

The first item, under **Public Hearings**, was to **Hold a Public Hearing on the Special Land Use for 20647 Mack Avenue (Playa Bowls)**.

**MOTION** by Hamborsky, seconded by O'Keefe, to **open the public hearing**.

Motion carried by the following vote:

YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale

NO: None

ABSENT: Gilezan

Chair Fenton opened the public hearing at 7:03 pm.

Planner Jankowski provided an overview of the request for a fast-casual/take-out restaurant in an existing, single-story, multi-tenant building. No drive-thru is permitted, and dining is take-out or within the restaurant only. The site is zoned C-Commercial where take-out restaurants are a Special Land Use, which requires a Public Hearing before the Planning Commission before advancing to another Public Hearing before City Council. Three different criteria are reviewed for Special Land Use requests: a) harmony with the Master Plan; b) anticipated nuisance for public hazard like disruptive noise, smoke, odor, glare, or vibration; and c) consistency with the intent of the zoning ordinance. Based on general compliance with the City's Zoning Ordinance, it is recommended that the Special Land Use be recommended to City Council, subject to the following:

1. The hours of operation and hours of deliveries are provided and found acceptable.
2. Site plan approval is granted.

The Chair asked if anyone wished to speak in support of the proposed Special Land use. The following were heard:

Matthew Caplin, franchisee for Playa Bowls, business address 4301 Orchard Lake Rd, West Bloomfield, MI 48323, presented the concept of the business. They only use fresh fruits and vegetables that are delivered six days a week from a local produce supplier. They offer a healthy alternative to other meals. They are not fast food and don't cook anything. They have other locations in Rochester and Bloomfield and are popular there. He believes this will be a nice addition to the city.

The Chair asked if anyone wished to speak in opposition of the proposed Special Land use. No one wished to be heard.

**MOTION** by Vitale, seconded by Fuller, to **close the public hearing on the Special Land Use for 20647 Mack Avenue (Playa Bowls).**

Motion carried by the following vote:

YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale  
NO: None  
ABSENT: Gilezan

Chair Fenton closed the public hearing at 7:08 pm.

**MOTION** by Hamborsky, seconded by Vitale, to recommended **that Council consider the Special Land Use for 20647 Mack Avenue (Playa Bowls)** subject to the following:

1. The hours of operation and hours of deliveries are provided and found acceptable.
2. Site plan approval is granted.

There was discussion on whether parking is adequate and the interior seating layout and capacity. Planner Jankowski confirmed that parking is sufficient. Mr. Caplan gave details on the seating plan and the hours of operation, 8 am to 8 pm typically.

Motion carried by the following vote:

YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale  
NO: None  
ABSENT: Gilezan