

March 31, 2015

Planning Commission
City of Clawson
425 North Main Street
Clawson, MI 48017

Subject: 2014 Annual Report of Planning Commission Activities and 2015 Work Plan

Dear Commissioners:

The Planning Commission of Clawson met 18 times in 2014, which included three PC-DDA workshops, and reviewed six (6) site plans that were submitted for approval in addition to working on zoning text amendments and issuing show cause hearing notices to four (4) businesses to ensure compliance with previously approved site plans.

In addition to Planning Commission activity, the Zoning Board of Appeals met 10 times in 2014, to consider requests for variances from parking regulations and sign ordinance provisions.

Site Plans

- 1. KIMCO/Clawson Shopping Center.** The PC approved a site plan for building façade renovations, restructuring of the parking lot and incorporation of landscaping along W.14 Mile Road frontage to bring the site into compliance with the requirements of the West Gate district and land development regulations. The site plan is being implemented at this time.
- 2. Boggio/202 E.14 Mile.** The PC approved a site plan for redevelopment of the former Dunkin Donuts site located in the City's downtown. The existing building was demolished and a new building with a drive-through café was approved. The site plan is in the process of being implemented.
- 3. GOB Retail/774 E.14 Mile.** The PC approved a site plan for the reuse of an existing vacant building with a new retail game store. The business is open at this time.
- 4. Kastler Construction/425-429 S. Main.** The PC approved a site plan for the reuse of an existing building as an architect's office and a cabinet retail-warehouse use on S. Main in the B-1 district. The plan proposed major façade renovations to a decrepit old building. The site plan implementation is almost complete.
- 5. 401 S. Main.** The PC approved the site plan for an office use in the B-1 district within an existing building that was a surveyor's office. The plan proposed major façade and site improvements, including the construction of a new parking lot in phase 2 within a 5 year period. The building renovations are in progress at this time.

6. **Sinclair Antiques/550 S. Rochester.** The PC approved a site plan for renovation and reuse of an existing abandoned gas station on S. Rochester Road as an antiques store. The site plan is being implemented at this time.

Additional Work

The PC adopted an update to the sign ordinance to add some clarifications and eliminate unnecessary/conflicting language.

The PC also issued showcause hearing notices to 7 applicants-projects (Kristel Cleaning, Faymus Chicken, Clawson Grill, 7-11, KIMCO, ProVision LLC and GLS) requiring them to appear before the PC to explain the reasons for delay in compliance/non-compliance with an approved site plan. All 7 of the hearings reached a resolution with 4 having completed their site plan implementation successfully (Kristel Cleaning, Clawson Grill, GLS and 7-11), 2 projects are currently in the process of being completed (KIMCO and Faymus Chicken) and one applicant was evicted by the property owner (ProVisions LLC).

Administrative Approvals

In addition to the site plans approved by the Planning Commission, City Administration approved improvements/ minor changes to permit occupancy at the following others sites:

1. Cambridge Nursing Home/N. Main. Redo of entire parking lot.
2. Mathews {pharmacy – approval of new business occupancy on S. Main.
3. Clawson Care Pharmacy – approval of new business occupancy on W. 14 Mile Road.
4. R. Collective Hair Salon - approval of new business occupancy on S. Main.
5. Clawson Antiques - approval of new business occupancy on S. Main.
6. Clawson Paws Pet Grooming - approval of new business occupancy on N. Rochester
7. Kahve Coffe Shop - approval of new business occupancy on S. Main
8. Pop Art Studio - approval of new business occupancy on N. Rochester.
9. Paint the Town - approval of new business occupancy on S. Main.

Work Plan for 2015

The Planning Commission looks forward to the year 2015. Clawson has witnessed a surge in commercial property sale in the past year and the number of new business owners approaching the City with intent to relocate or operate a new business has significantly increased. The work done by the PC over the years is yielding results, and the Planning Commission should be proactive and strive to take advantage of new opportunities. There are many areas that the Planning Commission should consider or review in the upcoming year as part of its work plan, including the following:

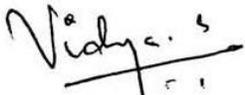
1. Site Plans. In the past few weeks, we have had discussions with architects/applicants for several new projects – office use at 642 S. Main, a new BBQ restaurant at the former A&W site, a pottery studio at the former florist shop on N. Main and restaurant use at the former Burger King site. We are also actively reviewing site plans for Autozone at the former Hollywood Video site and a site plan for the Tri-County Baptist Church at the former American Legion building on S. Main. Several other projects are in the works; however applicants are still negotiating purchase deals for the properties in question and we hope to see them soon.

2. Zoning Ordinance Review and Amendment. As the Land Development Regulations are used in the review of site plans, variance applications, and permits, areas will be identified that require revision. We will keep a list of sections that could be improved and present the Planning Commission with amendment proposals as needed.
3. Economic Development. The City has recently hired an economic development coordinator and we aim to work together to find new business and occupants for the vacant buildings in our City and enable better marketing of the parcels which are in prime locations such as the BRD-2 district and WG Districts.
4. DDA Master Plan. The City's DDA recently completed the first draft of its Master Plan for the downtown area. A joint workshop was held between PC and DDA with several Council members in attendance. Certain revisions to the goals and design intent for certain areas in the downtown were recommended. Work needs to be done in coordinating incorporation of appropriate language and revisions into the Master Plan draft that truly reflects the City's long term goals and visions. The Plan has to then be distributed for comment in accordance to State Law and adopted by the City Council.
5. Master Land Use Plan Update. The City's Master Plan is due for an update. The PC over the past few years has implemented several of the recommendations from the Master Plan, including the creation of new zoning districts such as BRD-1, BRD-2 and WG. However, there were other areas of the Master Plan that did not reflect the City's goals at the present time and were in need of revision. Subsequent to the DDA's Master Plan being adopted, we expect to start working with the PC on the Master Plan update for the entire City and incorporating the DDA plan's recommendation for the downtown area within it.

A proactive work program can help build a quality community, and we look forward to working with the City as it actively seeks to preserve and expand its economic base.

Respectfully submitted,

McKenna Associates



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