
Staff Present: J. Velan, P. Zalmezak, P. Martinez

Others Present:

Presiding Member: E. Storlie

A quorum being present, Ms. Storlie called the meeting to order at 2:31 pm.

Approval of minutes

May 23, 2018, DAPR Committee meeting minutes.

Mr. Gerdes made a motion to approve the minutes from May 23, 2018, seconded by Mr. Nelson.

The Committee voted, 10-0, to approve the minutes of May 23, 2018, with 1 abstention.

New Business

1. 2901 Central St. Recommendation to ZBA
Ryan and Kathia Jones, applicants, submit for special use approval for a Type-2 restaurant, Gotta B Crepes, in the B1a Business and the Central Street Overlay Districts.

APPLICATION PRESENTED BY: Ryan Jones, Business Owner

DISCUSSION:

- Will serve breakfast and lunch then grow from there.
- Will complete Farmer’s Market season and open café in October.
- Ms. Storlie stated that on-street parking meters should not be used by employees.
- Mr. Gerdes clarified that there will be two phases for the business. Mr. Jones stated the kitchen will be opened first, then the full service café.
- Deliveries to be Tuesday-Friday usually in the morning and through a rear entry. Will be having conversations with neighbors regarding hours for cleaning the grease trap.
- Bench and picnic table set-up for approximately 55 customers.
- Mr. Gerdes stated that bathrooms should be labeled gender neutral.
- Mr. Jensen inquired about the use of composting or food donations. Mr. Jones stated that composting has been considered.
- Mr. Mangum inquired about hours of operation. Mr. Jones stated that hours will be Monday – Saturday 10:00AM to 8:00PM and Sunday 8:00AM to 3:00PM. May expand if more staff is found and neighborhood demand wants it.
- Mr. Jensen inquired about carry-out materials. Mr. Jones stated that carry-out boxes will be bio-material. Dine in will be on Chinet plates and eventually work up to plate ware.
Mr. Gerdes made a motion to make a positive recommendation to ZBA, seconded by Mr. Mangum.

The Committee voted, 11-0, to make a positive recommendation to the ZBA for the special use.

2. 750 Chicago Ave. Recommendation to ZBA
Thomas Ahleman, architect, submits for major zoning relief for Firehouse Grill to eliminate two ADA parking spaces for a total of zero parking spaces where 28 parking spaces were originally required and 2 spaces currently exist, and for a 3’ tall wood fence (continuous planter box) that is 1’ behind the front building facade where fencing must be at least 3’ behind the front building facade, and an 8’ tall wood fence with a 0’ street side yard setback where the maximum allowed fence height is 6’ and a 2’ street side yard setback is required, in the C1a Commercial Mixed Use District.

APPLICATION PRESENTED BY: Thomas Ahleman, Architect Pat Fowler, Owner

DISCUSSION:
- Mr. Fowler recently purchased the Firehouse Grill.
- Seek to expand the outdoor patio area.
- Mr. Gerdes asked how the existing ADA spaces would be addressed. Mr. Fowler stated that a multi-purposed loading zone is proposed in front of the building. Spot Hero is currently utilized in the parking lot to the south of the property.
- Mr. Gerdes added that any new signage will be a separate permit.
- Hours of operation to be 4:30-10:00PM Monday; 11:30AM-10:00PM Tuesday- Thursday; 11:00AM-11:00PM Friday; 11:30AM-11:00PM Saturday; and 10:00AM-8:00PM Sunday.
- 20 ft. long ADA area will be added.
- Mr. Mangum asked if any other configurations had been considered. Mr. Ahleman stated that a fence had been added for added screening and that an enclosure could be added to the trash area.
- Ms. Eckersberg asked if parking could be added back in during the patio’s off season. Mr. Fowler stated he is not sure how that would be handled and that he would like to add Christmas tree sales in the winter.
- Mr. Tristan inquired about the area of the patio which is 1,300 sq. ft. and has seating for 74 people. He added that door swings should be noted and should swing out.
- Mr. Gerdes stated that accessible seating would be required and added that he is hesitant to lose accessibility features which should be addressed at ZBA.
- Outdoor lighting times will match the hours of operation.
- Mr. Mangum requested that the applicant explore the configuration to see if one accessible space could be added behind the patio area.

Mr. Mangum made a motion to make a positive recommendation to ZBA. Seconded by Mr. Gerdes.

The Committee voted, 11-0, to make a positive recommendation to the ZBA for the major zoning relief.
3. **1822 Lyons St.**

Cooper Kerins, property owner, submits for major zoning relief to establish a third dwelling unit in an existing two-family residence, with a 40’ lot width where 50’ is required for a multi-family residence, a total lot size of 2,358 square feet where a lot size of 2,500 square feet per dwelling is required, and the addition of zero parking spaces where 1 additional parking space is required, in the R4 General Residential District.

**APPLICATION PRESENTED BY:** Cooper Kerins, Property Owner

**DISCUSSION:**
- Recently purchased building currently has 2 dwelling units, seeking a third within already improved basement.
- Have agreed to provide a unit at 80% AMI for 10 years.
- Utilities will be modified so that each unit has a washer and dryer.
- No parking is provided on-site, on-street parking not typically an issue.
- Mr. Nelson asked if the water service to the building will be increased. Mr. Kerins stated that he will work with the building department to comply with any needed upgrades.

Mr. Mangum made a motion to make a positive recommendation to ZBA, with the condition that the third unit be designated affordable, seconded by Mr. Jensen.

The Committee voted, 11-0, to make a positive recommendation to ZBA for the major zoning relief.

4. **1500 Sherman Ave.**

Donna J. Pugh, attorney, submits for minor adjustments to the Planned Development approved on November 9, 2017 (Ordinance 103-O-17), Albion Planned Development. Adjustments include reduction in dwelling units from 273 to 268, change of exterior balcony placement on north and south elevations, and exterior brick color, in the D4 Downtown Transition District.

**APPLICATION PRESENTED BY:** Donna J. Pugh, Attorney  
Andrew Yule, Developer  
Paul Alessandro, Architect

**DISCUSSION:**
- Letter submitted outlining proposed changes to the building which include: reducing the number of units, changing balcony placement and changing façade materials.
- Intend to begin demolishing existing buildings in the next month.
- Address of residential portion of the building to be 1500 Sherman Ave; 1450 Sherman Ave. will be restaurant space and 1508 Sherman Ave. will be retail space on the north end of the building.
- 1st floor revisions include reorganizing of loading spaces and widening of the garage entry. On the 4th floor, several units were removed to provide for more amenity space.
- Updated building materials intended to better integrate the base of the building to the upper levels, picking up fenestration of residential levels.
- Frosted glass on front façade intended to help dim the headlights from vehicles on the parking levels.
• Plan to break ground in June and have a phased delivery. Inside work to begin 14 to 15 months after the start of construction.
• Mr. Mangum emphasized that there are fewer units but that bedroom counts remain the same as do the number of parking spaces. He stated concern over the new openings for the parking levels and that it would help to see what is visible from the transit elevations. Mr. Yule stated that large louvers would need to be added to the on the Sherman and west facades if parking is fully enclosed. Mr. Mangum stated that a side by side of possible parking level options would be optimal.
• Mr. Mangum inquired if it would possible to narrow the water service room so that more active storefront space could be provided.

Mr. Gerdes made a motion to approve preliminary review and minor adjustments to the project, seconded by Mr. Mangum.

The Committee voted, 11-0, for preliminary approval and minor adjustments with the stated conditions.

Adjournment

Mr. Mangum moved to adjourn, seconded by Mr. Gerdes. The Committee voted unanimously, 11-0, to adjourn. Meeting adjourned at 3:28 pm.

The next DAPR meeting is scheduled for Wednesday, June 6, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Meagan Jones