



Memorandum on Proposed Uses to Permit

TO: Grosse Pointe Woods Planning Commission
FROM: Brigitte Wolf, AICP
SUBJECT: Revisiting the Outdoor Café Requirements
DATE: May 23, 2024

As the fee schedule has changed and we have a number of new outdoor cafes/seating options in the public right of way along Mack Avenue, we believe it necessary to revisit requirements of Section 50-6.5 Outdoor Café Permit. The proposed Ordinance revisions as recommended to Council are included on the following pages. The two main requirements to discuss are:

1. Site Plan Review by Planning Commission
2. Pavers / Decorative Hard Surface

SITE PLAN REVIEW FOR OUTDOOR CAFES

One of the requirements is Planning Commission site plan review, prior (and as currently in effect) it was site plan review by the Building Official. Now the fees have increased for Site Plan Review by Planning Commission to \$800. Given this, we may want to revisit this requirement as to not discourage new outdoor cafes from being added.

Our proposed revisions:

1. Allow for the continuation of applications to be reviewed and approved by the Building Official. In this scenario, the proposed outdoor café configuration and criteria must be in strict compliance with the Ordinance.
2. If the applicant is unable / unwilling to accommodate changes proposed by the Building Official or required by the Zoning Ordinance, at that point, the applicant would then be required to submit their site plan and application for review and approval by Planning Commission.

SITE PLAN REVIEW FOR OUTDOOR CAFES

As currently required in the Ordinance, decorative hard surfaces are required between the sidewalk and right of way. The Ordinance reads: *"In the event the application involves use of the right-of-way between the sidewalk and the curb, the city shall require improvement of that area by construction of an approved surface such as brick pavers, exposed aggregate, stamped concrete, tiles, or other decorative hard surface subject to Wayne County approval. Asphalt and standard concrete are not considered approved surfaces."*

Proposed revision:

For locations that are currently paved between the sidewalk and right of way, the existing surface may remain. For newly constructed hard surfaces between the sidewalk and right of way, approved decorative hard surfaces, such as brick pavers, exposed aggregate, stamped concrete, tiles, or other decorative hard surfaces, subject to Wayne County approval, is required.