/office development.

## Conditional Rezoning Review Considerations ([Article XIV Section 24-325](#))

The planning commission shall and the city council may consider the following criteria in making its findings, recommendations and decision:

1. An applicant requesting a rezoning may voluntarily offer a conditional rezoning. An election to submit a conditional rezoning agreement shall be pursuant to the Zoning Act and this section.
  - a. The conditional rezoning shall be in writing, executed by the applicant and the city

and recorded with the Oakland County Register of Deeds. All costs associated with the review and approval of the conditional rezoning agreement shall be the responsibility of the applicant.

- b. The conditional rezoning may include limitations on: the uses permitted on the property in question; density or intensity of use; and location, size, height or other measure for buildings, structures, improvements, setbacks, landscaping, buffers, design, architecture and other features.
  - c. The conditional rezoning shall not authorize uses or developments of greater intensity or density than those permitted in the proposed zoning district; nor may a conditional rezoning agreement permit variations from height, area, setback or similar dimensional requirements that are less restrictive than the proposed zoning district.
  - d. The conditional rezoning may include conditions related to the use and development of the property that are necessary to:
    - i. Serve the property with improvements, including but not limited to, the extension, widening or realignment of streets; construction or extension of utilities or other infrastructure improvements serving the site; or the construction of recreational facilities.
    - ii. Minimize the impact of the development on surrounding properties and the city overall.
    - iii. Preserve natural features and open space beyond what is normally required.
2. In addition to any limitations on use or development of the site, preservation of site features or improvements described above, the conditional rezoning agreement shall also include the following:
- a. A legal description of the land to which the agreement pertains.
  - b. An acknowledgement that the conditional rezoning agreement was proposed voluntarily by the applicant.
  - c. A statement that the property shall not be developed or used in any manner that is not consistent with the conditional rezoning agreement.
  - d. A statement that the approval of the rezoning and the conditional rezoning agreement shall be binding upon and inure to the benefit of the property owner and the city and also their respective heirs, successors, assigns, receivers or transferees. Where the applicant for rezoning is acting on behalf of the landowner through some form of purchase agreement or other mechanism, then the landowner must also consent and sign the agreement.
  - e. A statement that, if a rezoning with a conditional rezoning agreement becomes void in accordance with this section, that no further development shall take place and no permits shall be issued.
  - f. A statement that no part of the conditional rezoning agreement shall permit any activity, use or condition that would otherwise violate any requirement or standard that is otherwise applicable in the new zoning district.
  - g. Any other provisions as are agreed upon by the city and applicant.
3. *Process*
- a. The conditional rezoning agreement shall be reviewed concurrently with the petition for rezoning following the process in section 24-323, Procedure.

- b. The conditional rezoning agreement may be submitted prior to planning commission making its recommendation to the city council. The conditional rezoning agreement shall be reviewed by the city attorney, at the expense of the applicant, to determine that the conditional rezoning agreement conforms to the requirements of this section and the Zoning Act and shall confirm that the conditional rezoning agreement is in a form acceptable for recording with the Oakland County Register of Deeds.
  - c. Following the public hearing for a proposed zoning amendment, the planning commission shall make a recommendation to the city council based upon the criteria listed in section 24-323, Criteria for amendment of the official zoning map (rezoning). In addition, the planning commission shall consider whether the proposed conditional rezoning agreement:
    - i. Is consistent with the intent of this chapter.
    - ii. Bears a reasonable and rational connection or benefit to the property being proposed for rezoning.
    - iii. Is necessary to ensure that the property develops in such a way that protects the surrounding neighborhood and minimizes any potential impacts to adjacent properties.
    - iv. Is necessary to allow the rezoning to be approved, in that the property could not or would not be rezoned without the proposed conditional rezoning agreement.
    - v. Is in the public interest and is consistent with the recommendations of the master plan.
  - d. If a conditional rezoning agreement has been offered by the applicant and recommended for approval by the planning commission, the city council may approve the conditional rezoning agreement as a condition to the rezoning if it meets all requirements above. The conditional rezoning agreement shall be incorporated by attachment or otherwise as an inseparable part of the Ordinance adopted by the city council to accomplish the requested rezoning.
  - e. If the conditional rezoning is approved, the zoning classification of the rezoned property shall consist of the district to which the property has been rezoned and a reference to the conditional rezoning agreement. The zoning map shall specify the new district plus an asterisk to indicate that the property is subject to a conditional rezoning agreement (i.e., "R-1\*"). The city clerk shall maintain a listing of all properties subject to conditional rezoning agreements and shall provide copies of the agreements upon request.
  - f. The approved conditional rezoning agreement shall be recorded with the Oakland County Register of Deeds.
  - g. Any uses proposed as part of a conditional rezoning agreement that would otherwise require approval of a special land use or site plan approval shall be subject to the applicable review and approval requirements of Article XI, Site Plan Review and Article XII, Special Land Use.
4. *Expiration of approval*
- a. The rezoning and conditional rezoning agreement shall expire, unless extended by the city council for good cause, two years after adoption if substantial construction on the approved development of the property pursuant to building and other required

- permits issued by the city has not commenced or is not proceeding diligently to completion.
- b. In the event that substantial construction on the approved development has not commenced within the aforementioned two years, the conditional rezoning agreement shall be void and of no effect.
  - c. Should the conditional rezoning agreement become void, all development on the property shall cease and no further development shall be permitted. Until action satisfactory to the city is taken to bring the property into compliance with the conditional rezoning agreement, the city may withhold or, following notice to the applicant and being given an opportunity to be heard, revoke permits and certificates. This shall be in addition to or in lieu of any other lawful action to achieve compliance, including rezoning. Notwithstanding the above, if the property owner applies in writing for an extension of the conditional rezoning agreement at least 30 days prior to the expiration date, the city council may grant an extension of up to one (1) year if it determines that the owner has made diligent effort towards completing the conditions of the agreement.
5. *Reversion of zoning.* If the conditional rezoning agreement becomes void as outlined above, then the land shall automatically revert back to its original zoning classification. The community development department will advise the land owner and/or developer, by registered letter, of the reversion of zoning. The city shall take affirmative action to rezone the property.
  6. *Continuation.* Provided that all development and/or use of the property in question is in compliance with the conditional rezoning agreement, a use or development authorized there under may continue indefinitely, provided that all terms of the conditional rezoning agreement continue to be met.
  7. *Amendment.* The conditional rezoning agreement may be amended by the city council with the property owner's consent in the same manner as was prescribed for the original rezoning and conditional rezoning agreement.
  8. *Violation of agreement.* Failure to comply with the conditional rezoning agreement at any time after approval will constitute a breach of the agreement and also a violation of this Ordinance. Further use of the property may be subject to legal remedies available to the city.
  9. *Subsequent rezoning of land.* Nothing in the conditional rezoning agreement, nor any statement or other provision, shall prohibit the city from later rezoning all or any portion of the property that is the subject of the conditional rezoning agreement to another zoning classification. Any rezoning shall be conducted in compliance with this chapter and the Zoning Act.
  10. *Failure to offer conditions.* The city shall not require an owner to offer conditions as a requirement for rezoning. The lack of an offer of conditions shall not affect the owner's rights under this chapter.
  11. *City not obligated.* The city is not required or obligated to accept any or all conditions offered by a developer on a rezoning application. In no way is an offer of a conditional rezoning agreement the basis for requiring the city to approve a rezoning application.

## Next Steps

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As required by the conditional rezoning ordinance, the applicant voluntarily submitted conditions and a conceptual site plan. The planning commission should determine if the conditions offered satisfy the criteria set forth by the ordinance to meet the conditional rezoning request. If the conditional rezoning agreement becomes void as outlined below, then the land shall automatically revert back to its original zoning classification.

## Possible Motion

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, that the Planning Commission recommends City Council (Approve/Deny) the conditional rezoning request for 1461 East 8 Mile Road, also known as 1333 East Eight Mile Road, Sidwell number 25-35-459-009, from OS: Office/Service to M-1: Limited Industrial, with the following findings after a Public Hearing was held as set and published for this date and place:

### *Findings*

1. The Future Land Use Map and Master Plan classifies the subject site as Commercial/Office. The proposed conditional rezoning is consistent with the goals, policies and future land use of the City's Master Plan.
2. The site features and proposed use allowed in the proposed zoning district appear to be compatible with the surrounding uses and zoning as it is a low impact use.
3. City infrastructure appears to be sufficient to support the potential uses permitted in the requested zoning district.
4. The subject site and most of the surrounding buildings are vacant and in need of reinvestment. The entire district would benefit from further analysis through a thorough land use planning process.
5. The applicant proposed five parking spaces, which meets the self-storage facility off-street parking requirement for less than 200 storage cubicles. Four adjacent to the business office, plus one per each 200 storage cubicles.

### *Conditions*

1. Unless otherwise approved by the City, the use of the Property will be limited to self-storage facility as defined in the City's zoning ordinance.
2. In the event the self-storage facility ceases operations at the Property for more than six (6) months, then the Conditional Rezoning Agreement shall become null and void and the zoning of the Property shall automatically revert back to OS.
3. Prior to final site plan approval by City Staff, the applicant and the City will enter into a conditional rezoning agreement approved by the City Attorney and recorded with the property.
4. Prior to issuance of building permits, the applicant will submit a final site plan compliant with

- requirements of the Planning Commission for final review and approval by City Staff.
5. All loading and unloading will be from the Eight Mile Road entrance. There will not be vehicular access to the building from E. Bennett Ave.
  6. The hours of operation will be from 8:00 am. to 6:00 p.m. Monday through Saturday; building access hours will be limited to 7:00a.m. to 9:00 p.m. daily.
  7. All lighting will face Eight Mile Road and meet ordinance and site plan review requirements.
  8. All grass areas will be maintained and kept in a neat and presentable condition. Six new ornamental trees will be planted along the Bennett Street façade.
  9. All conditional improvements will be identified on the final site plan.
  10. The applicant will work with Michigan Department of Transportation (MDOT) and neighboring property owners to provide improvements to the road surface.
  11. The applicant will work with property owners to resolve any potential parking issues.
  12. There will not be outdoor storage at this location.



**FERNDALE**

The City of Ferndale, Michigan  
300 East Nine Mile Road  
Ferndale, Michigan 48220  
(248) 546-2525  
www.ferndalemi.gov



# Rezoning, Zoning Ordinance & Master Plan Amendment Application

## 1. Identification

**Applicant Name** Dustin Holder LLC

**Address** 24725 West Twelve Mile Road Suite 107

**City/State/Zip Code** Southfield, MI 48034

**Phone** (248) 703 6619 **Fax** ( 248 543 1688

**Interest in the Property (e.g. fee simple, land option, etc.)** Under contract for fee simple

**Property Owner (if other than applicant)**

**Address** :

**City/State/Zip Code** STERLING HEIGHTS, MI 48310

**Phone** (248) 915-8080 **Fax** ( )

## 2. Property Information

**Street Address** 1333 East Eight Mile Road

**Sidwell Number** 25-35-459-009

**Legal Description**

See attached.

**Zoning District** OS-Office Service District

**Area** 23,000 sq. ft. **Width**  **Depth**

**Current Use(s)** Vacant Warehouse

**Zoning District of Adjacent Properties to the:**

<b>North</b> <u>R-1</u>	<b>South</b> <u>N/A</u>	<b>East</b> <u>N/A</u>	<b>West</b> <u>M-1</u>
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3. **Information Required.** The applicant must submit the following information with the application in accordance with Article 14 of the Zoning Ordinance:

a. **Rezoning (Amendment to the Official Zoning Map)**

- A legal description and street address of the subject property, together with a map identifying the subject property in relation to surrounding properties.
- The name, signature and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, or proof of consent from the property owner.
- The existing and proposed zoning district designation of the subject property.
- A site analysis site plan illustrating existing conditions on the site and adjacent properties; such as soil conditions, drainage patterns, views, existing buildings, any sight distance limitations and relationship to other developed sites and access points in the vicinity of the property.
- A conceptual plan demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers, access spacing, any requested service drives and other site design factors.
- A written environmental assessment describing site features and anticipated impacts created by the host of uses permitted in the requested zoning districts.
- A traffic impact analysis should be provided if any use permitted in the requested zoning district could generate 100 or more peak hour directional trips, or 1,000 or more vehicle trips per day; the traffic study should contrast the daily and peak hour trip generation rates for representative use in the current and requested zoning district; the determination of representative uses shall be made by the Plan Commission with input from City staff and consultants.
- A written description of how the requested rezoning meets Section 14.04 of the Zoning Ordinance. This can be achieved by completing **Section 4. Rezoning Criteria** of this application form, or can be completed separately and attached to this form along with the materials listed above.

b. **Zoning Ordinance or Master Plan Amendment**

In the case of an amendment to the Zoning Ordinance or Master Plan, other than an amendment to the official zoning map, a general description of the purpose and intent of the proposed amendment shall accompany this application.

N/A.

4. **Rezoning Criteria.** The applicant must provide written responses to demonstrate how the proposed zoning designation will meet the following criteria in the areas provided or on a separate sheet (*Section 14.04 Rezoning Criteria*):

- a. Consistency with the goals, policies and Future Land Use Plan Map of the City of Ferndale Land Use Plan, including any subarea or corridor studies. If conditions have changed since the City of Ferndale Future Land Use Plan was adopted, the consistency with recent development trends in the area.

See attached.

- b. Compatibility of the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district.

See attached.

- c. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning:

See attached.

- d. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values:

See attached.

- e. The capacity of City infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of the City:

See attached.

- f. The apparent demand for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand:

See attached.

- g. Where a rezoning is reasonable given the above criteria, a determination shall be made that the requested zoning district is more appropriate than another district or amending the list of permitted or special land uses within a district:

See attached.

- 5. **Completing the ZO/MP Amendment Application.** The following checklist includes all documents required for the Community Development Director to declare the application complete and begin the ZO/MP Amendment process. All items are due three (3) weeks prior to the Plan Commission meeting:

- Payment in full of the required fee.
- Four (4) copies of the completed application form in addition to a CD containing all application materials.
- A copy of the complete legal description of the property (in the case of a rezoning).
- Proof of property ownership (in the case of a rezoning).

I, DUSTIN HOLDER (applicant),  
do hereby swear that the information given herein is true and correct.

 8/24/15  
Signature of Applicant Date

 8/24/15  
Signature of Property Owner Date

I, ROBERT PETIT (property owner), hereby give permission for City  
of Ferndale officials, staff, and consultants to go on the property for which the above referenced site  
plan is proposed for purposes of verifying information provided on the submitted application.

For Community Development Services Director Use	
Fee:	
File No:	
Signature:	Date:

## ***Rezoning Application submitted by Dustin Holder LLC***

### **Subject Property:**

- Street address: 1333 East Eight Mile Road, Ferndale, MI 48220
- Legal description:
  - T1N, R11E, SEC 35 FORD HTS ADD SUB N 117 FT OF W 25 FT OF LOT 71, ALSO N 117 FT OF LOTS 72 TO 77 INCL 7-13-93 FR 003 & 004
- Current zoning district designation: OS-Office Service District
- Proposed zoning district designation: M-1 Limited Industrial
- Proposed use: indoor self-storage units.

### **Rezoning Criteria**

- A. Is the proposed rezoning consistent with the goals, policies and Future Land Use Map of the City of Ferndale Master Plan, including any subarea or corridor studies. If conditions have changed since the current Master Plan was adopted, is the proposed rezoning consistent with recent development trends in the area?**

Yes. The property in question is zoned OS-1 located one block east of the railroad tracks on Eight Mile Road and is essentially an island of Office Service in an industrial zone. It is our understanding that prior to the 2008 revision to the Master Plan, the Property was zoned industrial. In reviewing the Master Plan, it appears that a goal of the City was to create more Office Service space and that may be a reason why the one block was zoned OS-1. However, the market has spoken with respect to the zoning designation as the building in question has been vacant since 2008. The main reason why the property cannot be used as Office Service is the lack of parking and the lack of available land to provide additional parking for the building as an office use.

The City of Ferndale zoning ordinance requires one spot for every three hundred square feet of office space. *Ferndale Zoning Section 10.03 p. 10.4*. The building is 23,000 square feet. Application of the zoning ordinance to the size of the building compels a property owner who desires to use the building as an office service use to have 77 parking spaces. The property has 5 available spaces (the amount needed for the self-storage use per *Ferndale Zoning Section 10.03 p. 10.5*) and there is no available space to purchase land for an additional 72 spaces as the Property is adjacent to a train track. As a result, the Office Service zoning designation use is neither practical, nor appropriate, for this property.

The Master Plan describes the Industrial zone to “include research and development facilities, manufacturing, *warehousing* and distribution facilities. Industrial uses in Ferndale account for nearly 10% of the land and are *generally located in close proximity to the Grand Trunk Railroad.*” Master Plan p. 3-4 (emphasis added). Indeed, nearly all of the land adjacent to the rail line that runs through the City of Ferndale is zoned M-1. Here, the subject property is directly east of the Grand Trunk Railroad and thus complies with the Master Plan’s intent that industrial uses be close to the Railroad.

In addition, the applicant intends to use the subject property as a self-storage facility, which constitutes a warehousing facility and thus also complies with the Master Plan's intent that properties within the Industrial zone include warehousing facilities.

Further, the Master Plan focuses on three principal concepts: preserve, enhance, and diversify. Master Plan p. 2-2. The proposed rezoning satisfies all three of these concepts. Rezoning the subject property from OS-Office Space District to M-1 Limited Industrial will **preserve** and **enhance** an existing structure in the City by allowing the applicant to develop a 1-800-Self-Storage facility (after also obtaining a conditional use permit) in an industrial warehouse facility that has sat vacant for eight (8) years. The Master Plan seeks to "[p]romote an increased awareness of opportunities for expansion and improvement of existing properties." Master Plan p. 2-4. Rezoning the subject property to M-1 will do just this, in that it will allow the applicant to make significant improvements to the vacant structure on the subject property in order to turn it into a functional self-storage facility.

Rezoning the subject property to M-1 will also **diversify** the area in much the same way, by bringing in a new business--and thus new job opportunities--and updating and utilizing a long-vacant structure that is located in a well-traveled, highly visible location in the City. The Master Plan seeks to "avoid incompatible land use relationships by directing intensive development, such as industrial, to areas in the City where similar development exists." Master Plan p. 2-3. This rezoning request furthers this goal, since there already exists a large segment of M-1 zoning to the immediate west/northwest of the subject property. The Master Plan also seeks to ensure that zoning changes are "compatibl[e] with the Master Plan so the character of adjacent land uses is not adversely affected." *Id.* Here, the rezoning request will not adversely affect the R-1, Single-Family Residential area on Bennett Street directly to the north of the subject property. The trucks that service the industrial property to the north presently drive on east on Bennett to exit to Eight Mile Road.

The applicant's proposal does not include plans to access the structure along the side facing Bennett Street. Any access to the structure will take place at the front of the structure that faces Eight Mile Road. In the same vein, the applicant's plan to avoid access via the Bennett Street side of the structure furthers the Master Plan's goal of "utiliz[ing] buffer areas to limit the potential for negative effects between land uses, such as industrial and residential uses." *Id.*

Finally, rezoning the subject property to M-1 will make beneficial use of a structure that has stood vacant and deteriorating for eight (8) years, thereby achieving another goal of the Master Plan "to ensure that the condition of buildings does not deteriorate, thereby adversely affecting the City." The requested rezoning to M-1, Light Industrial complies with the City's Future Land Use Plan. According to the Future Land Use Plan, "the Industrial category consists of land zoned M-1 and M-2 and provides needed employment opportunities and helps stabilize the tax base for the City. This Plan...encourages the creative reuse of properties that supplement industrial uses." Master Plan p. 3-8. The applicant's ultimate plan for the subject property comports with the Future Land Use Plan in that the proposed self-storage facility will bring employment opportunities to the City and will also help stabilizing the City's tax base.

The applicant is amenable to site restriction on the condition of approval to lessen the impact of future use of the property that is permitted by the zoning ordinance so long as self-storage is permitted.

**B. Is the proposed rezoning compatible with the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district.**

Yes. The subject property is physically compatible with the potential uses allowed in the proposed M-1, Light Industrial zoning district.

The subject property consists of a 23,000 square foot vacant warehouse facility, which the applicant intends to convert into a one-story self-storage facility. The subject property affronts and is accessed via Eight Mile Road, a busy, well-traveled commercial thoroughfare at Ferndale's southernmost border. The subject property is immediately east of Railroad tracks, and immediately west of the Railroad tracks is another area zoned M-1 that also affronts and is accessed via Eight Mile Road. Immediately north of the subject property is a residential neighborhood on Bennett Street, which is separated from the subject property via an alley. The applicant's site plan for the subject property includes no access points via the alley or parking in the alley, thereby minimizing any potential detrimental effects on the neighborhood. Self-storage facilities are an approved conditional use in the M-1 zoning district and thus the subject property, and the applicant's proposal for it, is compatible with potential uses allowed in the proposed M-1 zoning district. The proximity of an existing M-1 zoning district to the subject property further suggests the subject property is compatible with other industrial uses permitted in the M-1 zoning district.

**C. Is there evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.**

Yes. The market has spoken give that the property has been vacant since it was rezoned from industrial to office service eight years ago. It is extremely unlikely the subject property will be developed as office space, as it is currently zoned OS-Office/Service District given the parking problems as described above.

The applicant is specifically looking to redevelop the property into a self-storage facility, which according to the Ferndale Zoning Ordinance can only be developed in the M-1 or M-2 zoning district. *See* Ferndale Zoning Ordinance, City of Ferndale Table of Uses by District. As such, the proposed use is not permitted under the Ferndale Zoning Ordinance within the OS-1 zoning, thereby necessitating the instant rezoning request.

**D. Is the rezoning compatible with all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.**

Yes. The zoning of the land to M-1 follows the City of Ferndale rail corridor zoning designation and is consistent to the property to the north, and west of the rail line.

The potential uses allowed in the M-1 zoning district, including self-storage facilities, are compatible with the uses and zones surrounding the subject property. Since the subject property is the most southeastern point in the City of Ferndale, the only surrounding areas/uses located in

the City are to the west and north. To the west/northwest of the subject property is an existing M-1, Light Industrial zone, a portion of which also affronts Eight Mile Road. To the north of the subject property is a R-1, single-family residential area. This R-1 zone is not incompatible with the proposed M-1 rezoning. A goal of the Master Plan is to “utilize buffer areas to limit the potential for negative effects between land uses, such as industrial and residential uses.” *Id.* Master Plan p. 2-3. Here, the applicant specifically designed its site plan with the adjacent residential neighborhood in mind. The site plan intentionally does not include any ingress or egress points on the side of the warehouse facility facing Bennett Street in order to minimize the noise and light impacts on the residences in the area. Thus, the residential area on Bennett Street will be adequately buffered from any potential adverse impacts that might be created by a self-storage facility at the subject property.

**E. Is the capacity of City infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the “health, safety and welfare” of the City?**

Yes. The City’s infrastructure and services are sufficient to accommodate the uses permitted in the M-1 zoning district without any compromise to the health, safety and welfare of the City.

Since there is already a sizable M-1 zoning district adjacent to the subject property, rezoning the subject property to the same zoning designation should pose no significant change to the City’s infrastructure or services. In fact, the rezoning is consistent with the Master Plan, which explicitly seeks to “direct[] intensive development, such as industrial, to areas in the City where similar development exists” in an effort to “avoid incompatible land use relationships.” Master Plan p. 2-3. In sum, the City’s Master Plan favors locating new industrial zones near already existing industrial zones, which is precisely what the requested rezoning would do.

**F. Is there an apparent demand for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand?**

Yes. As noted above, the Office Service is a use that simply is not appropriate for this area due to parking constraints. Moreover, the owners and tenants of Office Service space tend to want to me on the 9 mile and Woodward corridor. There is not a demand for the same on Eight Mile Road.

According to the Master Plan, industrial land uses comprise a total of 238 acres, which is approximately 9.5% of the City’s total land use (at least as of 2008). Master Plan Table 3-1. It is important to recognize that *the only* districts in the City that allow self-storage facilities are the M-1, Light Industrial and M-2, General Industrial districts. And currently, the City of Ferndale has two storage unit facilities. One is at 100% occupancy, the other at 98% occupancy. There is a demand for the proposed use in the City.

Even then, self-storage facilities are only allowed as a special, rather than permitted, use. *See* Zoning Ordinance Sec. 6.02. It also appears that within these 238 acres, there are currently only two self-storage facilities in the City of Ferndale: Simply Self Storage at 181 W. Marshall and Grand Central Self Storage at 310I Bermuda. Neither of these facilities is located on a major arterial thoroughfare like Eight Mile Road. As a result, based on the few self-storage facilities

located in the City and the fact the existing two facilities are not located on a major thoroughfare, it seems there is a high demand in the City for an easily accessible self-storage facility. The fact self-storage facilities are severely limited in where they may locate in the City as they are only permitted within the 9.5% of the City's land that is zoned industrial further suggests there is a significant demand for such facilities, particularly those that are easily accessible, highly visible, and in a well-traveled area such as Eight Mile Road.

**G. Even where rezoning is reasonable, given the above criteria, is requested zoning the Property more appropriate amending the list of permitted or special land uses within a district?**

Yes. The requested M-1 zoning district is more appropriate than any other zoning district in the City. Self-storage facilities are only allowed in two districts in the City: M-1, Light Industrial and M-2, General Industrial. *See* Zoning Ordinance Sec. 6.02. As its name suggests, the M-1 zoning district only allows light industrial uses while the M-2 zoning districts allows heavier industrial uses. Specifically, the M-1 district is intended "to accommodate industrial, warehouse and similar uses that generate minimal noise, glare, odors, dust, vibration, air and water pollution, fire and safety hazards, potentially harmful or obnoxious matter, radiation or other potential nuisances." Zoning Ordinance Sec. 6.01(A). By requesting a rezoning to M-1, the applicant seeks the least intense district in the City on which it can operate a self-storage facility, and also acknowledges that its proposed self-storage facility will comply with the standards outlined in Section 6.01(A) noted above. As such, by requesting the subject property be rezoned to M-1 rather than M-2, the applicant is requesting the most reasonable rezoning district, particularly in light of the nearby R-1, single-family residential area on Bennett Street.



# Community & Economic Development

**FERNDALE**

PPC2015-0013

## PLAN COMMISSION

Issued: 08/24/15  
Expires: 08/23/16  
Issued By: bmiller

Please call (248) 546-2366 to schedule inspections at least 24 hours in advance. Hours are Mon - Thurs 8 AM - 5:30 PM. Have your permit number ready when you call.

LOCATION	OWNER	APPLICANT
1333 E 8 MILE RD # 1377 24-25-35-459-009 Lot: Plat/Sub:	PETIT, ROBERT G  Ph.: Fx.:	DUSTIN HOLDER LLC 24725 W 12 MILE ROAD #107 Southfield MI 48034 Ph.: (248) 703 6619 Fx.: (248) 543 1688

**Work Description:** REZONING FROM OS TO M1

**Stipulations:**

Permit Item	Work Type	Fee Basis	Item Total
REZONING HEARING	101-371-607 SERVICES	1.00	\$350.00

This permit is granted in accordance with an application for a permit or plans now on file in this office, on the express condition that the said construction shall, in all respects, conform to the State of Michigan Building Codes and the Ordinances of the City of Ferndale, regarding the construction of buildings and may be revoked at any time upon the violation of any of the provisions of said ordinances or code, or of the above specifications.

Fee Total: \$350.00  
Amount Paid: \$350.00  
Balance Due: \$0.00

\_\_\_\_\_  
**Signature of Applicant**

**Building Inspector: 248-336-4362**

# 1-800-MINI-STORAGE

[www.800MiniStorage.com](http://www.800MiniStorage.com)

---

**Troy**  
2477 W. Maple Road  
Troy, MI 48084

**Oak Park**  
15440 Telegraph Rd  
Redford, MI 48239

**Redford**  
26660 Greenfield  
Oak Park, MI 48237

Dustin Holder and Ed Hersch of 1-800-MINI STORAGE, voluntarily offer a conditional rezoning request to the City Of Ferndale for the property located at 1333 E Eight Mile Rd. The request is to rezone the subject property from the current OS, Office Service District to M-1, Light Industrial District with the following conditions:

1. The use of the building will be limited to Self-Storage. If there is ever a change in use for this property, the building will revert back to its original zoning class.
2. All loading and unloading will be from the 8 Mile Road entrance. There will be no vehicular access to the building from E. Bennett Ave.
3. All lighting will be facing 8 Mile Rd and will meet ordinance requirements.
4. All grass areas will be maintained and kept in a neat and presentable condition. Six new ornamental trees will be planted along the Bennett Street façade.
5. Office hours will be limited to 8:00am to 6:00pm Monday –Saturday; building access hours will be limited to 7:00am – 9:00pm 7 days a week.
6. All of the improvements are identified on the attached site plan.
7. Will work with Michigan Department of Transportation (MDOT) and neighboring property owners to provide improvements to the road surface.
8. Will work with neighboring property owners to resolve any potential parking issues.
9. There will be no outdoor storage at this location.

**CITY OF FERNDALE**  
**NOTICE OF PUBLIC HEARING**

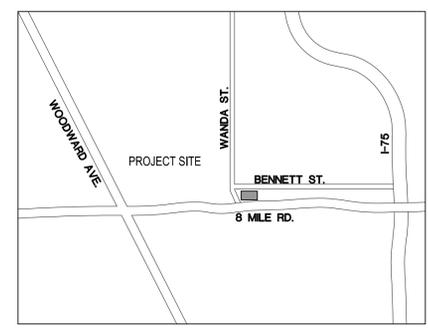
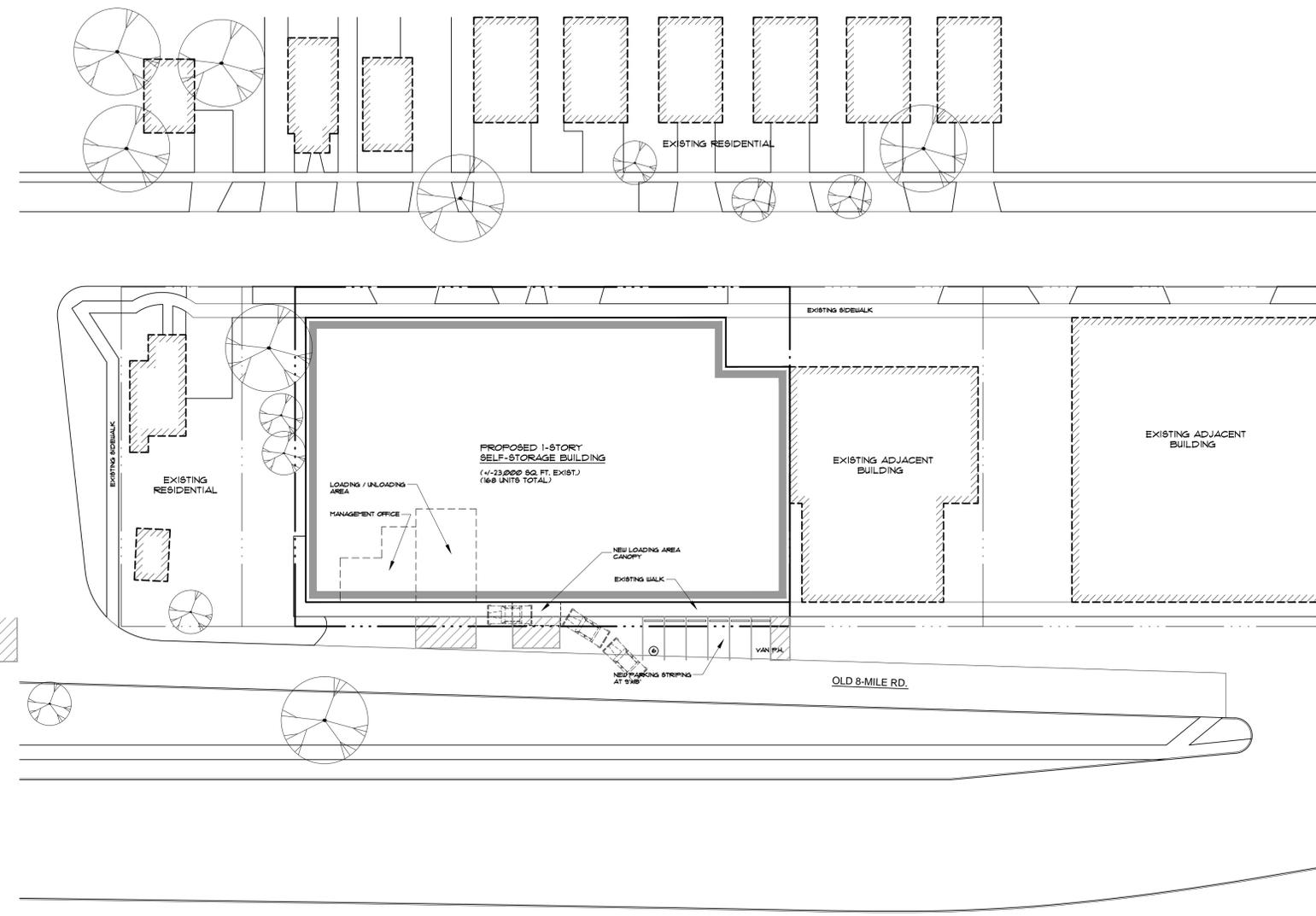
The Ferndale Plan Commission will hold a Public Hearing in the Ferndale Council Chambers, 300 East Nine Mile Road, on Wednesday, September 16, 2015 at 7:00 PM, to consider the rezoning from OS Office/Service District to M-1 Limited Industrial District as submitted by Dustin Holder for use as an indoor self-storage facility to be located at:

T1N, R11E, SEC 35 FORD HTS ADD SUB N 117 FT OF W 25 FT OF LOT 71, ALSO N 117 FT OF LOTS 72 TO 77 INCL 7-13-93 FR 003 & 004, parcel number 25-35-459-009, commonly known as 1333 East Eight Mile Road.

The City will consider alternatives to the above at that time. Any resident or property owner may participate in the hearing, or submit written comments to the Community and Economic Development Department prior to Tuesday, September 15, 2015. For more information, please contact the Community and Economic Development Department at 248-546-2366.

Derek Delacourt, Director  
Community & Economic Development

Published: Daily Tribune – 9/02/15



**LOCATION MAP**  
NORTH  
NO SCALE

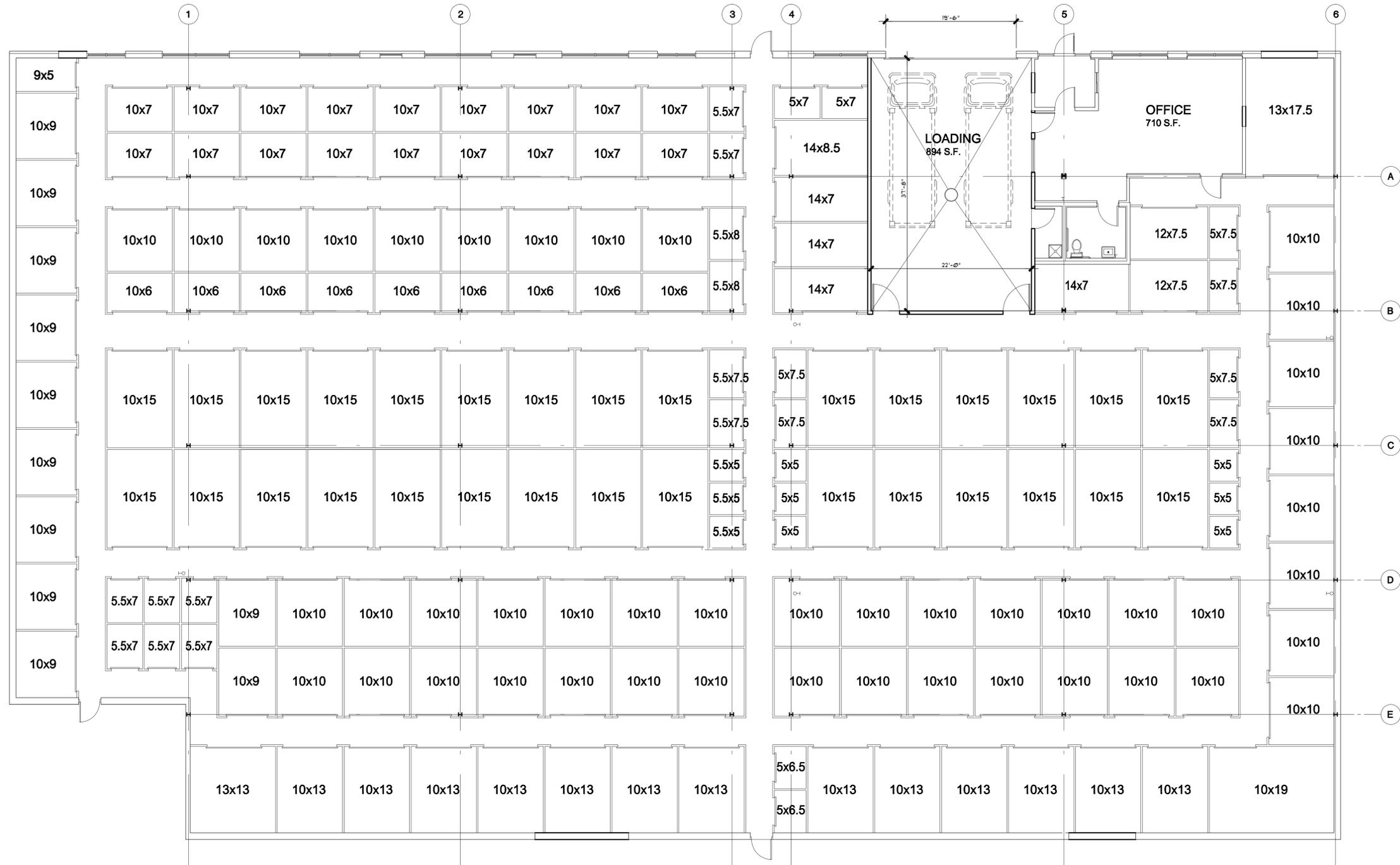
**PROPOSED SITE PLAN**  
NORTH  
SCALE: 1" = 30'-0"

Dimensions are to rough framing unless noted otherwise.  
DO NOT SCALE DRAWING. Use figure dimensions only.  
NOTES: This drawing is an instrument of service and is the intellectual property of Guido Architects Inc. The information herein is for the use of the client only and is not to be used for any other purpose without the written consent of Guido Architects Inc. All rights reserved.

DATE	6/7/16
REVISION	
CHECKED	
DATE	6/7/16
REVIEW	
DATE	
DESIGN	M.A.G.
CHECKED	
DATE	
DESIGN	
CHECKED	
DATE	
DESIGN	
CHECKED	

**Guido Architects Inc.**  
Architects / Planners  
29409 Ford Road, Boscawen, MI 48908  
(313) 274-7800, Fax (313) 274-7808  
Email: guido@guidoarchitects.com

PROJECT NAME: **HOLDER SELF STORAGE**  
12332 E. 8-MILE RD.  
SHEET: **S-1**  
JOB NO.: **1426**  
PROPOSED SITE PLAN



**UNIT MIX DATA:**

SIZE	QUAN.
5x5	6
5x6.5	2
5x7	2
5x7.5	6
5.5x5	3
5.5x7	8
5.5x7.5	2
5.5x8	2
9x5	1
10x6	9
10x7	18
10x9	11
10x10	45
10x13	13
10x15	30
10x19	1
12x7.5	2
13x13	1
13x17.5	1
14x7	4
14x8.5	1
<b>TOTAL</b>	<b>168</b>

NET RENTABLE: 16,333 S.F. (73.7%)

**FLOOR PLAN 'A'**  
SCALE: 1/8" = 1'-0"

Dimensions are to rough framing unless noted otherwise.  
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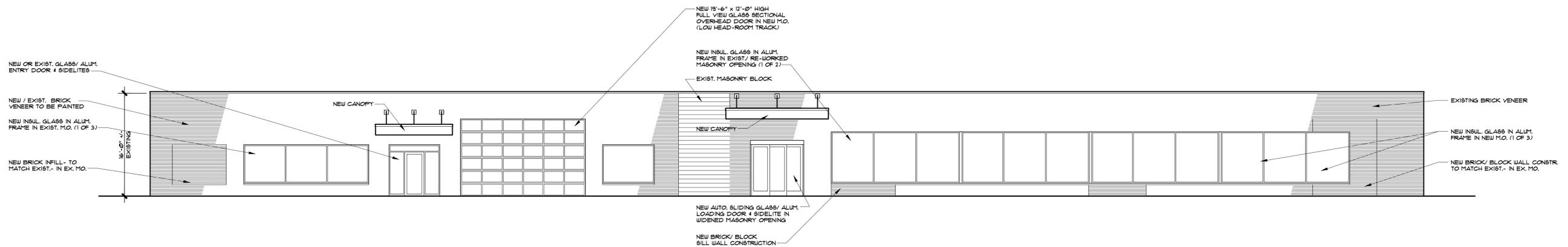
date	
revision	
date	7/20/16
checked	REVIEW
drawn	IBE / JAG
check	
date	
revision	

**Guido Architects Inc.**  
 Architects / Planners  
 2949 Ford Road, Dearborn, MI 48128  
 (313) 274-7900 Fax (313) 274-7908  
 Email: [guido@guidoarchitects.com](mailto:guido@guidoarchitects.com)

**HOLDER SELF-STORAGE**  
 FERRISDALE, MICHIGAN  
 8 MILE ROAD  
**FLOOR PLAN 'A'**

Job No. **1426**  
 Sheet **A-2**





**PRELIMINARY SOUTH (EIGHT MILE) ELEVATION**  
 SCALE: 1/8" = 1'-0"

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revision	date

checked	date
REVIEW	8/7/16

drawn	checked
I.B.E.	

name	title

**Guido Architects Inc.**  
 Architects / Planners  
 29409 Ford Road, Farmington, MI 48308  
 (313) 274-7800 Fax (313) 274-7808  
 Email: [guido@guidoarchitects.com](mailto:guido@guidoarchitects.com)

PROJECT NAME: **HOLDER SELF-STORAGE**  
 8 MILE ROAD  
 FERRISDALE, MICHIGAN  
**PRELIMINARY ELEVATION**

JOB NO. **1426**

SHEET **A-3**

1-800-mini storage

1333





1-800-MINI-STORAGE

WE SELL MOVIES





Guido Architects Inc.  
Architects / Planners

1-800-MINI-STORAGE





PLEMENTARY  
HERE ROOM

1-800-1

1-800-MINI-STORAGE

MAILBOX RENTAL





1-800-MINI-STORAGE

1-800-MINI-STORAGE  
CLIMATE CONTROLLED

**DONATE  
BIKES  
HERE**  
Midland County Share  
Recycle for Kids

9:17

RV

2477

1-800-MINI-STORAGE



## Community and Economic Development

Staff Report to the Planning Commission

September 9, 2015

430 W Nine Mile	
<b>REQUEST</b>	Site Plan Approval
<b>APPLICANT</b>	Designhaus Architecture 301 Walnut Blvd Rochester, MI 48307
<b>OWNER</b>	Roger Basmajian
<b>LOCATION</b>	430 W Nine Mile, northwest corner of Nine Mile and Planavon
<b>FILE NO.</b>	
<b>PARCEL NO.</b>	25-27-355-017
<b>ZONING</b>	CBD Central Business District
<b>STAFF</b>	Derek Delacourt, CED Director

### Summary

The applicant is requesting a Site Plan Review approval for the subject site. The site is currently vacant. It was previously used as a Save-A-Lot store with associated surface parking. The applicant intends to redevelop the existing 67-space parking lot, demolish the existing building, and construct a four-story mixed-use building consisting of office and residential uses with surface parking.

The applicant is proposing 1,345 square feet of office and 90 residential units. These uses are permitted in the subject zoning district, CBD.

### Adjacent Land Uses and Zoning

The subject site abuts CBD zoning to the west, south, and east and R-4 Multiple-Family Residential to the north. Adjacent properties are developed consistent with their existing zoning districts.

### Site Plan Review Considerations

- Parking and Circulation.** Upper level residential units in non-residential districts require one parking space per dwelling unit and office requires one per 300 square feet of floor area. The proposed development requires 90 spaces for the residential (90 units) and five spaces for the office (1,345 sq. ft.), a total of 95 spaces.

The existing lot has 67 parking spaces. The proposed lot provides 90 spaces. An existing driveway will be closed to allow for 3 additional parallel spaces on Nine Mile. Two electric vehicle spaces and four barrier free spaces are provided.

The parking spaces generally meet the standards of Section 24-224. However, the plans are deficient by 2 spaces. The plans indicate that the owner will provide additional parking per an agreement on an adjacent parcel. That agreement was not provided with the submittal.

The CBD district does have a parking exemption for existing buildings, but not for new buildings nor upper level residential. In no case shall a building or use in the CBD be expanded to remove off-street parking spaces unless an equivalent is provided within 500 feet. In lieu of physically providing some or all of the spaces required, City Council may permit an applicant to pay a one-time fee to the City in lieu of the spaces as determined by council.

The applicant proposes to close the drive in the middle of the site along Nine Mile. The existing in/egress at the westerly drive along Nine Mile and via the alley to the north off of Planavon are to remain. Circulation through the lot is proposed as one-way, counter-clockwise, with both entrances two-way. One-way circulation may be confusing as proposed. We recommend that additional signage or curbing is provided to facilitate traffic flow.

The existing in/egress on Nine Mile is 30 feet in width, exceeding the maximum of 25 feet. It is also located within 50 feet of the drive to the west. These conditions are existing and the nonconformities will not be increased. The westerly drive and in/egress to the alley is 18 feet 10 inches which is only acceptable for one-way traffic. The applicant should identify this drive as one-way or close the access.

The plans indicate that the existing alley will be used for circulation. Improvements including paving, curbing, and painting are proposed for this alley. The alley is not owned by the applicant and no agreement has been provided to indicate that they have the right to make these improvements. Documentation should be provided or improvements on site need to be made to increase the safety of circulation, such as curbing and signage.

Adequate pedestrian circulation and amenities are provided with the exception of access to the southwest stairwell and sidewalk egress. The Compact Parking space intrudes on the space, appearing to make it difficult for pedestrians to access the entrances.

Adequate bike facilities are provided per ordinance.

Bumper blocks are proposed and are only permitted should the Planning Commission determine that they are necessary.

- 2. Screening and Landscaping.** The applicant has identified existing street trees and existing landscaping in the adjacent City Park and proposed landscaping along Nine Mile that replaces and/or adds to the existing landscaping. The plans include new shrubs, tree plantings and a green roof.

Parking structures require one canopy or ornamental tree and four shrubs per every 30 linear feet of structure façade length that is adjacent to a public right-of-way: 13 trees and 52 shrubs required. There are eight existing trees, eight proposed ornamental trees, five proposed evergreens, 52 proposed shrubs and 45 ornamental grass plantings.

A live-roof is proposed, but details are not provided. Underground irrigation is proposed, details not provided.

A greenbelt or screening wall is required at the north lot line. A six foot wall is proposed, however no agreement has been provided to document that the applicant has the right to erect the wall on

land they do not own. Due to the public alley access, the Planning Commission may eliminate the screening requirement if it finds that it would be ineffective or unnecessary.

Dumpster enclosure elevations for the six foot masonry walls were not provided.

3. **Exterior Lighting.** The applicant is proposing 22 wall-mounted LED lights, and 54 ceiling-mounted lights. All lighting is shielded and downward directed.

Parking structures must provide daylight and evening illumination at all unobstructed points, evenly distributed, at the levels specified below. All areas except entrances and exits must have an up-light component. A minimum color rendition index of 70 must be maintained.

Area	Daytime	Nighttime
General Parking and Pedestrian	5 fc	5 fc
Ramps and Corners	10 fc	5 fc
Entrances and Exits	50 fc	5 fc

Plans indicate that final lighting locations are not verified. Final site plans must meet the lighting standards.

4. **Stormwater Management.** Details of the underground stormwater drainage system were not provided. S200 indicates that the system for roof drains and parking lot runoff will be oversized with a restricted outlet to reduce the rate into the main line sewer. The conceptual design has been reviewed and accepted by the City's Engineer, details must be provided and approved prior to the start of construction
5. **Building Design.** The proposed 50-foot-tall building is a corrugated metal, brick veneer, stone veneer, synthetic wood cladding, and glass four-story mixed-use building.

Exterior building material details were not provided. Colors are needed to determine compliance with the architectural compatibility and design guidelines. Renderings provided suggest that the building materials are compatible with the surrounding area. The renderings indicate that concrete masonry units are proposed rather than the stone veneer that is indicated on the site plans. The street level building façades on the south, east and north elevations must consist of at least 50 percent window area. The north elevation abuts a public right-of-way. The applicant intends to abandon this right-of-way and has not provided 50% glazing on this elevation (27%). Tinted and reflective glass are prohibited.

Sustainable design is encouraged. The applicant proposes a green terrace roof that will improve the quality of life for residents and provide impervious surface on the roof. Details of the live-roof were not provided.

Awnings shall be compatible in color to others in the same block. The design must be reviewed and approved by the DDA Appearance Review Committee.

6. **Dwelling Density.** The applicant proposes 66 studios, 21 two bedroom, and 3 three bedroom units. A total of 90 units at 85 units per acre.

7. **Signs.** The applicant is proposing a 40 square foot wall sign on the south elevation. Details will need to be submitted and reviewed by the building department. Permitted signs shall be approved and permitted prior to being erected.

### **Site Plan Summary**

The applicant requests site plan review/approval of building and parking lot construction at the old Save-A-Lot site. The project includes a four-story mixed use building consisting mostly of residential units with office space located on the first floor.

### **Site Plan Approval Motion**

---

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of 430 W Nine Mile, the Planning Commission APPROVES the **Site Plan**, based on plans dated received by the Planning Department on September 2, 2015, with the following findings and subject to the following conditions.

#### **Findings**

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
3. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

#### **Conditions**

1. Grading plans are provided showing existing and finished contours at a maximum interval of two feet to be approved administratively prior to final site plan approval.
2. The applicant must provide 95 parking spaces or receive approval from the City Council to pay-in-lieu of providing the spaces.
3. Awning details must be provided and approved administratively prior to final site plan approval. Colors must be compatible to others on the block.
4. Design is approved by the DDA Appearance Review Committee.
5. Signs are reviewed and approved by the building department.
6. The drive that provides access between the site and the alley on the northwest corner of the site is marked and used as one-way or closed.
7. A screening wall is provided along the north lot line or along the northern edge of the alley with appropriate approvals and design.
8. The applicant secures appropriate rights and approvals to improve the alley.

Site Plan Approval Package  
**Ferndale9 Living**  
at 430 W. Nine Mile Rd. Ferndale, MI



Ferndale9 Living  
DesignhausArchitecture



Ferndale9 Living  
DesignhausArchitecture



Ferndale9 Living  
DesignhausArchitecture

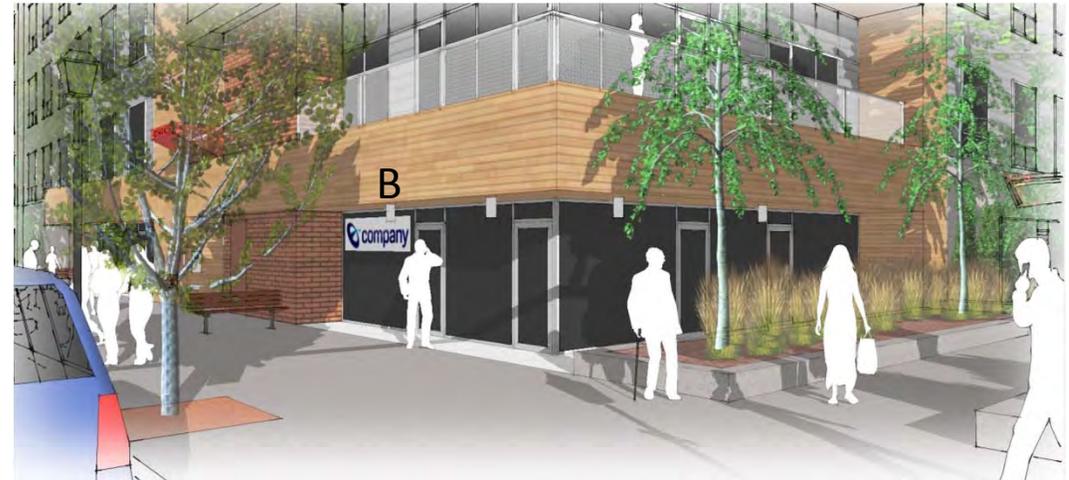


Ferndale9 Living  
DesignhausArchitecture



# Ferndale9 Living

DesignhausArchitecture



- A Backlit channel letter sign, 2.5'x16'=40 sq. ft.
- B Window sign, 20% of total window area.
- C Window sign, 20% of total window area
- D Building address lettering to USPS standards.



# Ferndale9 Living

DesignhausArchitecture



- A Brick Veneer
- B Limestone Trim
- C Limestone Cap
- D Corrugated Metal Siding
- E Galvanized Steel Welded Wire Mesh
- F Synthetic Wood Cladding
- G Fabric Awning
- H CMU
- I Painted Steel Panel
- J Aluminum & Glass Storefront



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To: Plan Commission  
From: Justin Lyons, Planner  
Date: September 9, 2015  
Re: 2016 Master Land Use Plan Update

As required by the State of Michigan, the City has begun the process of updating the future land use plan for 2016. City staff contracted with consulting firms Hamilton Anderson and Gibbs Planning Company to complete a thorough update of the plan.

The 2016 plan's intention is to reflect the future vision of Ferndale inclusive of all residents, businesses and stakeholders. To achieve that intent, public engagement will be a key component throughout the process. A steering committee made up of City commission members, business owners and community residents will meet every six weeks, with the first meeting to be held on September 9<sup>th</sup>. In addition to public events, city staff plans on incorporating technology to engage with the community. Similar to the creation of Ferndale Moves as part of the recent nonmotorized transportation planning process, staff is creating a specific website (tentatively called Ferndale Plans) for the community to learn more about the Master Plan. The city also has a 12 month trial contract with mySidewalk (formerly Mind Mixer) to increase civic engagement in the planning process in forum where the City can interact with residents. The site will be branded as Ferndale Exchange, a place where residents can share ideas with city leaders and staff can ask questions/share news with the community, while receiving data the City can use to make proactive decisions.

City staff will keep the Plan Commission informed throughout the 2016 Master Land Use Plan Process. Please sign up for Ferndale Exchange with the attached registration tutorial.

#### ATTACHMENTS

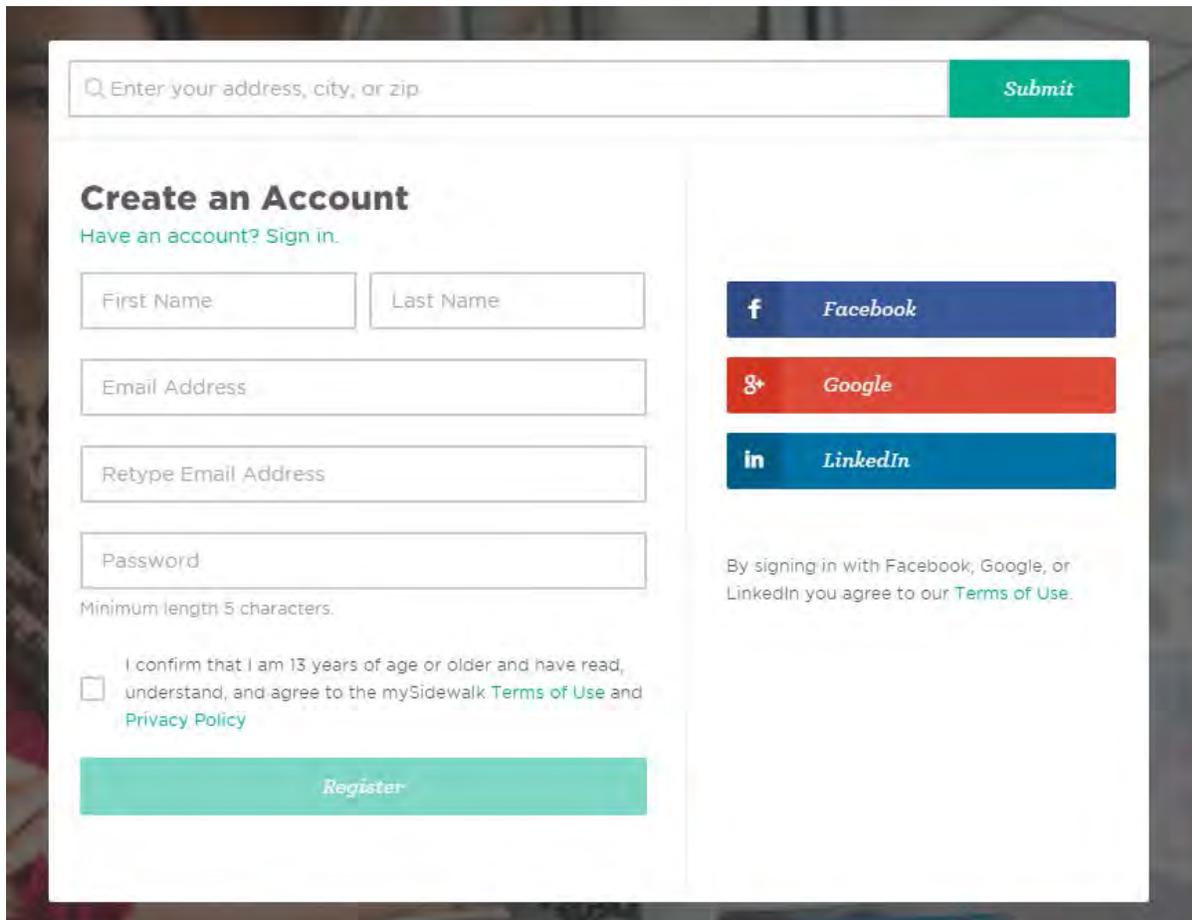
- Ferndale Exchange Registration Tutorial
- Hamilton Anderson Master Land Use Update Proposal

# Ferndale Exchange Registration Tutorial

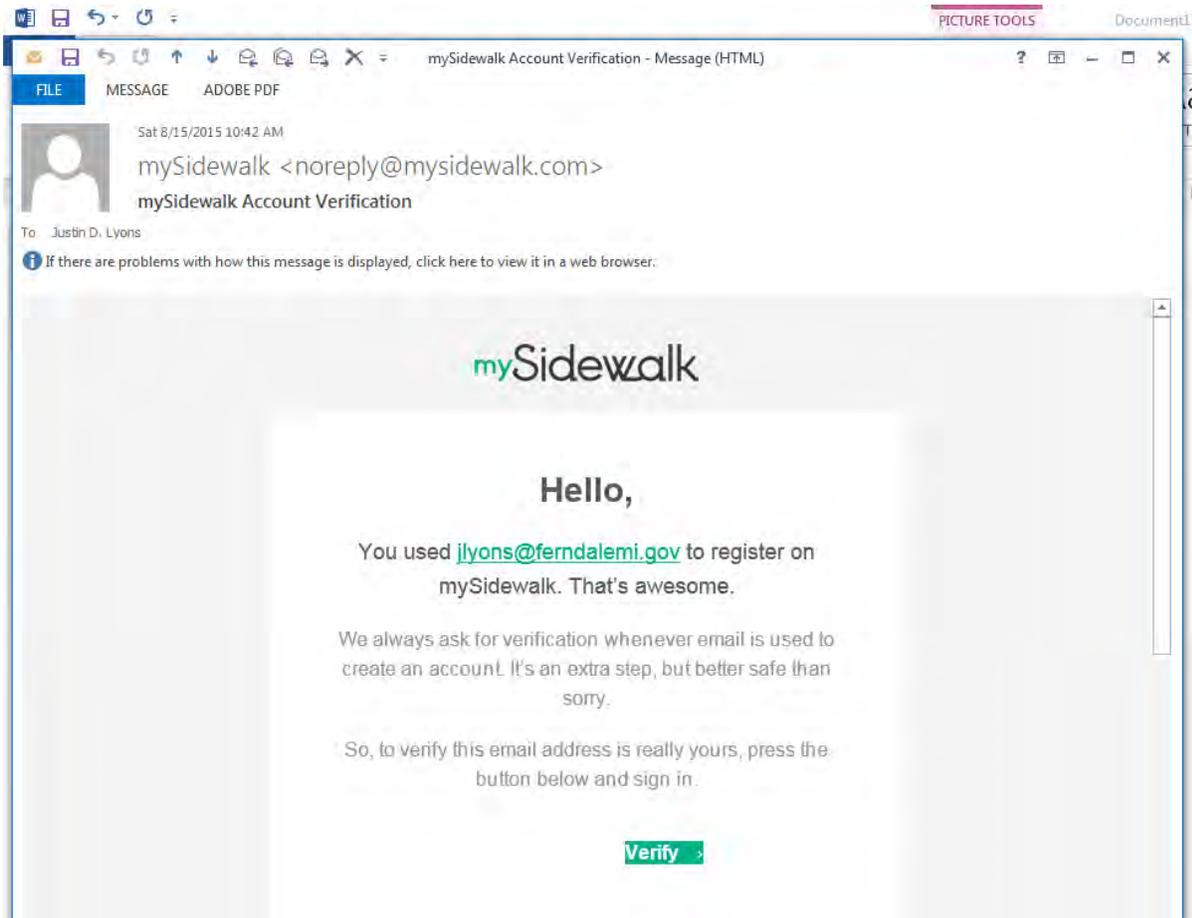
#1 – Type “ferndaleexchange.mysidewalk.com” in your browser



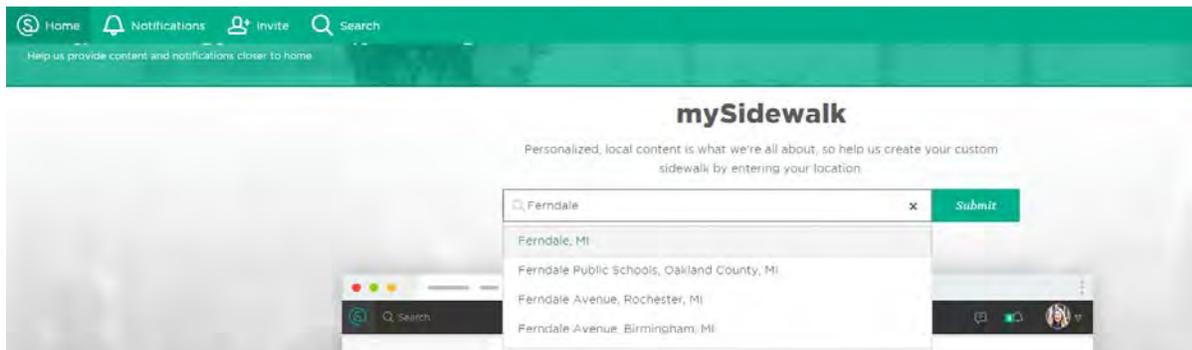
#2 – Create a mySidewalk account with Email, Facebook, Google, LinkedIn

A screenshot of the "Create an Account" registration form. At the top, there is a search bar with the placeholder text "Enter your address, city, or zip" and a green "Submit" button. Below this, the main heading is "Create an Account" with a link "Have an account? Sign in." The form consists of several input fields: "First Name" and "Last Name" (side-by-side), "Email Address", "Retype Email Address", and "Password". Below the password field, it says "Minimum length: 5 characters." There is a checkbox for "I confirm that I am 13 years of age or older and have read, understand, and agree to the mySidewalk Terms of Use and Privacy Policy". To the right of the form, there are three social media login buttons: "Facebook", "Google", and "LinkedIn". Below these buttons, a note states: "By signing in with Facebook, Google, or LinkedIn you agree to our Terms of Use." At the bottom of the form is a large green "Register" button.

### #3 – Confirm your account by clicking on the verification email from mySidewalk



### #4 – Type “Ferndale, MI” on the location page and press “Submit”



## #5 – Engage in the conversation at Ferndale Exchange!

The screenshot shows the top navigation bar with links for Home, Notifications, Invite, and Search. A user profile for Justin Lyons is visible in the top right. A green banner at the top contains a location-related message: "Hey, if we're missing your location info, you're missing out. Help us provide content and notifications closer to home." with an "Update Your Location" button.

On the left, a sidebar titled "My Sidewalks" allows users to select an area. The "Ferndale, MI" section is active, listing "Detroit-Warren-Livonia Area", "Oakland County, MI", and "Michigan". A "Find Another Sidewalk" link is also present.

The main content area is titled "Ferndale, MI" and shows "0 posts on this sidewalk". It features a "Create a post" input field with a camera icon, and filter buttons for "Everyone" (selected), "Organizations", and "Filter Topics".

A green call-to-action box titled "Help start this conversation" asks, "What do you want to talk about in your community? How can you be the catalyst for change?" and includes a link to "explore other conversations nearby".

# **FERNDALE MASTER PLANNING**

STEERING COMMITTEE MEETING

09 SEPTEMBER 2015

# AGENDA

**PURPOSE OF THE MASTER PLAN  
UPDATE**

**THE ROLE OF THE STEERING  
COMMITTEE**

**INITIAL FINDINGS**

**“FERNDALE EXCHANGE”**

**NEXT STEPS**

## TAKE AWAYS

**A GOOD UNDERSTANDING OF  
FERNDALE’S MASTER PLAN  
PROCESS**

**YOUR ROLE AS PART OF THE  
STEERING COMMITTEE**

**SOME NEW INFO AND HOW IT WILL  
BE USED**

**A GOOD UNDERSTANDING OF  
“FERNDALE EXCHANGE”**

**AN UNDERSTANDING FOR WHAT’S  
NEXT**

# AGENDA

PURPOSE OF THE MASTER PLAN  
UPDATE

THE ROLE OF THE STEERING  
COMMITTEE

INITIAL FINDINGS

“FERNDALE EXCHANGE”

NEXT STEPS

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**SOME NEW INFO AND HOW IT WILL  
BE USED**

**A GOOD UNDERSTANDING OF  
“FERNDALE EXCHANGE”**

**AN UNDERSTANDING FOR WHAT’S  
NEXT**

# PURPOSE OF THE MASTER PLAN UPDATE

## THE PROCESS //

Understanding where we are,  
where we want to go, and  
how we'll get there.

What is the state of Ferndale  
today?

What should Ferndale be in  
the future?

How will the community get  
there?



# PURPOSE OF THE MASTER PLAN UPDATE

**THE DOCUMENT // A legislative document that guides future planning and land use decisions for the city.**

A vision for the community.

Goals,  
Policies,  
Standards,  
Timelines, and  
Maps to help make the vision a reality.

Contains physical, social, and economic development components.



# PURPOSE OF THE MASTER PLAN UPDATE

**THE USES // An updated master plan is both mandatory and useful for the community.**

Provides legal justification for public land.

Used for ordinances and land use decisions.

Helps the community identify issues, stay ahead of trends, and accommodate change.

Protects and makes the most of public investments.

Protects property rights and values.

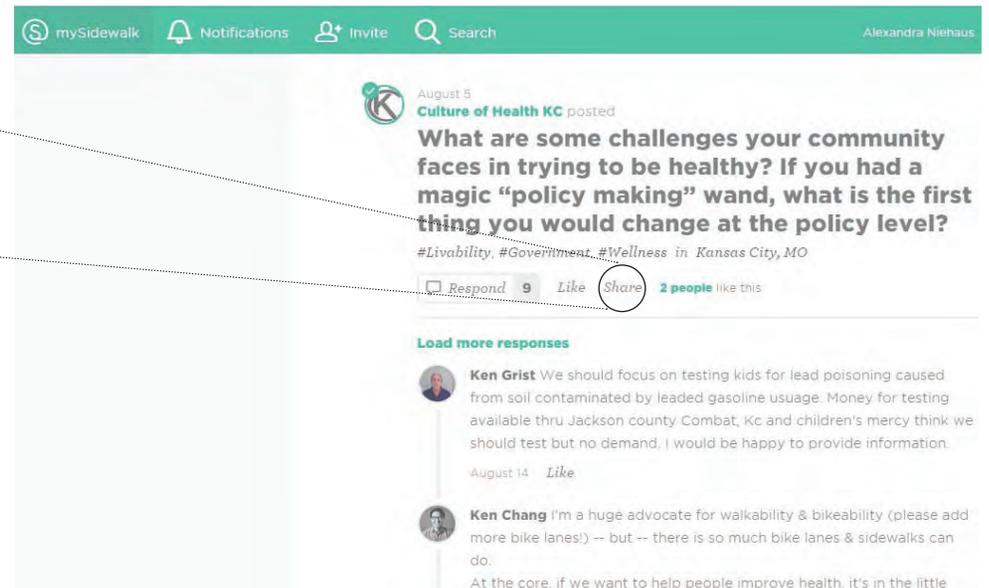
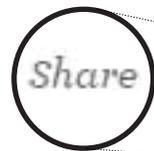


# THE ROLE OF THE STEERING COMMITTEE

**BE A VOICE FOR...** // Share goals, insight, and feedback from your respective groups throughout the planning process.

Arts and Culture, Business/Commerce, City Council, Planning Commission, Environmental Sustainability, Equality, Innovation District, Downtown, Parks and Rec, Parking, Schools, Seniors, Transportation, etc.

**BE A VOICE TO...** // Provide information to and engage community members in the process.



# INITIAL FINDINGS

**DATA COLLECTION //**  
Uncover information, trends,  
and the local narrative that  
are the foundation for the  
plan.

Population / Demographics

Income / Employment

Housing

Existing / Proposed Land  
Uses

Natural Features

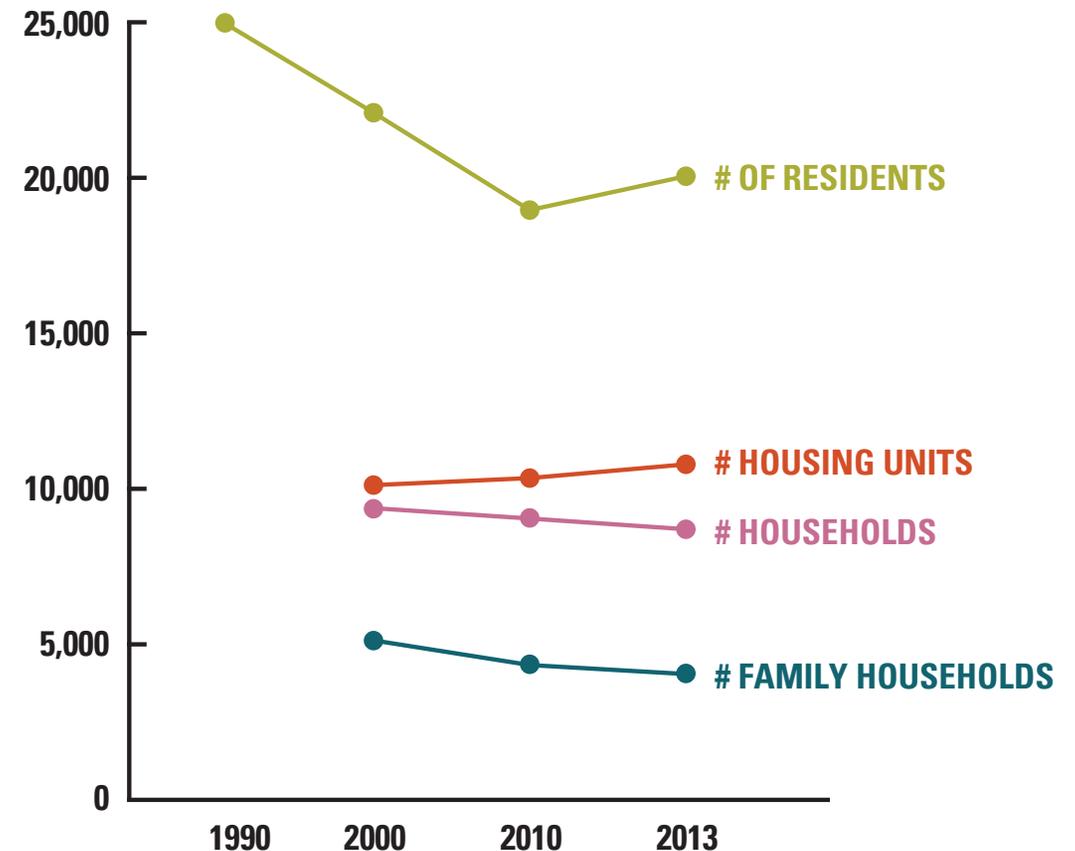
Cultural / Recreational  
Resources

Services / Community  
Facilities

Transportation

## FERNDALE POPULATION AND HOUSING TRENDS, 1990 TO 2013

Source: 2013 ACS 5-Year Estimates, 2010 Census, 2000 Census, Ferndale MP 2008



# INITIAL FINDINGS

**DATA COLLECTION //**  
**Uncover information, trends,**  
**and the local narrative that**  
**are the foundation for the**  
**plan.**

Population / Demographics

Income / Employment

Housing

Existing / Proposed Land  
Uses

Natural Features

Cultural / Recreational  
Resources

Services / Community  
Facilities

Transportation

## AGE DISTRIBUTION, 2013

Source: 2013 ACS 5-Year Estimates

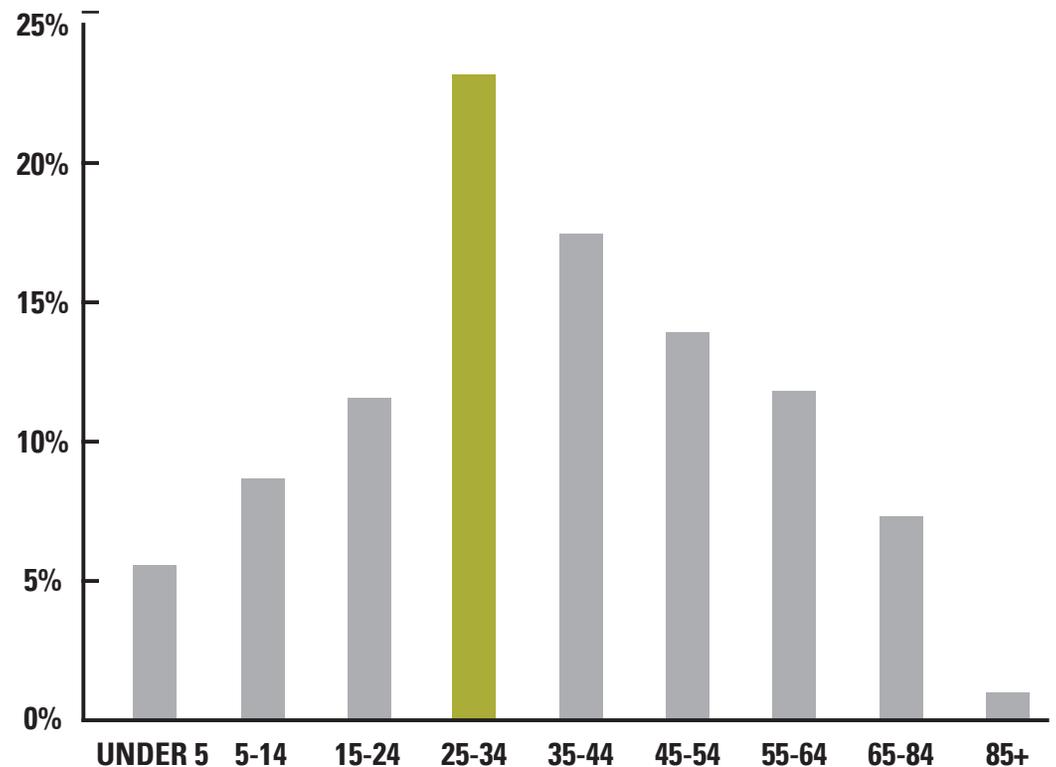
# 35.6

FERNDALE MEDIAN AGE (IN YEARS)

39.1 DETROIT-WARREN-DEARBORN MSA

39.1 MICHIGAN

37.3 U.S.



# INITIAL FINDINGS

**DATA COLLECTION //**  
**Uncover information, trends,**  
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**are the foundation for the**  
**plan.**

Population / Demographics

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Housing

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 Uses

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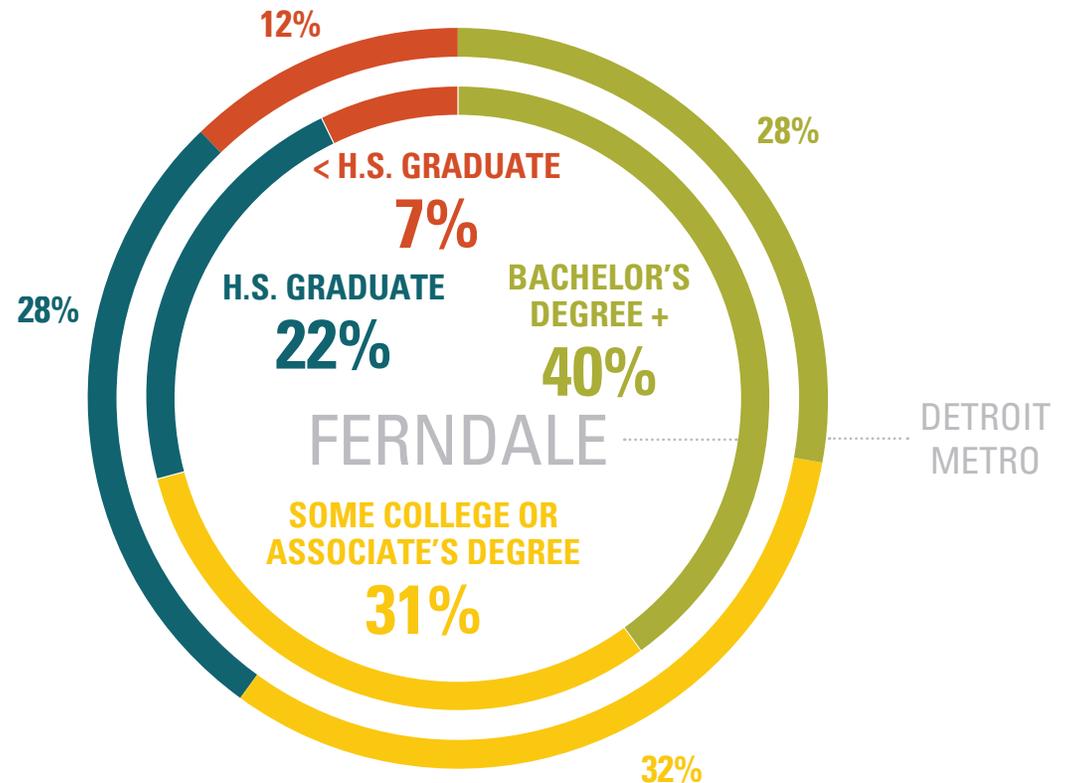
Cultural / Recreational  
 Resources

Services / Community  
 Facilities

Transportation

## EDUCATIONAL ATTAINMENT FOR POPULATION 25 YEARS AND OVER, 2013

Source: 2013 ACS 5-Year Estimates



# INITIAL FINDINGS

**DATA COLLECTION //**  
**Uncover information, trends,**  
**and the local narrative that**  
**are the foundation for the**  
**plan.**

Population / Demographics

Income / Employment

Housing

Existing / Proposed Land  
 Uses

Natural Features

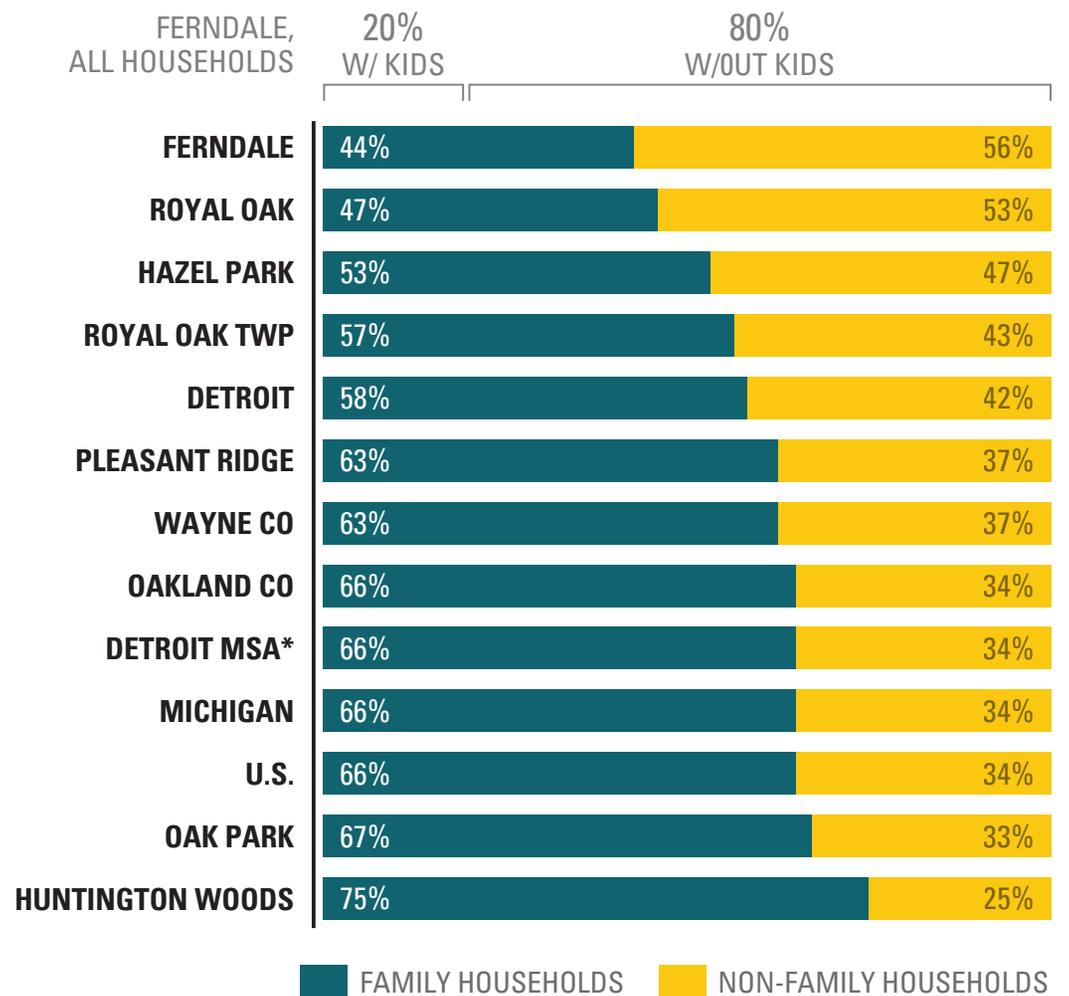
Cultural / Recreational  
 Resources

Services / Community  
 Facilities

Transportation

## HOUSEHOLD DISTRIBUTION, 2013

Source: 2013 ACS 5-Year Estimates



# INITIAL FINDINGS

**DATA COLLECTION //**  
**Uncover information, trends,**  
**and the local narrative that**  
**are the foundation for the**  
**plan.**

Population / Demographics

Income / Employment

Housing

Existing / Proposed Land  
Uses

Natural Features

Cultural / Recreational  
Resources

Services / Community  
Facilities

Transportation

## MEDIAN HOUSEHOLD INCOME, 2013

Source: 2013 ACS 5-Year Estimates

# \$47,662

FERNDALE

\$52K DETROIT-WARREN-DEARBORN MSA

\$48K MICHIGAN

\$53K U.S.

*Is new and planned  
development affordable to  
current residents?*

# INITIAL FINDINGS

**DATA COLLECTION //**  
Uncover information, trends,  
and the local narrative that  
are the foundation for the  
plan.

Population / Demographics

Income / Employment

Housing

Existing / Proposed Land  
Uses

Natural Features

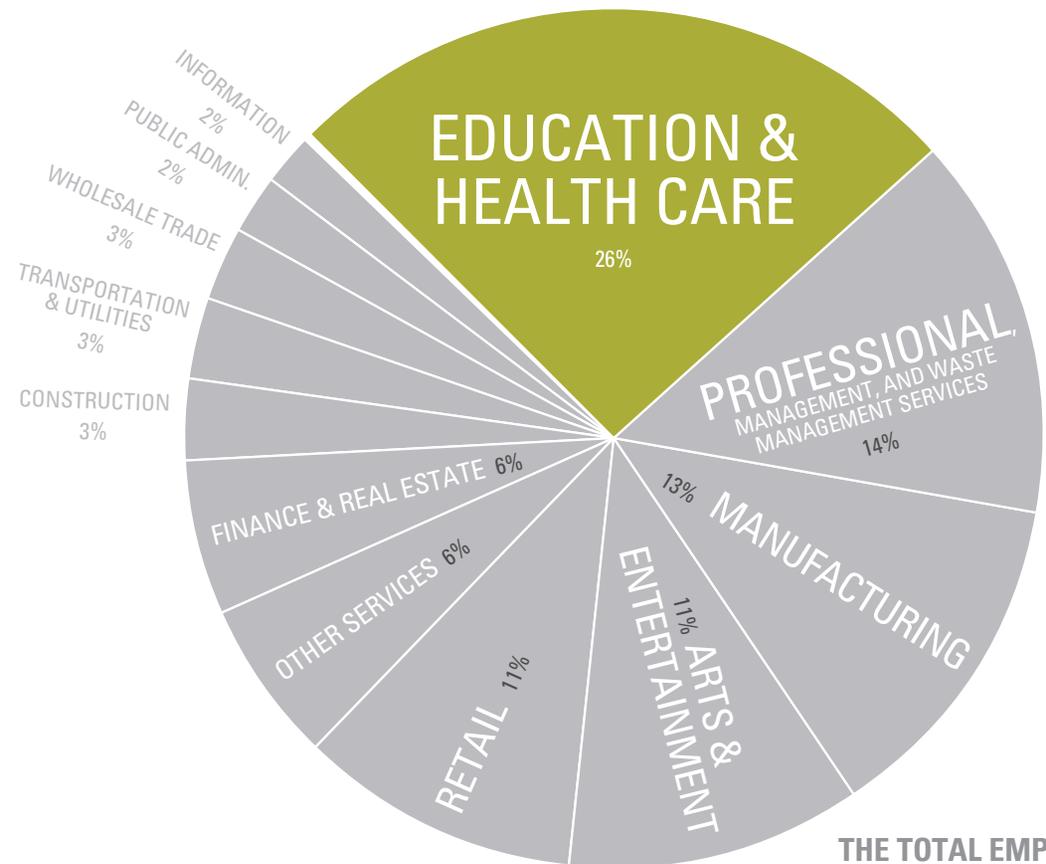
Cultural / Recreational  
Resources

Services / Community  
Facilities

Transportation

## EMPLOYMENT INDUSTRY FOR THE EMPLOYED POPULATION 16 YEARS +, 2013

Source: 2013 ACS 5-Year Estimates



**THE TOTAL EMPLOYED  
POPULATION IN FERNDALE  
IS 11,419 PEOPLE.**

# INITIAL FINDINGS

**DATA COLLECTION //**  
Uncover information, trends,  
and the local narrative that  
are the foundation for the  
plan.

Population / Demographics

Income / Employment

Housing

Existing / Proposed Land  
Uses

Natural Features

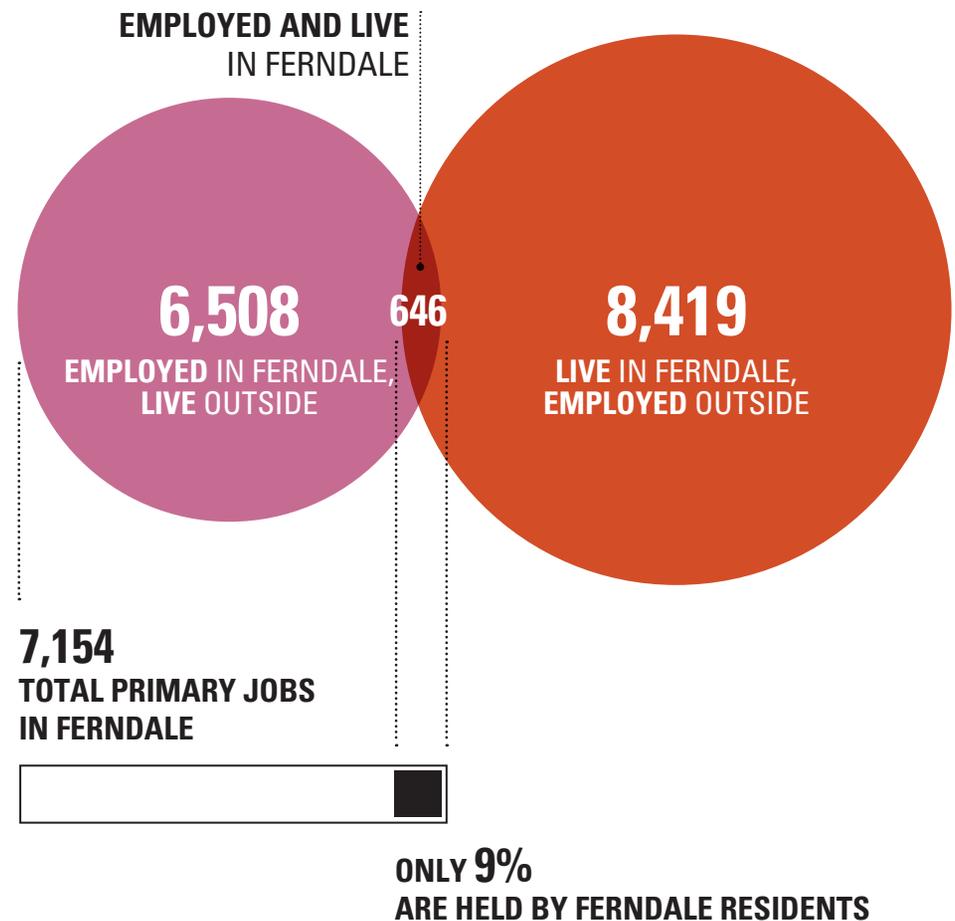
Cultural / Recreational  
Resources

Services / Community  
Facilities

Transportation

## INFLOW/OUTFLOW OF PRIMARY JOBS IN FERNDALE, 2013

Source: 2013 LEHD



# INITIAL FINDINGS

## DATA COLLECTION //

Uncover information, trends, and the local narrative that are the foundation for the plan.

Population / Demographics

Income / Employment

Housing

Existing / Proposed Land Uses

Natural Features

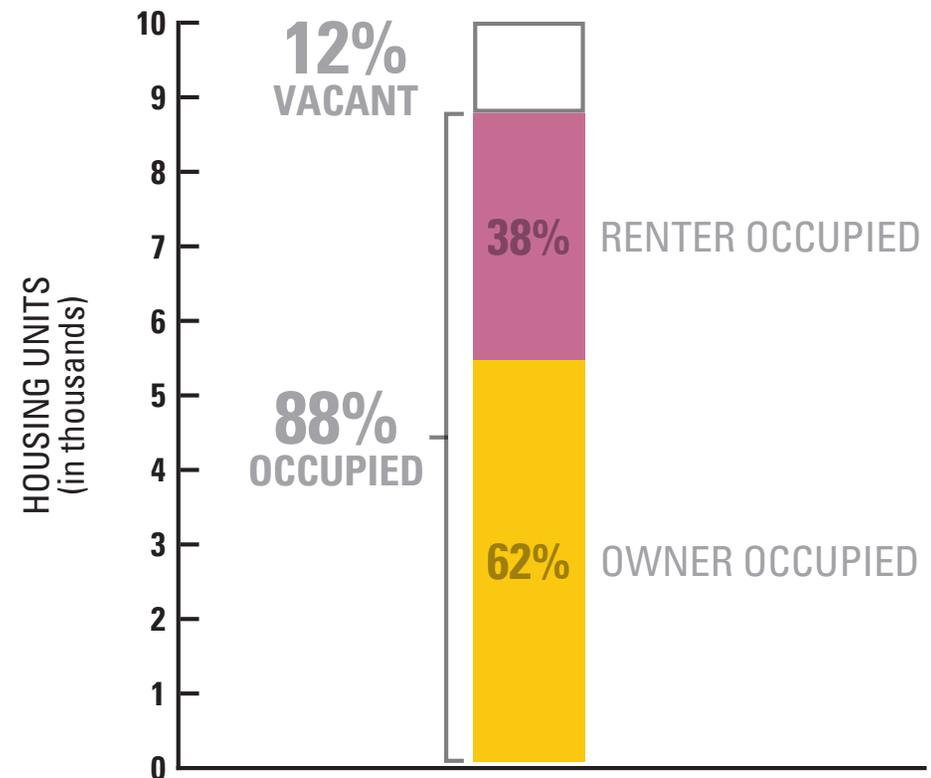
Cultural / Recreational Resources

Services / Community Facilities

Transportation

## FERNDALE HOUSING VACANCY & OWNERSHIP RATES, 2013

Source: 2013 ACS 5-Year Estimates



# INITIAL FINDINGS

## PARKS // Parks and Rec Master Plan Update

Analysis in progress

Survey potential via mySidewalk

### APPENDIX A - Ferndale Community Survey

#### City of Ferndale Parks and Recreation

For the City of Ferndale, Kirbach *consultancy* is gathering information from community residents regarding their opinions about facilities, activities and services provided by the City of Ferndale's Parks and Recreation. Your feedback will help plan for the City's Parks and Recreation Five Year Master Plan. Please take a few minutes to fill out this survey and mail it back in the self-addressed envelope provided by May 29, 2009. If you prefer to complete this survey online go to [www.ferndalerecreation.org](http://www.ferndalerecreation.org) and please pass this survey along to your neighbor or another resident of the Ferndale community. **THANK YOU FOR YOUR PARTICIPATION!**

1. Below is a list of facilities operated and maintained by Ferndale Parks and Recreation. For each facility listed, please indicate if you or members of your household **HAVE** visited the facility in the last year. If you **HAVE** visited the facility, please indicate how many times visited in the last year (*give a number*). And for facilities you **HAVE** visited, please rank the facility on a scale of 1-5, with "5" being the highest (*highly satisfied*) and "1" being the lowest (*very dissatisfied*).

(Scale: 5=highly satisfied; 4=satisfied; 3= neither satisfied or dissatisfied; 2=dissatisfied; 1=very dissatisfied)

FACILITY	HAVE VISITED			VISIT FREQUENCY <small>Please give a number IF YES, HOW MANY TIMES VISITED PER YR</small>	RATING OF OVERALL EXPERIENCE				
	<small>Please check one box</small>				High	<small>Please check one box</small>			Low
	YES	NO	DON'T KNOW ABOUT IT		5	4	3	2	1
Fair Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbutt Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geary Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kulick Comm. Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Harding Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lennon Memorial Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marie Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Martin Road Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ferndale Activity Center/Detroit Curling Club	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oakridge Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oppenheim Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Saratoga Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schiffer Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vester Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wanda Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wilson Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. What improvements to the Ferndale facilities listed in question #1 would you like to see? (*Please be specific and list improvements by park*)

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# INITIAL FINDINGS

## PARKS // Parks and Rec Master Plan Update

Recommend locations for supported new facilities in the previous capital improvement plan (2010-2015)

The community survey, focus groups, park staff, and Parks and Recreation Advisory Board were all asked what new facilities does the Community of Ferndale need or are not sufficient in. The top responses overall are charted in the table below.

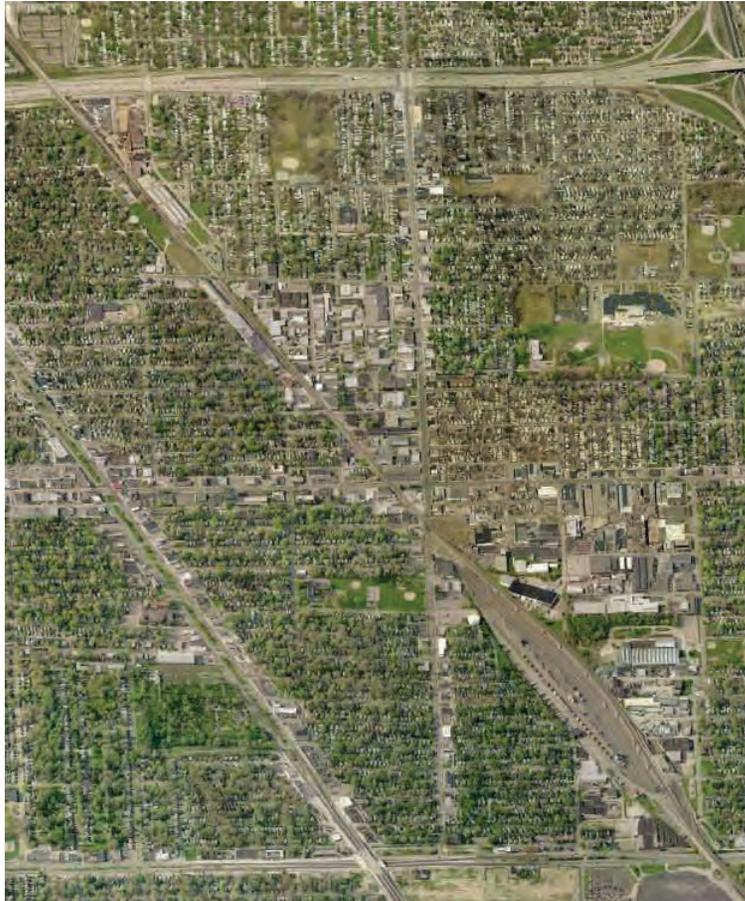
New Facilities	Support	Estimated Cost	Timeframe
Stage/amphitheater study	in current Master Plan (05-10), community survey, focus groups; trends	TBD	On going
Skatepark	In current Master Plan, community survey, focus groups; staff; goal	TBD	On going
Develop additional basketball courts	staff, trends, focus groups; community survey;	TBD	On going
Trails and community connectivity	staff, community survey, focus groups, trends, Park Advisory Board; department goals	TBD	On going
Dog Park	focus groups; community survey	TBD	On going
Improved transportation	staff, Park Advisory Board, focus groups (especially students and seniors); trends, department goals, Correlation with City of Ferndale promoting regional transportation	TBD	Long Term

As stated in the beginning, the 2010-2015 Ferndale Parks and Recreation Master Plan is to be used as a guide and a decision making tool for the future recreation facilities and programs. This Plan presents an inventory of existing facilities and programs, as well as an evaluation of current recreation opportunities and needs. It takes into consideration current and future trends, Ferndale community demographics, departmental goals, community desires and concerns, and staff expertise in determining the direction for the next five years and beyond. It will help determine the balance between fiscal responsibilities and provide high quality recreational opportunities for all of the residents of Ferndale.

# MARKET STUDY



Downtown



Innovation District

# “FERNDALE EXCHANGE”

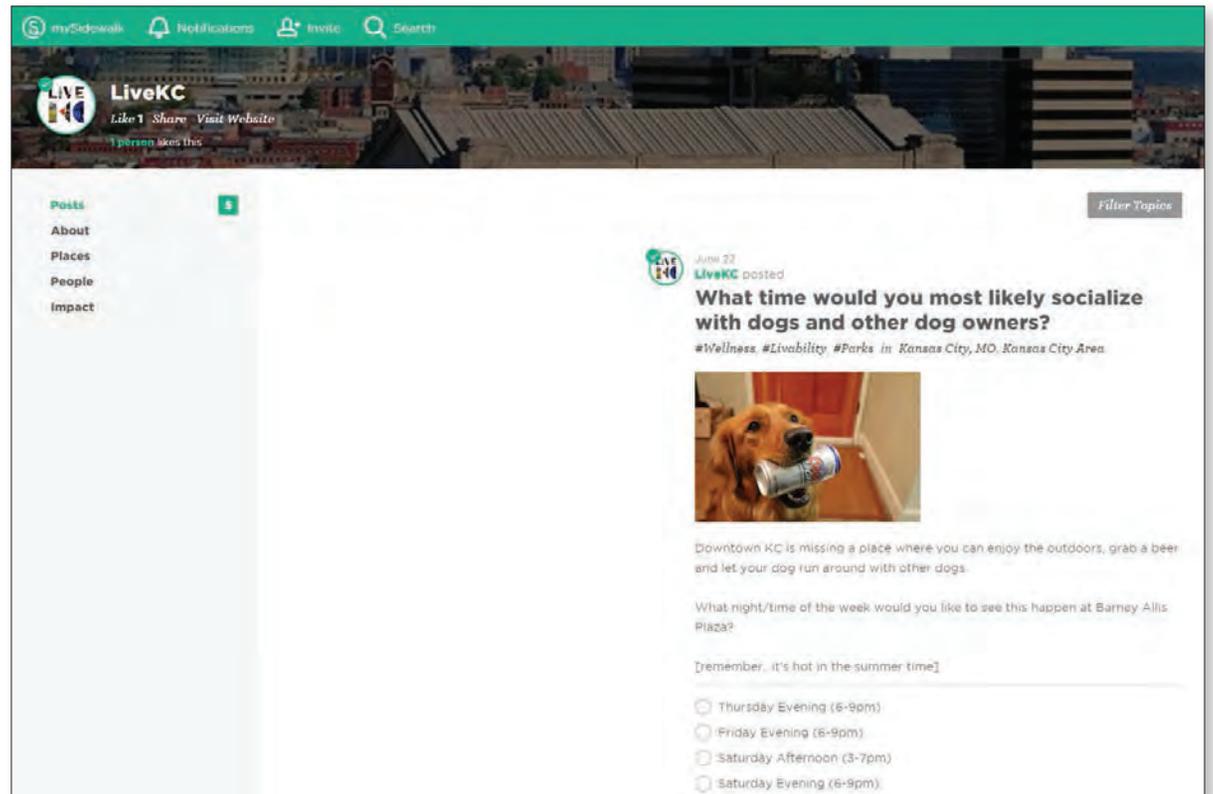
**WHAT IS IT //** An online place for community members to exchange info, ideas, advice, and feedback on topics.

Web-based “town hall”

A long-term tool for public engagement in Ferndale

A short-term tool for the master plan process

(powered by “mySidewalk”)



# “FERNDALE EXCHANGE”

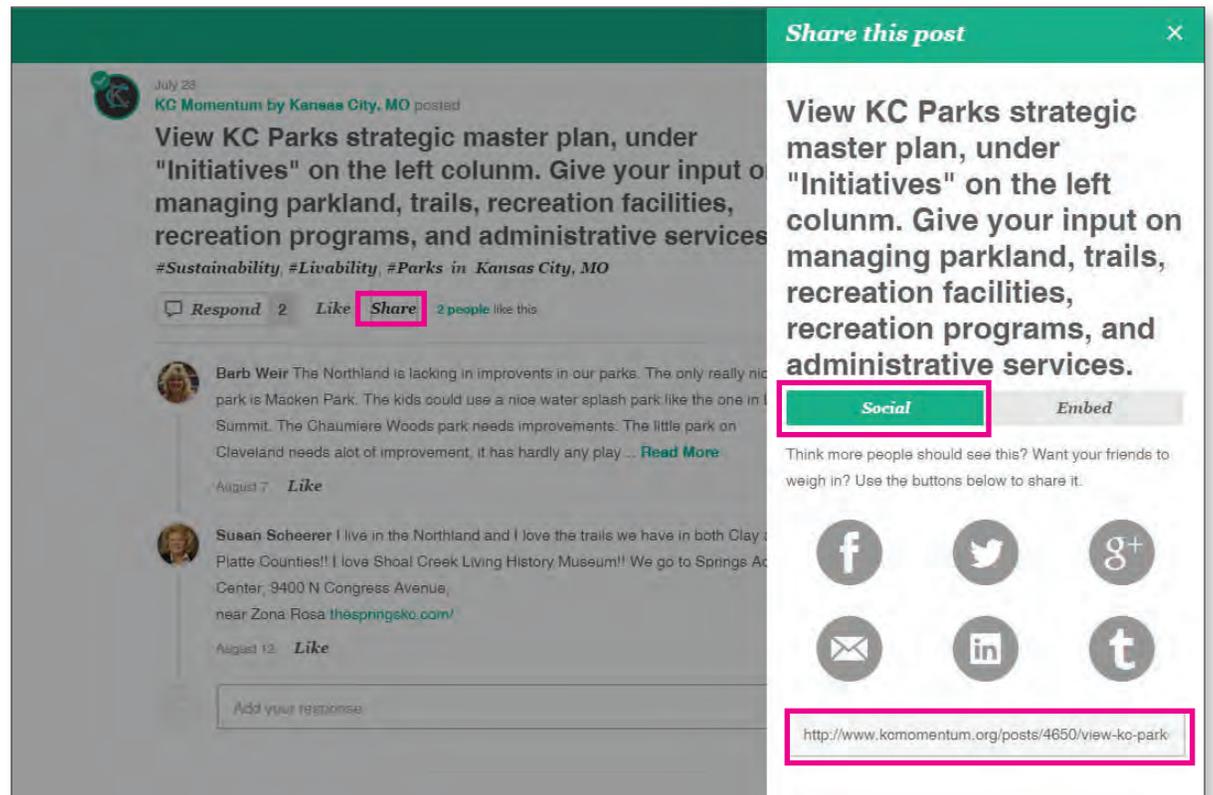
HOW TO USE IT // Respond to questions and polls, and get others involved in the conversation.

Respond to open questions and polls

Post pictures

Share!

- Social (facebook, twitter)
- Embed
- Copy link



# “FERNDALE EXCHANGE”

BRAND STRATEGY //  
Sustain and reinforce  
existing identity



City of Ferndale



Downtown Ferndale



Ferndale Moves!

Existing



1.



2.



3.



4.



5.



6.



# “FERNDALE EXCHANGE”

## BRAND STRATEGY // Potential uses

### Primary logo

### Brand expansion:

- mySidewalk topics
- window stickers
- pavement stamps

### Primary logo



### Expanded



### mySidewalk



### Outreach

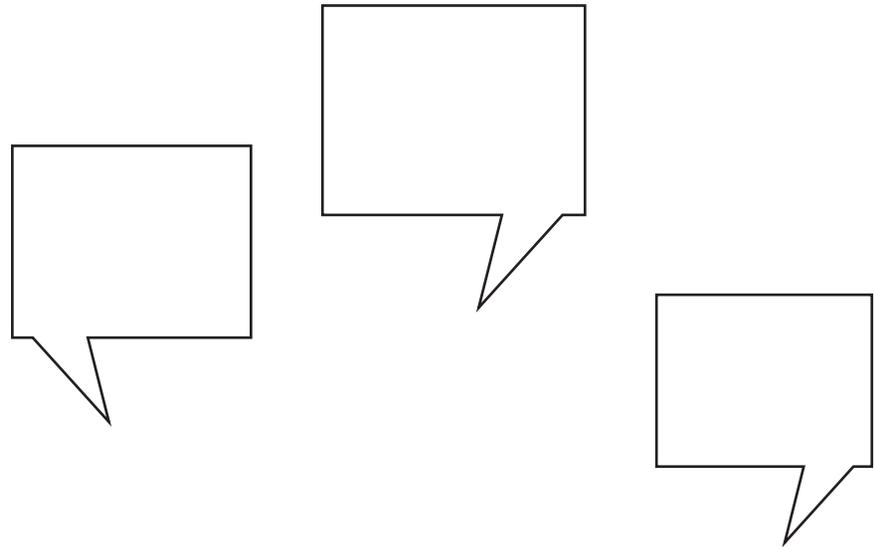


**Why do you call  
Ferndale home?**  
Tell us at [www.ferndaleexchange.org](http://www.ferndaleexchange.org)

# “FERNDALE EXCHANGE”

## YOUR INPUT //

**What would be your top  
questions for community  
members?**



# NEXT STEPS

- » **ESTABLISH “FERNDALE EXCHANGE” BRAND AND PROMOTION STRATEGY**
- » **REACH OUT TO FOCUS GROUPS**
- » **CONTINUE PARKS AND REC ANALYSIS**
- » **REVIEW MARKET ANALYSIS**

**QUESTIONS?**

## **TAKE AWAYS**

**A GOOD UNDERSTANDING OF  
FERNDALE'S MASTER PLAN  
PROCESS**

**YOUR ROLE AS PART OF THE  
STEERING COMMITTEE**

**SOME NEW INFO AND HOW IT WILL  
BE USED**

**A GOOD UNDERSTANDING OF  
"FERNDALE EXCHANGE"**

**AN UNDERSTANDING FOR WHAT'S  
NEXT**