



**AGENDA**  
**REGULAR PLANNING COMMISSION MEETING**

**OAK PARK, MICHIGAN**  
**JUNE 15, 2026**  
**6:00 PM**

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- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**
  - A. Planning Commission Meeting Minutes 05-04-26
- 5. COMMUNICATIONS/CORRESPONDENCE**
  - A. Administrative Approval, Forgotten Harvest - RV Shelter, 15000 W. 8 Mile Rd.
  - B. Outdoor Dining, Des Velo, 13631 W. 11 Mile Rd.
- 6. MATTERS FOR CONSIDERATION**
  - A. OLD BUSINESS
    1. Master Plan Update Presentation by Giffels Webster
  - B. NEW BUSINESS
    1. Site Plan Review, P.R. Speakeasy, 14441 W. 11 Mile Rd.
- 7. PLANNING COMMISSION MATTERS FOR DISCUSSION - (FROM MEMBERS ONLY)**
- 8. PUBLIC COMMENT ON ITEMS NOT SCHEDULED FOR PUBLIC HEARING**
- 9. ADJOURNMENT**

**CITY OF OAK PARK PLANNING COMMISSION  
REGULAR MEETING, MONDAY, MAY 4, 2026  
MINUTES**

The meeting was called to order at 6:00 p.m. in the City Council Chambers, 14000 Oak Park Blvd, Oak Park, MI 48237, by Vice Chairperson Brown and roll call was made.

**PRESENT:**

Vice Chairperson Brown  
Commissioner Tungate  
Commissioner Walters-Gill  
Commissioner Seligson  
Commissioner Tkatch  
Commissioner McClellan  
Commissioner Eizelman

**ABSENT:**

Chairperson Torgow  
Commissioner Whitehead

**OTHERS PRESENT:**

Economic Development & Planning Specialist, Salam Habhab  
Deputy City Clerk, Jo Lynn Williams-Elliott  
Director of Municipal Services, Kim Marrone

**3. APPROVAL OF AGENDA OF MAY 4, 2026**

**MOTION by McClellan, SECONDED by Tkatch, to approve the May 4, 2026, meeting agenda.**

**VOTE:**        Yes:        All  
                  No:        None

**MOTION CARRIED**

**4. APPROVAL OF MINUTES OF APRIL 6, 2026:**

**MOTION by Tungate, SECONDED by Seligson to approve the April 6, 2026, minutes.**

**VOTE:**        Yes:        All  
                  No:        None

**MOTION CARRIED**

**5. COMMUNICATIONS/CORRESPONDENCE:**

A. Administrative Review, Northend Auto Clinic, 8510 Northend Ave.

This is Administrative Approval for Northend Auto Clinic, a minor auto repair shop at 8510 Northend Ave., Oak Park, MI 48237, Parcel ID # 52-25-33-152-050. After reviewing the information provided, the Economic Development and Planning Department has administratively approved your request and the related Site Plan.

The approval was approved conditionally based on the following:

1. No vehicles awaiting service shall remain on-site for more than 36 hours.
2. All repair services shall be conducted indoors. Outdoor services are not permitted.
3. Old parts such as tires, mufflers, pipes, and the like shall be kept inside an enclosure and shall not be permitted to accumulate for periods longer than one week unless stored within the building.
4. The applicant has submitted a shared-use agreement with the adjacent property at 8600 Northend to use their dumpster. Should this agreement be terminated and an on-site dumpster become necessary, the applicant will be required to provide a dumpster with the required enclosure in accordance with Article 1, Division 1, Section 333 of the Zoning Ordinance. A detailed plan for the dumpster enclosure showing the location, orientation, design, building materials, and any relevant details shall be submitted as part of the building permit application. It is the applicant's responsibility to contact the waste management company before finalizing the dumpster's location and orientation to ensure there are no accessibility issues.
5. All landscaped areas and plant materials shall be kept free from refuse and debris. Plant materials, including lawns, shall be maintained in a healthy growing condition, neat and orderly in appearance in accordance with the approved site plan/landscape plan. If any plant material dies or becomes diseased, it shall be replaced with 30 days' written notice from the City or within an extended time period as specified in said notice.
6. Any modifications to the access drive on Northend. shall require obtaining permits/approval from the City of Oak Park Engineering Department.
7. All proposed rooftop or ground-level equipment must be screened as required by the zoning ordinance.
8. Any existing or proposed exterior lighting should be shielded and downward casting to eliminate the possibility of nuisance to adjoining properties as required by the zoning ordinance.
9. No signs are approved as part of the Administrative Approval. A separate permit must be requested for the inclusion of any signs at this site.
10. This review is from the Economic Development and Planning Department only. The Site Plan shall comply with the requirements of the City of Oak Park Engineering, Building, and Fire Departments, as applicable.

B. Site Plan Approval Amendment and Extension, Toras Chaim Synagogue, 14631, 14641, & 14651 Balfour Ave.

On January 22, 2025, the Planning Commission approved a Site Plan Review for the proposed construction of the Toras Chaim Synagogue located at 14631, 14641, and 14651 Balfour Ave. The project site consists of three separate parcels. The synagogue building is proposed to be constructed on one parcel (14631 Balfour Ave), while the remaining two parcels (14641 and 14651 Balfour Ave) are proposed to be developed with a parking lot and associated landscaping.

The Site Plan Approval is contingent upon the combination of the three parcels into a single parcel. Following approval, the applicant initiated the parcel combination process with the Assessing Department. During that process, it was determined that the parcels at 14631 and 14641 Balfour Ave are located within one school district, while the parcel at 14651 Balfour Ave is located within a different school district. Because parcels within different school districts cannot be combined; the parcel combination cannot be completed as originally approved.

The approved Site Plan Approval is currently set to expire on July 22, 2026.

### **Site Plan Approval Amendment**

The applicant is requesting an amendment to the Site Plan Approval to modify the parcel combination requirement. Economic Development and Planning staff recommends amending the approval to allow the combination of the two parcels located at 14631 and 14641 Balfour Ave only, and to require the execution and recordation of a Declaration of Restriction on the third parcel located at 14651 Balfour Ave.

The Declaration of Restriction would limit the use of the third parcel to parking in support of the synagogue and require that any future use or development of the parcel be subject to review and approval by the City. The applicant has submitted a Declaration of Restriction, which has been reviewed and approved by the City's legal counsel.

### **Site plan Approval Extension**

In addition, the applicant has requested a twelve-month extension of the Site Plan Approval. The applicant indicated that the extension is necessary to allow adequate time to complete the parcel combination process, execute and record the Declaration of Restriction, secure construction financing, and address any unforeseen delays or complications associated with completion of the project.

Pursuant to Section 510 of the Zoning Ordinance, a site plan is valid for a period of 18 months. Upon written application filed prior to the expiration of the site plan review period, the City Planner may authorize a single extension of the time limit for approval for a further period of not more than 12 months. Such an extension shall only be granted based on evidence from the applicant that the development has a likelihood of commencing construction within the extension period.

Based upon the evidence provided, Economic Development and Planning Staff approves the extension of the site plan for an additional 12 months. The extension will expire on July 22, 2027.

## **6. PUBLIC HEARING**

- A. Public Hearing to consider a proposed amendment to the City of Oak Park Zoning Ordinance to add regulations regarding Electric Vehicle (EV) Charging Stations. The proposed amendment will also include revisions to Article 4, Division 4: Signs.

Public hearing was opened at 6:06

No members of the public spoke. Director Marrone answered questions posed by the board.

Public hearing was closed at 6:11

- B. Planning Commission action regarding a proposed zoning amendment to the City of Oak Park Zoning Ordinance to add regulations regarding Electric Vehicle (EV) Charging Stations. The proposed amendment also includes revisions to Article 4, Division 4: Signs

**MOTION by McClellan, SECONDED by Tkatch, to approve** the proposed amendment to the City of Oak Park Zoning Ordinance to add regulations regarding Electric Vehicle (EV) Charging Stations. The proposed amendment will also include revisions to Article 4, Division 4: Signs.

**VOTE:** Yes: Walters-Gill, Seligson, Tkatch, McClellan, Tungate, Eizelman, Brown  
No: None

## **MOTION CARRIED**

## **7. MATTERS FOR CONSIDERATION**

### A. OLD BUSINESS

1. Capital Improvement Plan (CIP) 2026-2027 Annual Budget

City manager Tungate highlighted a few line items in the budget, including financing a new fire truck, state mandate of new election equipment, new recreation center construction cost and the installation of trailways into two parks.

**MOTION by Tkatch, SECONDED by Walters-Gill, to receive** the Capital Improvement Plan (CIP) 2026-2027 Annual Budget.

**VOTE:** Yes: McClellan, Tungate, Eizelman, Brown, Walters-Gil, Seligson, Tkatch  
No: None

## **MOTION CARRIED**

### B. NEW BUSINESS

1. Site Plan Review, iONNA - Electric Vehicle Charging Station, 21500 Greenfield Rd.

Andres Villacres a representative of the company provided background of the project and answered questions posed by the board.

The applicant proposes to develop an Electric Vehicle Charging Station (EVCS) with fourteen (14) charging stalls, including two (2) stalls designed to accommodate trailers, and seven (7) charging dispensers. Improvements include supporting electrical infrastructure (including a utility transformer and switchgear), a canopy over the charging area, and an accessory utility building with customer restroom facilities and a small seating area. Vehicular access and on-site circulation will be provided via the existing driveway on Miller St. and the rear alley.

The fourteen (14) charging stalls will support both Combined Charging System (CCS) and North American Charging Standard (NACS) connectors. Eight (8) stalls will provide dedicated CCS connectors, including one (1) trailer-accessible stall, and four (4) stalls will provide dedicated NACS connectors, including one (1) trailer-accessible stall. The remaining two (2) stalls are designed as accessible stalls and will be equipped with CCS/NACS connectors to serve a range of vehicle types, connector standards, and accessibility needs.

#### STAFF RECOMMENDATION

Upon the findings of this report and the analysis herewith, it is the recommendation of the Economic Development and Planning staff to approve the Site Plan for the proposed iONNA-MI-0008-Oak Park at 21500 Greenfield Rd., subject to the following conditions:

#### Conditions of Site Plan approval:

1. The Site Plan Approval shall not become effective until adoption of the proposed text amendments to the Zoning Ordinance permitting EV Charging Stations as a principal use within the B-2, General Business District. Any subsequent changes to the adopted text amendments that affect the approved site plan shall require review of the site plan for continued compliance. Minor revisions may be subject to administrative review and approval by staff. Major revisions shall require review and approval by the Planning Commission.
2. Any additional fire protection, ventilation, or other life safety measures required by the applicable building and fire codes for canopy-covered charging installations shall be provided and reviewed by the Building and Fire Departments as part of the building permit process.
3. All equipment associated with the EV charging station, including transformers and service switchboards, shall comply with the performance standards of Section 320. Noise levels generated by such equipment shall not exceed seventy (70) dB(A) at any property line.
4. The applicant shall work with the Economic Development and Planning staff to revise the proposed building materials and color palette to ensure compliance with the Zoning Ordinance.
5. The accessible spaces shall comply with the applicable state building codes and the ADA standards for accessible design and shall be reviewed as part of the building permit application.
6. The applicant shall submit a revised landscape plan that incorporates a greater variety of tree and shrub species and demonstrates compliance with the greenbelt, interior, and parking lot landscaping requirements of the Zoning Ordinance. The revised plan shall be

subject to review and approval by the Economic Development and Planning staff, and include the following:

- a. All landscaped areas to be provided with a functional underground irrigation system, unless the proposed landscaped materials used may survive without irrigation. In such cases, the applicant shall submit a landscape maintenance plan for review and approval.
  - b. All landscaped areas and plant materials shall be kept free from refuse and debris. Plant materials, including lawns, shall be maintained in a healthy growing condition, neat and orderly in appearance in accordance with the approved site plan. If any plant material dies or becomes diseased, it shall be replaced within 30 days written notice from the city or within an extended time period as specified in said notice, consistent with Section 447 of the Zoning Ordinance.
7. The Spartan Junipers along the rear alley and the portion that screens the mechanical equipment shall be a minimum of 6 feet in height at the time of planting to ensure immediate screening. These plants must provide year-round screenings. If at the time of planting, they do not fully screen, additional plant materials will be required to achieve 100% screening.
  8. The site plan shall provide the height, materials, and construction details of the proposed fence for screening the mechanical equipment for review as part of the building permit process.
  9. Any modifications to the access on Miller St. and the rear alley shall require obtaining permits/approval from the City of Oak Park Engineering Department. Modifications to access along Greenfield Rd. shall require permit/approval from the Road Commission for Oakland County.
  10. The location and construction details of the dumpster enclosure shall be submitted as part of the building permit application in compliance with Article 1 Division 1 Section 333 of the Zoning Ordinance.
  11. Any existing or proposed exterior light fixtures should be shielded and downward cast to eliminate the possibility of nuisance to the adjoining properties. The intensity of light within a site shall not exceed one (1) footcandle at any property line, except where it abuts a service drive or other public right-of-way in compliance with the provision of Article 4, Division 5 Lighting Standards.
  12. No signage is approved as part of the Site Plan Review process; a separate permit must be requested for the inclusion of any signs at this site.
  13. The site and buildings shall comply with the applicable requirements of the City of Oak Park Engineering, Building and Fire Departments.

**MOTION by Tkatch, SECONDED by Seligson, to approve the Site Plan for the proposed iONNA-MI-0008-Oak Park at 21500 Greenfield Rd.**

**VOTE:** Yes: McClellan, Tungate, Eizelman, Brown, Walters-Gil, Seligson, Tkatch  
No: None

**MOTION CARRIED**

**8. PLANNING COMMISSION MATTERS FOR DISCUSSION – None**

**9. PUBLIC COMMENT** – None

**11. ADJOURNMENT**

There being no further business, Co-Chair Brown adjourned the meeting at 6:39 p.m.

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Jo Lynn Williams-Elliott, Deputy City Clerk



**CITY OF OAK PARK**  
**DEPARTMENT OF ECONOMIC DEVELOPMENT  
 & PLANNING**

**Mayor**  
 Marian McClellan  
**Mayor Pro Tem**  
 Julie Edgar  
**Council Members**  
 Stephanie Crawford  
 Solomon Radner  
  
**City Manager**  
 Erik Tungate

May 18, 2026

Eric Candela  
 Director of Government Relations  
 15000 W. Eight Mile  
 Oak Park, MI 48237

RE: Forgotten Harvest – RV Shelter Installation, 15000 W. 8 Mile

Dear Eric Candela,

This letter is in regard to your request for Administrative Approval for the installation of an RV shelter at 15000 W. Eight Mile Rd., Oak Park, MI 48237, Parcel ID # 52-25-31-326-011. The RV shelter [25’ W x 51’ L x 14’ H] was constructed to provide weather protection to the truck bay and entrance door located at the northeast rear of the building; however, it was constructed without obtaining the required administrative review and building permits and was not included in the site plan review application for the building addition approved on February 2, 2026. Because the RV shelter is an existing structure and is not part of the proposed building addition, an administrative review is required.

After reviewing the information that you provided, the Economic Development and Planning Department has administratively approved your request and the related Site Plan, as described below.

Site/Sketch Plan provided for Administrative Approval Review		
Title	Sheet	Date
Site Plan	A001	Received 4/9/2026
Exterior and interior views of the structure	6 views	Received 4/9/2026

**Please be advised that the approval is conditioned on the following:**

1. All the conditions of the original Site Plan Approval granted on May 13, 2019, for the new headquarters of Forgotten Harvest, 15000 W. 8 Mile Rd., remain in effect.
2. All landscaped areas and plant materials shall be kept free from refuse and debris. Plant materials, including lawn, shall be maintained in a healthy growing condition, neat and orderly in appearance in accordance with the approved site plan/landscape plan. If any plant material dies or becomes diseased, it shall be replaced with 30 days’ written notice from the City or within an extended time period as specified in said notice.
3. Any modifications to the accesses on Hubbell St. shall require obtaining permits/approval from the City of Oak Park Engineering Department.
4. Any existing or proposed exterior lighting should be shielded and downward casting to eliminate the possibility of nuisance to the adjoining properties in compliance with the provision of Article 4, Division 5 Lighting Standards.

5. All proposed mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building in compliance with the provision of Article 3, Division 1, Sec.318 Mechanical Equipment and Utilities.
6. No signs are approved as part of the Site Plan Review. A separate permit must be requested for the inclusion of any signs at this site.
7. The site plan shall comply with the requirements of the City of Oak Park Engineering, Building, and Fire Department.

**You may now proceed to obtain a building permit, a business license, or any other permits required to complete this project.** It is your responsibility to read and understand approved plans, conditions, and additional approvals required to obtain a building permit or any other additional approvals required to complete this project.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Salam Habhab". The signature is written in a cursive style with a horizontal line underneath the name.

Salam Habhab,  
Economic Development and Planning Specialist  
City of Oak Park  
14300 Oak Park Blvd.  
Oak Park, MI 48237  
(248) 691-7455  
[shabhab@oakparkmi.gov](mailto:shabhab@oakparkmi.gov)



**CITY OF OAK PARK**  
 MUNICIPAL SERVICES  
 ECONOMIC DEVELOPMENT & PLANNING DIVISION  
 14300 Oak Park Blvd,  
 Oak Park, Michigan 48237

**APPLICATION FOR SITE PLAN REVIEW**

**FEES**

<input type="checkbox"/> Site Plan Review	\$750.00
<input type="checkbox"/> Special Land Use and Public Hearing (including Site Plan Review)	\$1,000.00
<input checked="" type="checkbox"/> Administrative Review	\$300.00
<input type="checkbox"/> Text or Zoning Amendments (rezoning*)	\$600.00
<input type="checkbox"/> Planning Commission Special Meeting (in addition to other fees)	\$600.00
<input type="checkbox"/> Deviation from Approved Site Plan (major modifications)	\$300.00

Date Received	Fee Paid	Site Plan No.

Site Plan Review

Site Plan Review is the process of reviewing drawings that illustrate the layout of land and structures for conformance with ordinance requirements and both on-site and off-site impacts. These requirements may include ingress/egress, traffic flow, landscaping, storm drainage, soil erosion, grading of land, parking, and signage.

Site Plan Reviews are conducted and approved by the Planning Commission, with the exception of the Administrative Review. We encourage you to request a conceptual site plan review meeting. This service is free of charge and helps to expedite the approval process. Please contact the Economic Development and Planning Department to schedule a meeting at (248) 691-7455.

Notice to Applicant

Completed Applications must be submitted to the Economic Development and Planning Department (30) days prior to the Planning Commission meeting at which the application will be considered.

Complete sets must include the following:

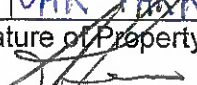
- Application
- Review Fee
- Plans (15 sets) (folded)
- Electronic Copy of all Plans

The Planning Commission meets the second Monday of the month at 7:00 PM in the City Council Chamber at the City Hall, 14000 Oak Park Blvd. Oak Park, MI 48237

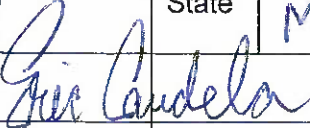
PROPERTY INFORMATION

Name of Proposed Development	RV SHELTER INSTALLATION		
Property Address	15000 W. EIGHT MILE		
Parcel Number   Sidwell Number			
Legal Description			
Existing Land Use			
Proposed Land Use/ Text or Zoning Amendments (Detailed Description).			
Estimated Monetary Investment	\$ 15,700.00	Projected Number of Employees	—

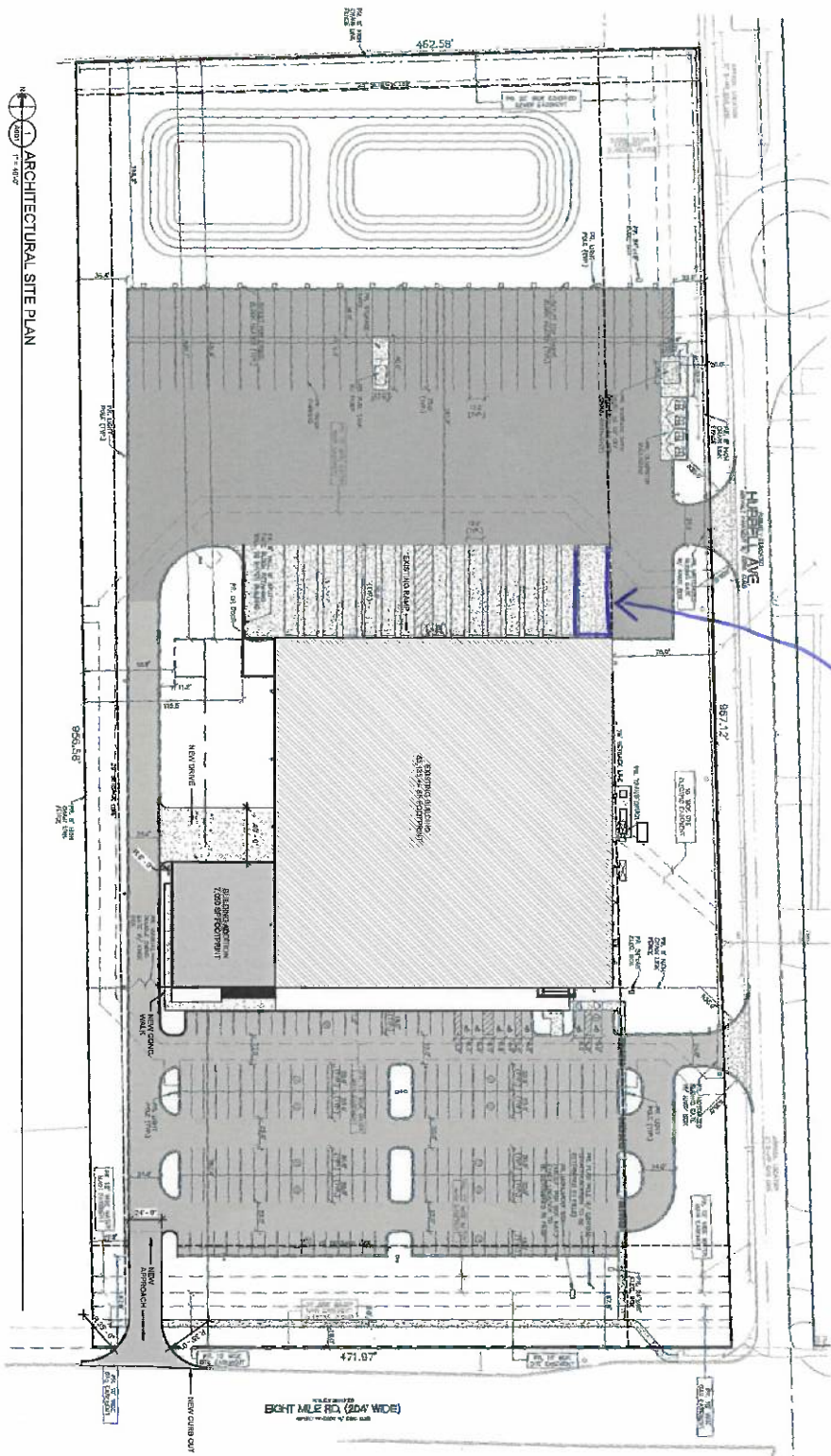
PROPERTY OWNER INFORMATION

Owner Name	FORGOTTEN HARVEST						
Owner Address	15000 W. EIGHT MILE						
City	OAK PARK	State	MI	Zip	48237	Phone	248-967-1500
Signature of Property Owner				Print Name	ADRIAN LEWIS		
Email Address	alewis@forgottenharvest.org						

APPLICANT INFORMATION

Applicant Name and Role	ERIC CANDELA, DIR. OF GOV'T RELATIONS						
Applicant Address	15000 W. EIGHT MILE						
City	OAK PARK	State	MI	Zip	48237	Phone	248-267-7507
Signature of Applicant				Print Name	ERIC CANDELA		
Email Address	ECANDELA@FORGOTTENHARVEST.ORG						

ARCHITECTURAL SITE PLAN



RV SHELTER



STONEY HILL ARCHITECTS  
 21712 WOODWARD AVE  
 BAYLOR, OKLA. 74804-2975  
 P. 248.344.6700  
 F. 248.344.8354  
 WWW.STONEYHILL.COM

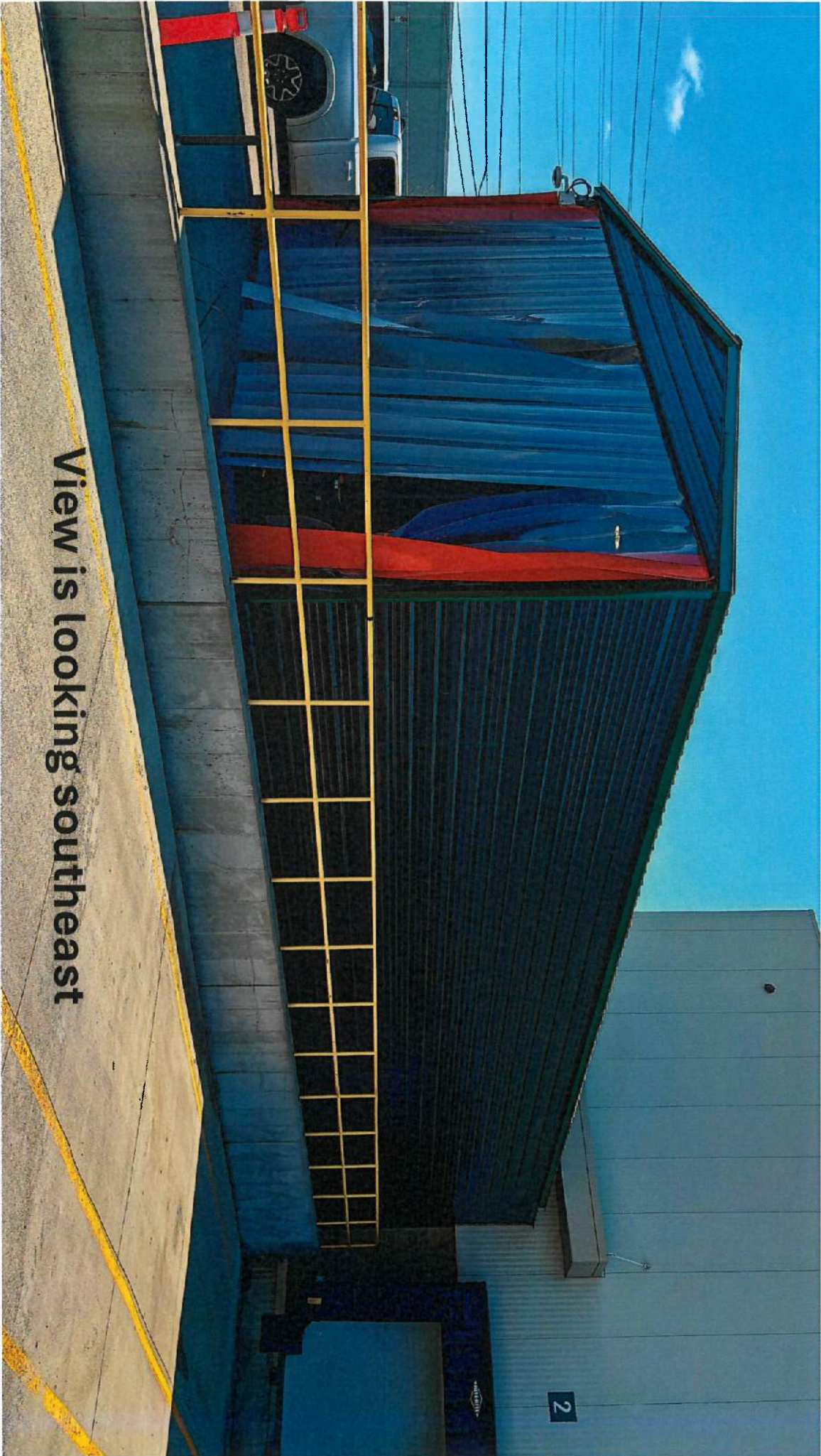
CONTRACTOR'S NOTE:  
 THIS PLAN IS PRELIMINARY AND NOT FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. ANY CHANGES TO THIS PLAN SHALL BE MADE IN WRITING AND SIGNED BY THE ARCHITECT.

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

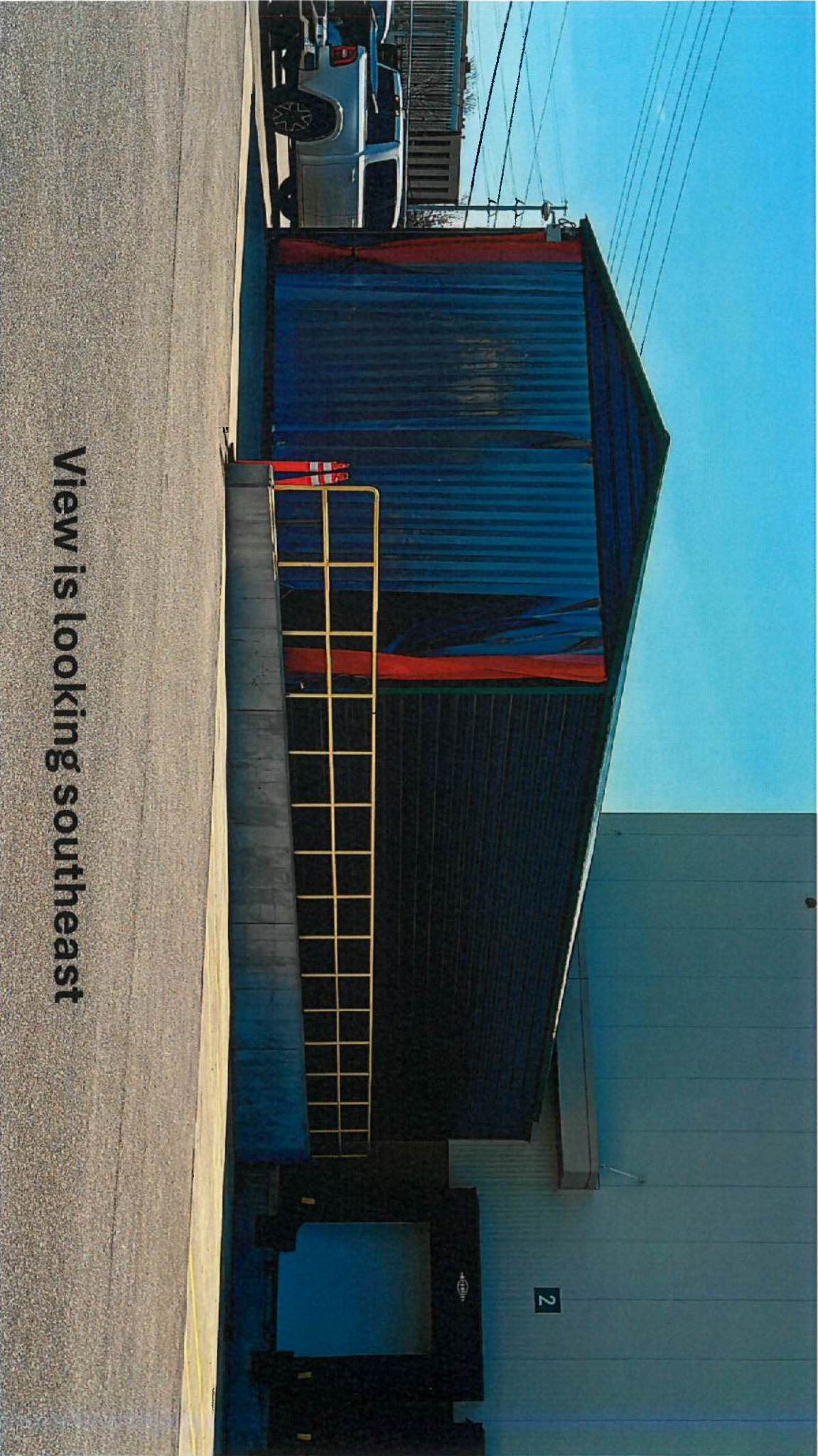
PROJECT:  
 FORGOTTEN HARVEST  
 BUILDING ADDITION +  
 CHOICE MARKET  
 18000 EIGHT MILE RD.  
 OAK PARK, MI.

ISSUED BY:  
 OWNER REVIEW 10.24.24  
 PERMITS 11.25.24  
 REVIEW 09.24.25

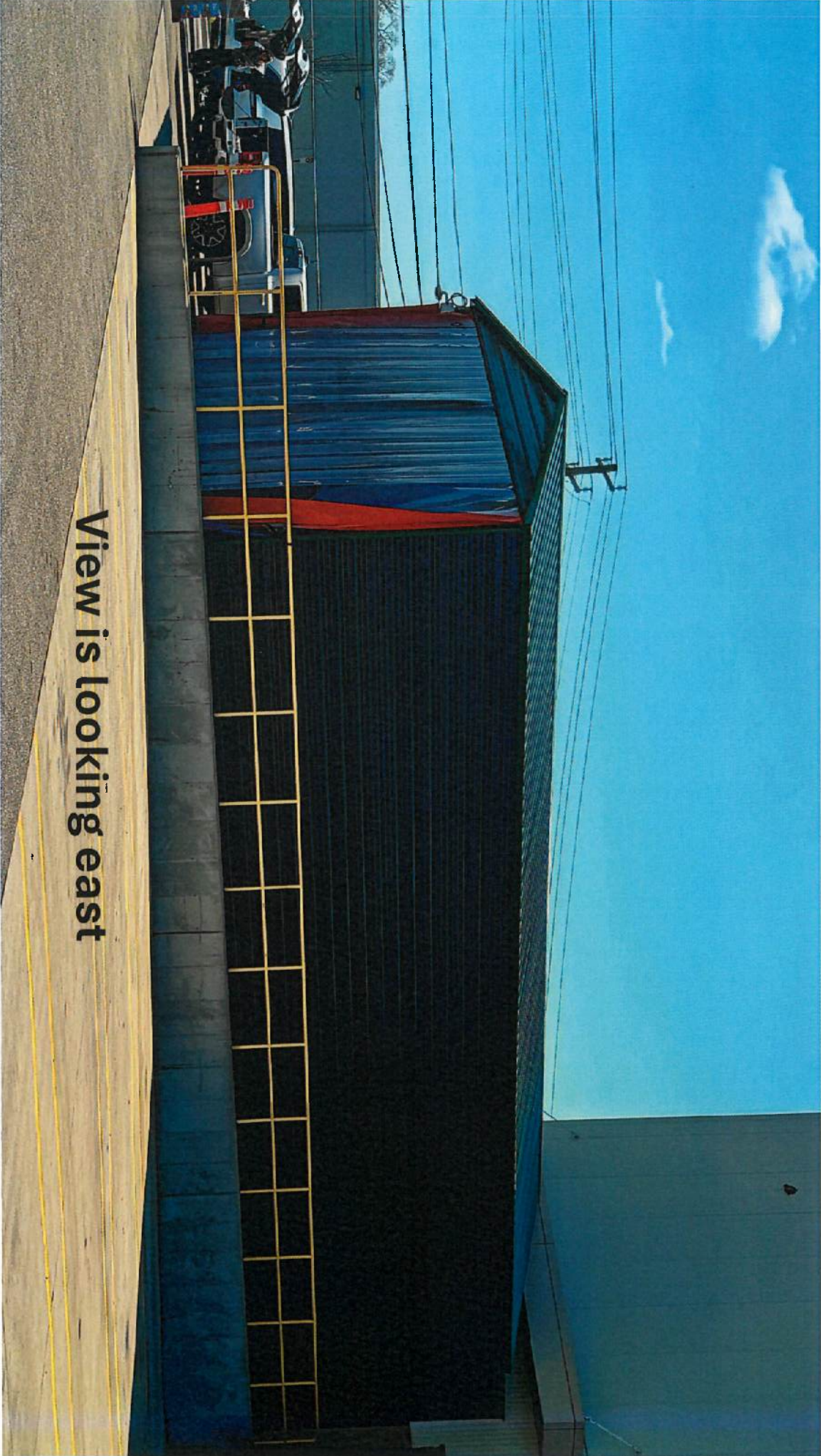
Drawn by: JSA  
 Checked by: AER  
 Street Title: ARCHITECTURAL SITE PLAN  
 Project No.: 2024.138  
 Sheet No.: A001



**View is looking southeast**



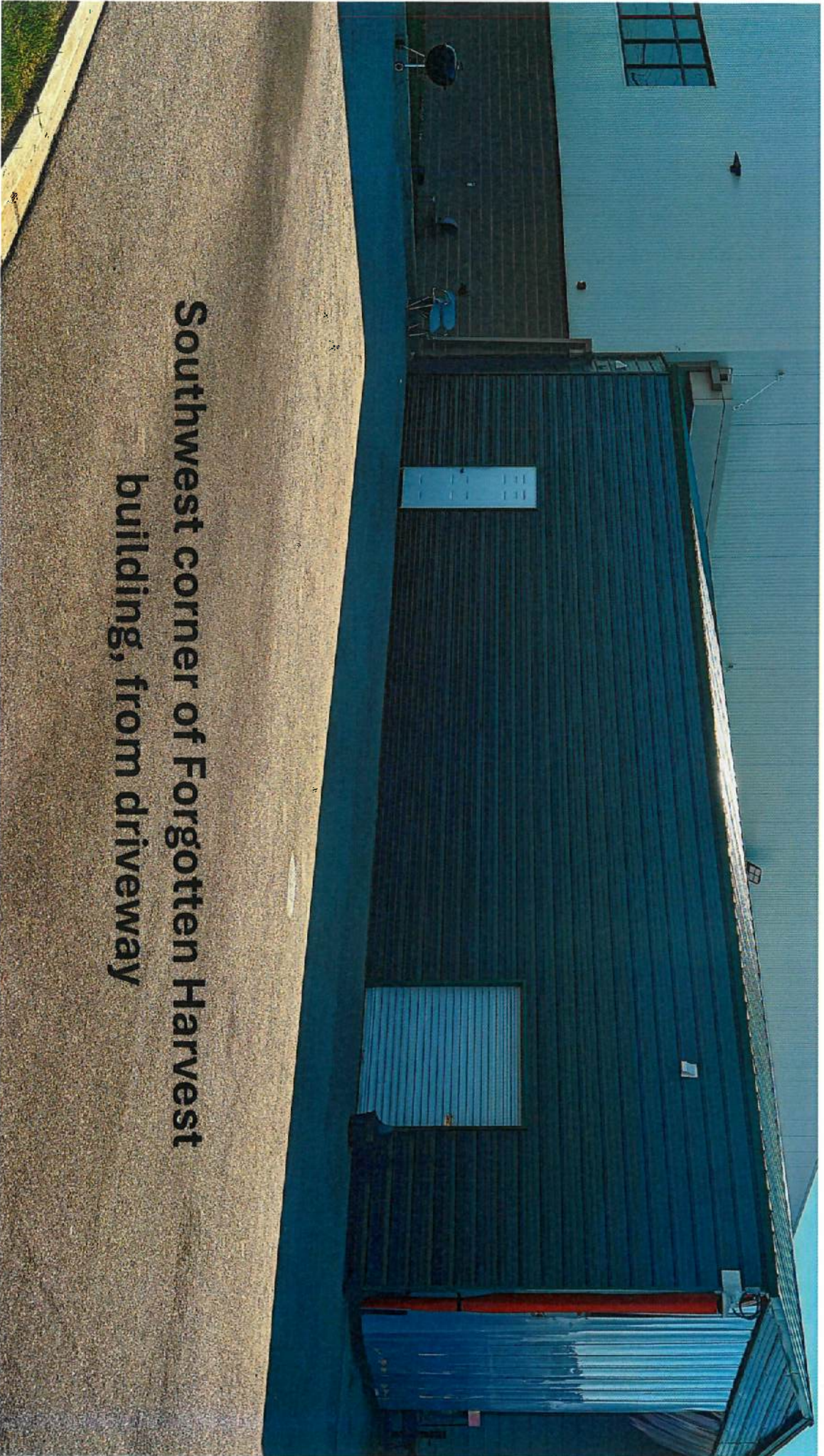
**View is looking southeast**



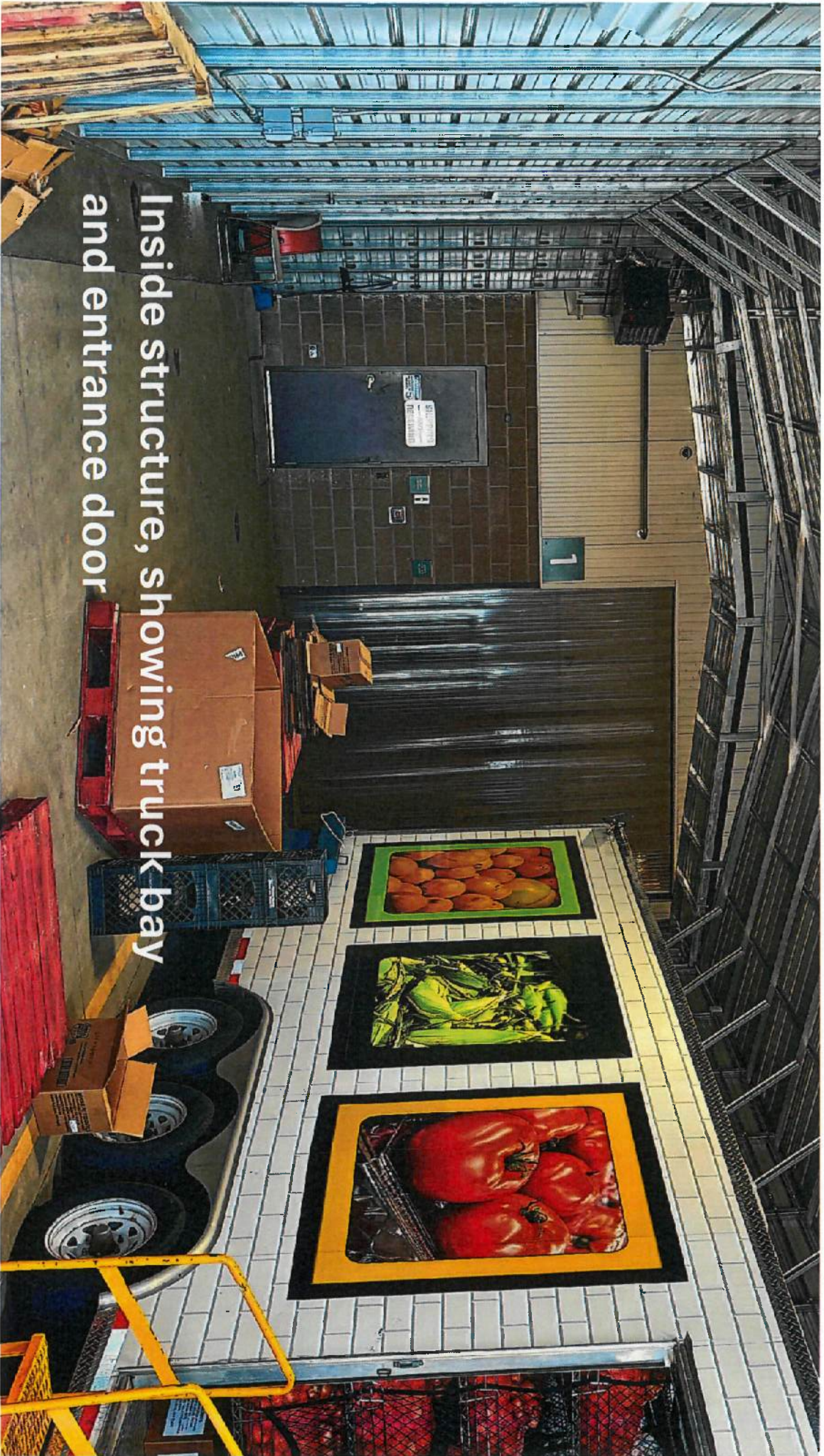
View is looking east

# Looking west from across Hubbell Street





**Southwest corner of Forgotten Harvest  
building, from driveway**



Inside structure, showing truck bay and entrance door



At-grade transition  
from interior to exterior



# CITY OF OAK PARK

## DEPARTMENT OF ECONOMIC DEVELOPMENT & PLANNING

**Mayor**  
Marian McClellan  
**Mayor Pro Tem**  
Julie Edgar  
**Council Members**  
Stephanie Crawford  
Solomon Radner

**City Manager**  
Erik Tungate

Tuesday 9, 2026

Adam Halsband  
Das Velo  
13631 W. Eleven Mile  
Oak Park, MI 48237

Re: Outdoor Dining Application – Das Velo 13631 W. 11 Mile Rd

Dear Adam Halsband,

This letter is in regard to your application for outdoor dining at Das Velo, 13631 W 11 Mile Rd. Parcel #52-25-19-227-042. After reviewing the application material, the Economic Development and Planning Staff has approved your request to add an outdoor dining area for the cafe.

Please be advised that the approval is conditioned on the following:

1. The outdoor dining area's hours of operation shall be consistent with those inside the cafe. The proposed business hours are 7 AM to 7 PM daily.
2. The outdoor dining area shall comply with the City's noise code and shall not disturb the quiet, comfort, or repose of persons in the nearby residential areas, schools, places of worship, or businesses.
3. The cafe shall clean the entire outdoor dining area and all other adjacent landscaped and sidewalk areas by removing debris, trash, sweeping and washing down the area each day. The cleaning shall be conducted as frequently each day as necessary to prevent debris and trash from being blown or scattered onto other properties. A thorough sweeping and cleaning shall be conducted at the close of business each day.

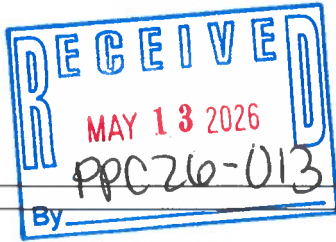
If you have any questions, please feel free to contact me.

Sincerely,

Salam Habhab

Economic Development and Planning Specialist





# CITY OF OAK PARK

DEPARTMENT OF ECONOMIC  
DEVELOPMENT AND PLANNING



## Restaurant Outdoor Dining

Restaurant Outdoor Dining is permitted in all commercial Zoning Districts in the City of Oak Park after approval by the City.

### Approval Process

- **Proposed new breweries, distilleries, wineries and restaurants** receive approval for Outdoor Dining through a Site Plan Review Process by the Planning Commission. Please request a *Site Plan Review Application* that contains information regarding the submission requirements and the approval process.
- **Existing breweries, distilleries, wineries, and restaurants** receive approval for Outdoor Dining through an Administrative Approval process.

### General Standards

1. Outdoor dining shall only be permitted between March 1st and November 30th with all furniture and fixtures including, but not limited to, tables, chairs and waste receptacles removed from the exterior premises after November 30th. However, during COVID 19 this restriction is waived and outdoor dining is allowed year round.
2. The hours of operation for the outside dining area shall be consistent with the hours of operation inside the restaurant.
3. For plans showing more than 20 occupants within the outdoor dining area, additional off-street parking may be required.
4. Tables, chairs, umbrellas and any other objects provided with outdoor dining areas shall be of good quality and of a durable material such as wood or metal. The design, materials and workmanship of these items should ensure the safety and convenience of the users and enhance the visual and aesthetic quality of the outdoor area.
5. No table umbrella or other outdoor fixture in the outdoor dining area shall contain any sign or advertising matter.
6. Lighting for the outdoor dining area shall be shielded downward and away from adjacent properties or passing traffic.

7. The restaurant shall clean the entire outdoor dining area and all other adjacent landscaped and sidewalk areas by removing debris, trash, sweeping and washing down the area each day. The cleaning shall be conducted as frequently each day as necessary to prevent debris and trash from being blown or scattered onto other properties. A thorough sweeping and cleaning shall be conducted at the close of business each day.
8. Outdoor dining areas shall be enclosed in instances where there is alcoholic beverage service, per LARA guidelines. Enclosures shall consist of metal railing, wood railing, brick walls or other suitable materials approved by the Planning Commission or administratively, as applicable. Please consult LARA website as these restrictions have been loosened.
9. No food preparation, preparation equipment or bars shall be permitted in the outside dining area, including heating or cooking on open flames.

#### **Additional Requirements for Outdoor Dining Areas Located on a Public Sidewalk**

1. Outdoor dining areas, on a public sidewalk, shall be located in a manner to maintain a minimum pathway width of five feet (clear of structures such as light poles, trees and hydrants) so as not to interfere with pedestrian traffic moving around the outdoor dining area.
2. Outside dining areas located on a public sidewalk or within any public right-of-way requires approval by the corresponding jurisdiction (City of Oak Park, MDOT, Road Commission of Oakland County). A license agreement in a form deemed acceptable to the City attorney's office shall also be required.
3. Any restaurant approved to operate an outdoor dining area on a public sidewalk shall pay to the Planning Department a license fee in the amount established by resolution of the City Council.
4. Outdoor dining areas located on a public sidewalk are required to provide a policy or certificate of insurance, in an amount acceptable to the city, including workers compensation, naming the city as additionally insured. Establishments serving beer or wine shall provide a liquor liability policy or certificate of insurance naming the city as additionally insured. A company authorized to do business in the state shall issue such insurance. Required insurance amounts shall be set by resolution of City Council. The policy or certificate shall contain a clause requiring the insuring company to give fifteen days written notice to the City Manager prior to cancelling the policy. The required insurance certificate shall be in effect for any period during which the outdoor Dining area is in operation. No establishment shall operate an outdoor dining area on a public sidewalk without filing proof of proper insurance. Failure to provide a current insurance certificate shall be cause for immediate discontinuation of use of sidewalk for an outdoor dining area.
5. The owner of the restaurant with the outdoor dining area on a public sidewalk assumes full responsibility for damage to public property caused by the placement and operation of the outside dining area. The restaurant will also repair any damage to public property at their own expense.

Date of Application: 5-7-26

SECTION 1 - APPLICANT'S INFORMATION

Name of Business: DAS VELO  
Name of Applicant: Adam Halsband  
Business Address: 13631 W. 11 mile Rd.  
Telephone: 248-838-8772 Fax: ( )  
Email address: halsband@das-velo.com

I acknowledge that I shall maintain and clean the utilized right-of-way areas daily, keeping such areas clear of debris and shall promptly remove waste or food from such utilized areas, pursuant to the City of Oak Park Code of Ordinances.


Applicant's Signature: 

SECTION 2 - OWNER'S INFORMATION

If applicant is not the property owner, this section must be completed and signed by the property owner or a designated representative.

Name of Property Owner: Tapan Rant  
Address: 13631 W. 11 mile Rd. City Oak park, MI  
Telephone: (248) 248-703-9598 Fax: ( )  
Email address: tapan@synergyrehabinc.com

I affirm that I am the owner of the property referenced in Section 1, or the owner's authorized representative, and I hereby grant permission for the Applicant named in Section 1 to operate a Sidewalk Café at the location stated.

Signature of Property Owner 

SECTION 3 - DESIGN

Is this an application for a new Sidewalk Café? \_\_\_ Yes  No

Will alcoholic beverage be served? \_\_\_ Yes  No

Is your site plan attached?  Yes \_\_\_ No

No, if not, when will it be submitted? \_\_\_\_\_

Number of Seats: 16 Total Square Feet: 250

Hours of operation of sidewalk café: 7am-7pm

Description of nature, character of business and type of food and drink offered:

Cafe with baked goods, sandwiches, coffee drinks,  
cold drinks, etc.

Attach one set of scale drawings clearly illustrating:

- a. The overall appearance of the premises with the outdoor cafe in place;
- b. The number, type, materials, color and location of all tables, chairs, umbrellas or other furnishings or fixtures intended to be placed at each outdoor cafe (Note: Advertising in the public right-of-way is prohibited. Therefore, tables, chairs, umbrellas or other furnishings or fixtures shall not have imprinted upon them anything that could be construed as advertising.);
- c. The location of any doors leading from any abutting buildings to each outdoor cafe;
- d. The number of feet and location of unobstructed, paved space permitting free passage of pedestrian traffic around or through each outdoor cafe;
- e. The type of protective barrier separating the eating and serving area of each outdoor cafe from pedestrian traffic which shall be portable and approximately three (3) feet in height
- f. The type and location of any existing or proposed outdoor lighting fixtures.
- g. The type and location of any existing or proposed heating elements, tents or other structures. Please include product specifications of each.



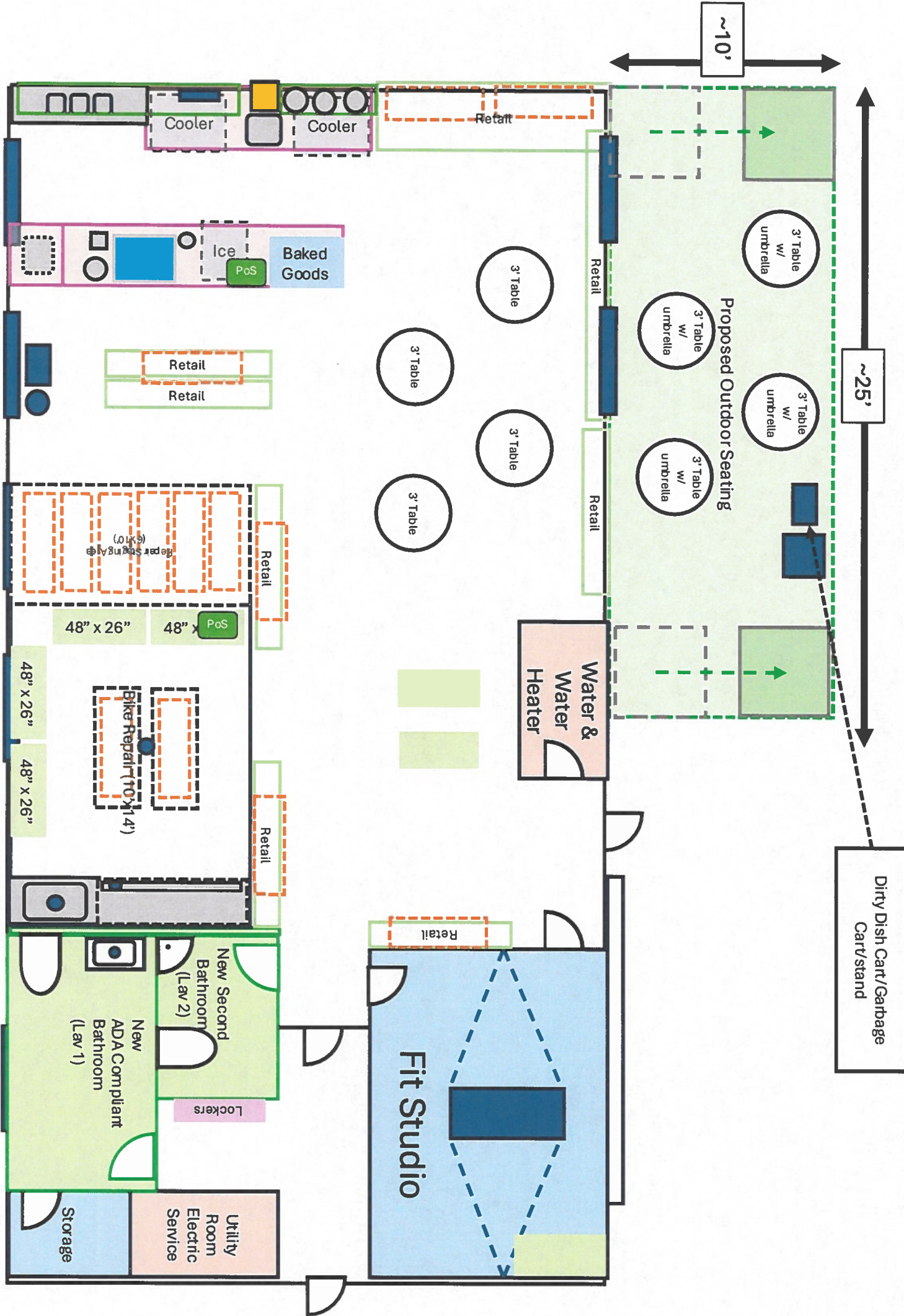




# Product Dimensions



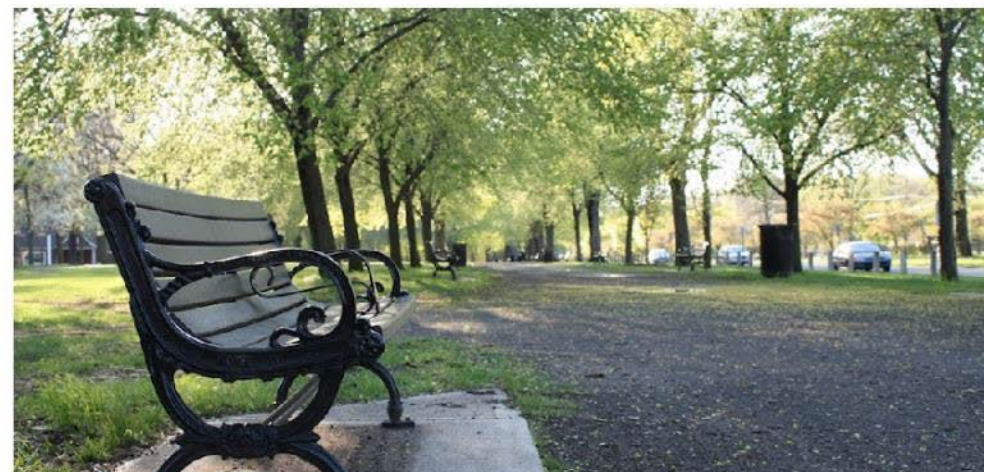
# Outdoor Dining at DAS VELO Service Course & Café



**LEGEND**

- Overhead Cabinet
- Base Cab/Counter
- Café Counter
- Bicycle
- Point of Sale Computer/Register

Scale 1" = 6.25'



# Master Plan Update

June 15, 2026





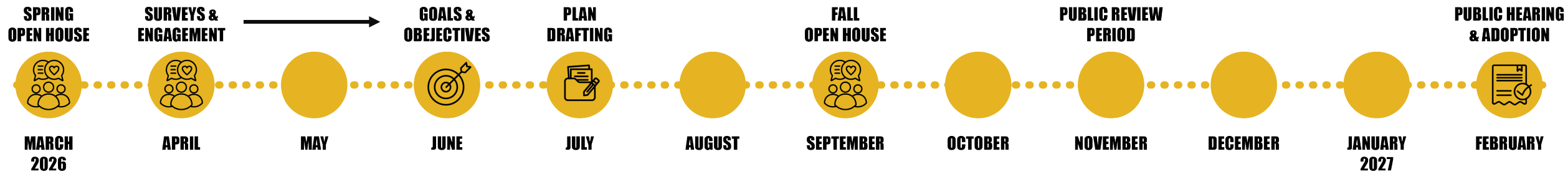
# Agenda

1. Timeline
2. Vision & Goals
3. Future Land Use
4. Questions

# What's been done and what's next?

Master Plan Update Timeline

# Master Plan Update Timeline



# Current Master Plan Vision & Goals

# Vision Statement

The vision of this Master Plan is to strengthen **community** by providing the highest possible quality of life, and becoming a regional leader in rebuilding the urban environment and public realm; to enhance **culture** by providing the highest quality programs and services while encouraging collaboration among community members and maintaining the City's unique cultural diversity; and to stimulate **commerce** by encouraging business growth and innovation, while establishing a vibrant city center and thriving activity nodes, and ultimately maximizing Oak Park's competitiveness in the region.

# Goals: Community

Strengthen community by providing the highest possible quality of life, and becoming a regional leader in rebuilding the urban environment and public realm.

**GOAL 1: CULTIVATE A SENSE OF PLACE AND UNIQUE PUBLIC SPACES**

**GOAL 2: EXPAND HOUSING OPTIONS**

**GOAL 3: ENHANCE PEDESTRIAN-SCALED STREETS AND FOSTER A COMFORTABLE & SAFE ENVIRONMENT FOR ALL USERS WITHIN THE CONTEXT OF THE CITY'S EXISTING INFRASTRUCTURE & COMMUNITY NEEDS.**

**GOAL 4: IMPROVE PARK FACILITIES & RECREATIONAL PROGRAMMING**

# Goals: Culture

Enhance culture by providing the highest quality programs and services while encouraging collaboration among community members and maintaining the City's unique cultural diversity.

**GOAL 1: INCREASE CIVIC ENGAGEMENT**

**GOAL 2: MAINTAIN EXCELLENT CITY SERVICES**

**GOAL 3: IMPROVE ENVIRONMENTAL SUSTAINABILITY**

# Goals: Commerce

Stimulate commerce by encouraging business growth and innovation, while establishing a vibrant city center and thriving activity nodes, and ultimately maximize Oak Park's competitiveness in the region.

**GOAL 1:** CREATE VIBRANT, DYNAMIC COMMERCIAL CORRIDORS

**GOAL 2:** ATTRACT HIGH QUALITY, DIVERSE RESTAURANTS

**GOAL 3:** PROVIDE STREAMLINED, BUSINESS-FRIENDLY PERMITTING PROCESSES AND EASILY OBTAINABLE RESOURCES FOR BUSINESSES

**GOAL 4:** REVISE AND IMPROVE COMMERCIAL PARKING ZONING REGULATIONS AND MUNICIPAL PARKING OPTIONS

**GOAL 5:** UPDATE MAPS, ZONING, AND ORDINANCES

**GOAL 6:** IMPROVE COMMERCIAL CORRIDORS VISUAL APPEARANCE TO SPUR INVESTMENT **GOAL 7:** REDEVELOPMENT OF BLIGHTED OR UNDERUTILIZED BUILDINGS

**GOAL 8:** IMPROVE RENTAL PROPERTIES

**GOAL 9:** PROVIDE RESOURCES TO ENTREPRENEURS AND BUSINESSES

**GOAL 10:** IMPROVE INDUSTRIAL AREAS

# Future Land Use

# Components of a Master Plan

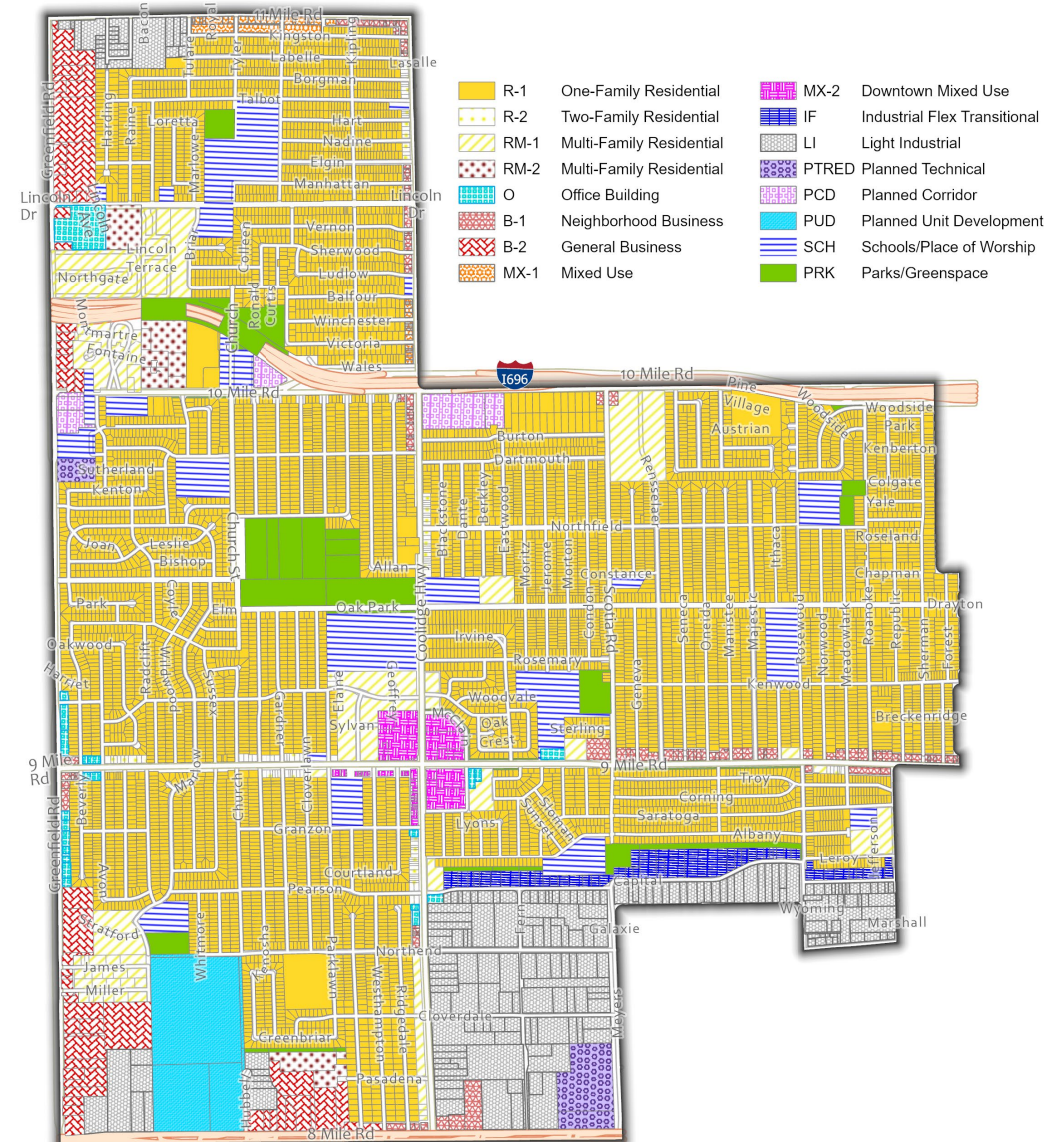
- Demographics/existing conditions
- Public engagement
- Goals, objectives, and implementation actions
- Transportation: complete streets & thoroughfare plan
- Housing plan
- **Future Land Use Map** & Zoning Plan

# Future Land Use

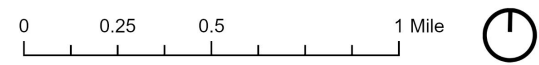
The Future Land Use Map guides how development will take place in the near future

It is not a guarantee of change, and does not rezone any land

It is supported by a zoning plan that relates future land use categories to zoning districts, including districts that do not yet exist



Data Sources: FLU: City of Oak Park; Roads: Oakland County. ©2026 Giffels Webster



**Thank you.**  
**Questions?**



## **SITE AND PROJECT CHARACTERISTICS**

The 0.21-acre site (9,000 square feet) comprises an industrial one-story building of 4,100 square feet (former SEERCO facility). The building is located along the west side of the site, with the east portion of the parcel improved for surface parking. Vehicular access is provided from W. 11 Mile Rd., with additional access to municipal parking located at the rear of the property.

### Applicant's Request

The applicant proposes renovating the rear suite (1,800 square feet) of the existing building to operate a speakeasy-style distillery/winery/microbrewery. The proposal features a primary bar area, built-in booth seating, a separate private lounge area, and a storage and production area.

Operations will include small-scale on-site final production of microbrewery products and distillery/winery retail tasting service, serving as an off-site tasting room for Copper Hop Brewing.

The property is located within the City's Water Tower Social District, which allows outdoor consumption of to-go alcoholic beverages within the designated district. The proposed use complements the current restaurants, coffee shops, breweries, and other sports-entertainment uses within the district.

## **ZONING DISTRICT AND LAND USE**

The property is zoned MX-1, Mixed-Use District, and on-premises alcoholic beverage facilities are permitted within the MX-1 District by Conditional Land Use (CLU), subject to the provisions of Article 5, Division 3.

The immediate adjacent properties to the east and west are zoned MX-1, to the north is 11 Mile Rd right-of-way then the City of Berkley, and to the south is Kingston Ave. right-of-way, then R-1, One-Family Residential District.

### **Conditional Land Use**

Article 5, Division 3 states that if the conditions of Sec. 544.p On-Premises Alcoholic Beverages are met, the use is permitted by right, subject to the provisions of Site Plan Review approval process.

Section 544.p On-premises alcoholic beverages.

Any primary or accessory use that requires a license for the sale or consumption of alcoholic beverages on-premises, as regulated by the state liquor control commission (LLC) shall require a conditional land use, even if the use is permitted by right in any given district, subject to the following:

1. General. Establishments serving alcoholic liquor for consumption on the premises may be permitted in certain districts, subject to the following:

- a. The proposed establishment serving alcoholic liquor for consumption on the premises is not located within 500 feet of a place of worship or school building. The distance between the place of worship or school building and the contemplated location shall be measured along the center line of the street or streets of address between two fixed points on the center line determined by projecting straight lines, at right angles to the center line, from the part of the place of worship or school building nearest to the contemplated location and from the part of the contemplated location nearest to the place of worship or school building. Notwithstanding the stated distance requirements, no proposed establishment serving alcoholic liquor for consumption on the premises will be permitted to serve alcoholic liquor if the proposed establishment serving alcoholic liquor for consumption on the premises is located on a parcel of land adjacent to a parcel of land with a place of worship or school building. This provision may be waived by the planning commission if the affected school(s) or place(s) of worship, through its duly appointed or elected governing body, affirmatively waives, in writing, its right to object to the establishment and the planning commission determines that the proposed establishment serving alcoholic liquor for consumption on the premises will not adversely affect the operation of the school or place of worship.
- b. The layout of the site of the proposed establishment serving alcoholic liquor for consumption on the premises and its relationship to streets serving access to the site shall be in a manner that vehicular and pedestrian traffic to and from the proposed establishment serving alcoholic liquor for consumption on the premises, and the potential assembly of persons connected therewith, will not be hazardous, endangering, or inconvenient to the surrounding neighborhood and commercial district.
- c. The proposed establishment serving alcoholic liquor for consumption on the premises will be compatible with adjacent uses of land, considering the proximity of residential dwellings, places of worship, schools, public structures, and other places of public gatherings.
- d. The proposed establishment serving alcoholic liquor for consumption on the premises will not be contrary to the public interest or injurious to nearby properties.
- e. The proposed establishment serving alcoholic liquor for consumption on the premises will not have the possible effect of downgrading and blighting the surrounding neighborhood.
- f. The proposed establishment serving alcoholic liquor for consumption on the premises will not reasonably be expected to diminish the value of properties in the immediate area.
- g. Where the establishment is immediately adjacent to residentially used or zoned properties, serving of on-premises alcoholic beverages shall cease by 12:00 a.m. unless waived by the planning commission; upon finding that the

use is compatible with the residential area in which it will be located, and will not have any appreciable negative secondary effects on the area, such as:

- i. Vehicular and pedestrian traffic, particularly during after midnight hours, might disturb area residents.
  - ii. Noise, odors, or lights that emanate beyond the site's boundaries onto property in the area on which there are residential dwellings, consistent with section 320 of this article and chapter 38 of this Code.
- h. Except as otherwise provided in this article, all operations of the proposed establishment shall be conducted within a completely enclosed building, except for off-street parking or loading. Outdoor dining shall be subject to the provision of section 319 of this article.
- i. All truck well, loading dock and loading/truck service areas shall be located and designed to minimize negative impact on adjoining properties.
2. Review criteria. The planning commission shall consider whether the applicant's proposal is reasonable when measured against the review criteria as found in section 6-58(e) of chapter 6, alcoholic liquor, of this Code, as amended thereafter.

As noted above, the proposed use is a speakeasy-style business serving alcoholic beverages for on-premises consumption. While the proposed use includes small scale on-site final production of microbrewery products and distillery/winery retail tasting service as an off-site tasting room for Copper Hop Brewing, in practice, it operates more like a bar or lounge, with alcohol service as the primary activity and any production secondary. Therefore, pursuant to Section 544.p, the proposal should be reviewed as a conditional land use for on-premises alcohol consumption under the general standards of Section 544.p(1).

The applicant indicated that the operating hours are from 4 PM to 12 AM on Fridays and Saturdays, and 5 PM to 11 PM on Wednesdays and Thursdays, consistent with the Zoning Ordinance.

The Economic Development and Planning Staff finds that the site plan satisfactorily meets the requirements of this section.

**MIXED-USE DISTRICT**

All mixed-use principal uses, conditional uses, and special land uses are subject to the following site development requirements:

**Schedule Regulations: Bulk, Area, Density, and Setbacks.**

TABLE 1. SEC. 225 SCHEDULE OF REGULATIONS		
Location	Required	Proposed
Front (north)	0' - 10'	Approx. 17'

TABLE 1. SEC. 225 SCHEDULE OF REGULATIONS		
Location	Required	Proposed
Rear (south)	0'	0'
Side (west); Least 1	0'	0'
Side; Total 2	0'	Approx. 25'
Height	25' – 45'	18'

The front yard appears to exceed the maximum permitted setback of 10 feet, making the property legal non-conforming. The Zoning Ordinance allows legal non-conforming structures/sites to be developed and used, provided they don't increase the non-conformity. All other setback and height requirements meet the current Zoning Ordinance.

**Building Design Standards**

Existing sites that do not increase their footprint or change the existing elevation are not required to comply with current building design standards.

**Site Development Requirements**

**Off-Street Parking and Loading Standards.**

Although the use is not a restaurant, the parking requirement is most closely aligned with that of a restaurant.

TABLE 2. SEC 403 PARKING SPACE NUMERICAL REQUIREMENTS			
Use	Ordinance	Required	Provided
Restaurants, standard, with liquor license	1.0 space per 100 sq. ft. of GFA; or 0.6 spaces per seat, whichever is greater, plus spaces required for any banquet or meeting rooms	1,800X85%= 1,530 1,530/100 = 15 spaces Or 50x0.6= 30 spaces Reduction 20%= 24 spaces.	Approx. 4 spaces on-site and served by municipal parking.
	Total	24 spaces	4 spaces

The property offers approximately 4 on-site parking spaces and is also served by ample municipal parking spaces.

Municipal parking is available at the rear of the property. All businesses along 11 Mile between Gardner Rd. and Tulare Ave. have access to municipal parking, while a few properties also provide on-site parking.

Section 408 requires one bicycle parking space for each 2,000 sq. ft. of gross floor area up to 20,000 square feet; a minimum of 4 spaces. The applicant shall provide on-site a minimum of four (4) bicycle parking spaces in compliance with the Zoning Ordinance.

**Landscape Standards.**

Article 4, Division 3, Section 448 Standards for Compliance for Existing Sites does not require full compliance with the landscaping standards for existing sites if the building or parking area is not being increased.

The existing site configuration, including the current building footprint, parking layout, and site constraints, significantly limits the available area for additional landscaping; leaving little to no feasible area for new landscape areas.

The applicant shall work with Economic Development and Planning staff to identify and propose any feasible landscaping enhancements, where applicable.

**Access Management and Driveway Standards.** Any modifications to the access on 11 Mile Rd. shall require obtaining permits/approval from the City of Oak Park Engineering Department.

**Dumpster Enclosure.** Businesses along 11 Mile Rd between Gardner Ave. and Tulare Ave. have access to dumpsters/enclosures in the municipal parking lot, serviced by Runco Waste Industries. The applicant must either participate in the municipal dumpsters in the adjacent parking lot or provide a dumpster and enclosure on the site in compliance with the provisions of Article 3, Division 1, Section 333.

**Lighting.** Any proposed exterior light fixtures should be shielded and downward cast to eliminate the possibility of nuisance to the adjoining properties. The intensity of light within a site shall not exceed one (1) footcandle at any property line, except where it abuts a service drive or other public right-of-way in compliance with the provisions of Article 4, Division 5.

**Mechanical Equipment.** All mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building in compliance with the provisions of Article 3, Division 1, Sec.318.

**Signs.** No signage is approved as part of the Site Plan Review process; a separate permit must be requested for the inclusion of any signs at this site.

#### **STAFF RECOMMENDATION**

Upon the findings of this report and the analysis herewith, it is the recommendation of the Economic Development and Planning staff to approve the Site Plan for the P.R. Speakeasy at 14441 W. 11 Mile Rd., subject to the following conditions:

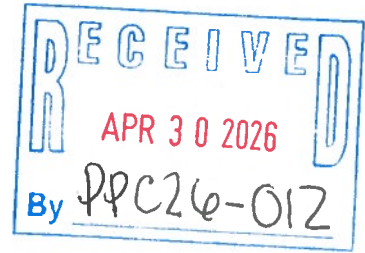
#### **Conditions of Site Plan approval:**

1. The applicant shall provide on-site a minimum of four (4) bicycle parking spaces in compliance with the Zoning Ordinance.

2. The applicant shall work with Economic Development and Planning staff to identify and propose any feasible landscaping enhancements, where applicable.
3. All new landscaped areas and plant materials shall be kept free from refuse and debris. Plant materials, including lawns, shall be maintained in a healthy growing condition, neat and orderly in appearance in accordance with the approved site plan. If any plant material dies or becomes diseased, it shall be replaced within 30 days of written notice from the city or within an extended time period as specified in said notice, consistent with Section 447 of the Zoning Ordinance.
4. Any modifications to the access on 11 Mile Rd. shall require obtaining permits/approval from the City of Oak Park Engineering Department.
5. The applicant must either participate in the municipal dumpsters in the adjacent parking lot or provide a dumpster and enclosure on the site in compliance with the provisions of Article 3, Division 1, Section 333.
6. Any proposed exterior light fixtures should be shielded and downward cast to eliminate the possibility of nuisance to the adjoining properties. The intensity of light within a site shall not exceed one (1) footcandle at any property line, except where it abuts a service drive or other public right-of-way in compliance with the provisions of Article 4, Division 5.
7. All mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building in compliance with the provisions of Article 3, Division 1, Sec.318.
8. No signage is approved as part of the Site Plan Review process; a separate permit must be requested for the inclusion of any signs at this site.
9. The site and buildings shall comply with the applicable requirements of the City of Oak Park Engineering, Building, and Fire Departments.



**CITY OF OAK PARK**  
 MUNICIPAL SERVICES  
 ECONOMIC DEVELOPMENT & PLANNING DIVISION  
 14300 Oak Park Blvd,  
 Oak Park, Michigan 48237



APPLICATION FOR SITE PLAN REVIEW		
FEES		
<input type="checkbox"/> Site Plan Review		\$750.00
<input type="checkbox"/> Special Land Use and Public Hearing (including Site Plan Review)		\$1,000.00
<input type="checkbox"/> Administrative Review		\$300.00
<input type="checkbox"/> Text or Zoning Amendments (rezoning*)		\$600.00
<input type="checkbox"/> Planning Commission Special Meeting (in addition to other fees)		\$600.00
<input type="checkbox"/> Deviation from Approved Site Plan (major modifications)		\$300.00
Date Received	Fee Paid	Site Plan No.
4/30/2026	\$750.00	PPC 26-012

Site Plan Review

Site Plan Review is the process of reviewing drawings that illustrate the layout of land and structures for conformance with ordinance requirements and both on-site and off-site impacts. These requirements may include ingress/egress, traffic flow, landscaping, storm drainage, soil erosion, grading of land, parking, and signage.

Site Plan Reviews are conducted and approved by the Planning Commission, with the exception of the Administrative Review. We encourage you to request a conceptual site plan review meeting. This service is free of charge and helps to expedite the approval process. Please contact the Economic Development and Planning Department to schedule a meeting at (248) 691-7455.

Notice to Applicant

Completed Applications must be submitted to the Economic Development and Planning Department (30) days prior to the Planning Commission meeting at which the application will be considered.

Complete sets must include the following:


- Application
- Review Fee
- Plans (15 sets) (folded)
- Electronic Copy of all Plans

The Planning Commission meets the second Monday of the month at 7:00 PM in the City Council Chamber at the City Hall, 14000 Oak Park Blvd. Oak Park, MI 48237


PROPERTY INFORMATION

Name of Proposed Development	P.R. Speakeasy		
Property Address	14441 W. 11 Mile Suite B		
Parcel Number   Sidwell Number	52-25-19-201-206		
Legal Description			
Existing Land Use	Vacant		
Proposed Land Use/ Text or Zoning Amendments (Detailed Description).			
A speakeasy style distillery/winery/brewery. This would be an offsite tasting room for Copper Hop Brewing			
Estimated Monetary Investment	\$ 350,000	Projected Number of Employees	8

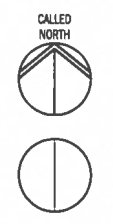
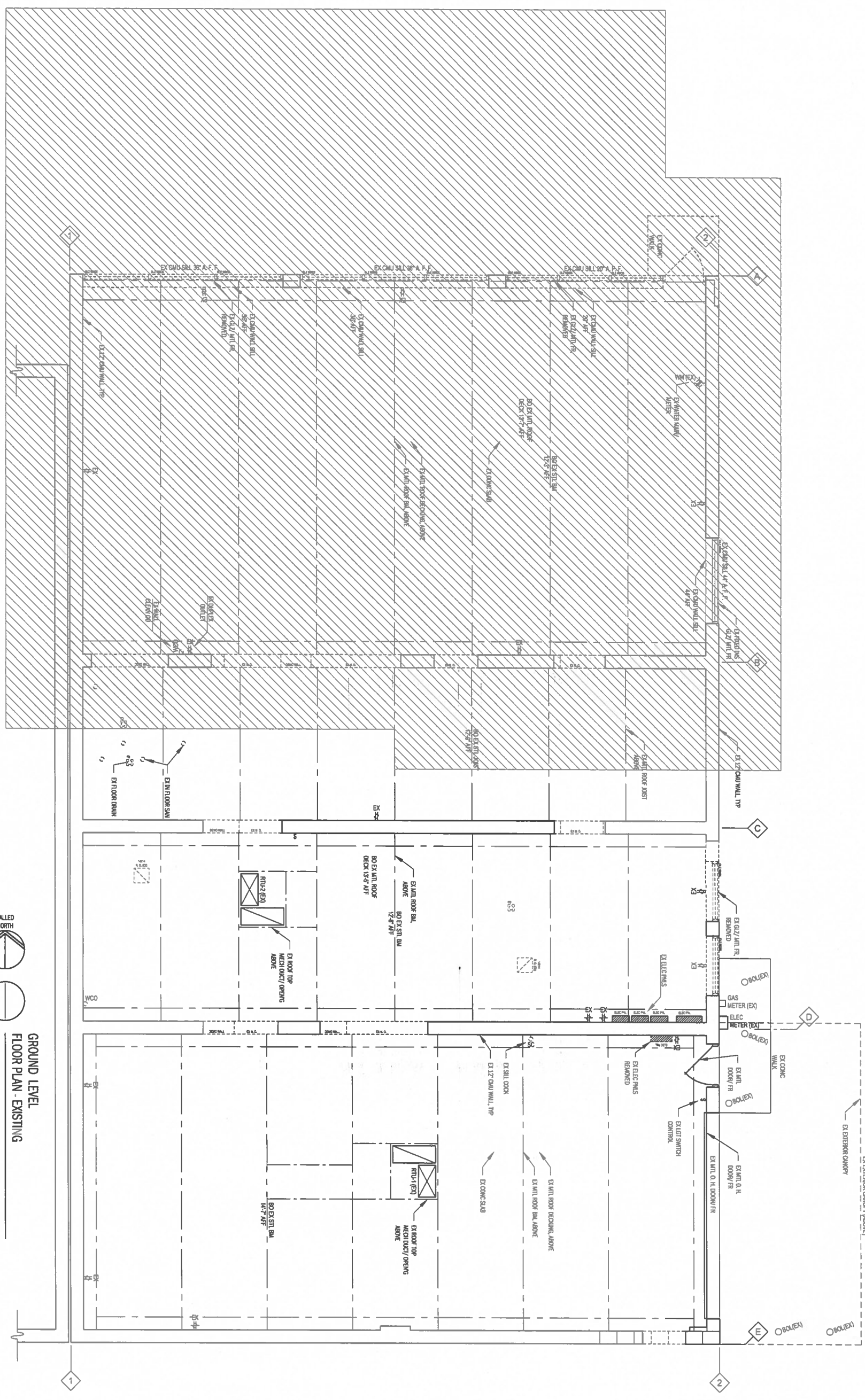
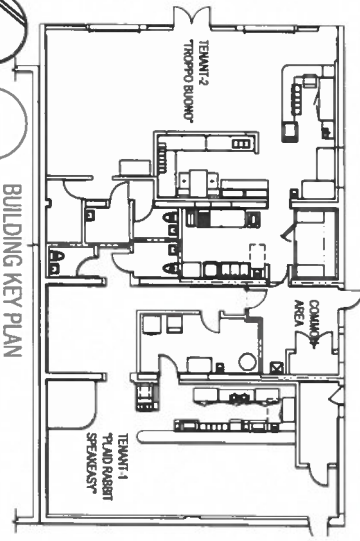
PROPERTY OWNER INFORMATION

Owner Name	Chris Sarkisian						
Owner Address	33717 Woodward Ave.						
City	Birmingham	State	MT	Zip	48009	Phone	(248)854-6799
Signature of Property Owner				Print Name	Chris Sarkisian		
Email Address	csarkisian@evo4it.com						

APPLICANT INFORMATION

Applicant Name and Role	Ryan Balicki - Tenant/owner						
Applicant Address	23401 Greater Mack Ave						
City	St. Clair Shores	State	MI	Zip	48080	Phone	(586)944-7282
Signature of Applicant				Print Name	Ryan Balicki		
Email Address	Ryan@thecopperhop.com						

**RECEIVED**  
 APR 30 2026  
 BY PPC26-012



GROUND LEVEL  
 FLOOR PLAN - EXISTING  
 SCALE: 1/4\"/>

