

MINUTES OF THE HOUSING, PLANNING & DEVELOPMENT COMMITTEE
July 20, 2020
MEETING HELD REMOTELY

Present: Councilmembers Rader, Shachner & Kepple

Also Present: Fire Chief Dunphy, Planning Director Leininger, Public Works Director Ducu, Law Director Corrigan, City Planners Michelle Nocht & David Baas, Mary Leigh, Clerk Bach taking minutes, members of the public, Acting Chief Wilkins, Ian Andrews, members of the public

Call to Order: 6:32 p.m.

Approval of the minutes of the June 29, 2020 Housing, Planning & Development Committee meeting.

A motion was made and seconded to approve the minutes of the June 29, 2020 Housing, Planning & Development Committee meeting. A roll call vote was conducted as follows:

Yeas: Rader, Shachner, Kepple

Nays: none

Motion passed. Minutes approved.

ORDINANCE 11-2020 - AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least five members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, authorizing and directing the Director of Planning and Development or the Mayor to enter into an agreement for the sale of Permanent Parcel No. 315-22-108 on Plover Street. (*1st read and Referred to HPD 07/06/20*)

Program Manager Mary Leigh explained that the Plover Street property came to the City's attention through tax foreclosure. The property had gone to state forfeiture and the City worked with the County landbank to have it transferred to the City. The City had been maintaining the property for several years when an adjacent neighbor approached the City in 2018 with an offer to purchase the property. Planning Department staff had several conversations with the neighbor and all parties agreed that the neighbor would get the property appraised and make a plan for the use of the property, which will be an extended side yard.

Councilmember Shachner expressed support for transferring the property to a responsible property owner who will care for it. He noted that the Ward 4 Councilmember is also supportive.

Motion by Councilmember Shachner, seconded by Councilmember Rader to recommend Ordinance 11-2020 for approval. A roll call vote was conducted as follows:

Yeas: Rader, Shachner, Kepple

Nays: none

Motion passed. Minutes approved.

Communication from Councilmembers Bullock and Kepple regarding the permitting of curbside express parking as a tool for economic relief for Lakewood businesses. (*Referred to HPD 07/06/20*)

RESOLUTION 2020-39 – A RESOLUTION to take effect immediately provided it receives the vote of at least two thirds of the members of Council, or otherwise to take effect at the earliest period allowed by law, authorizing and directing the Director of Public Safety to designate express parking spaces under certain circumstances.

Big jump to curbside pickup and express trying to compete with online delivery. Even bigger issue with COVID. City admin has been researching. Looking at a block by block solution that businesses can apply for together.

Councilmember Kepple explained that the rationale for the resolution is to respond to the marketplace and the demand for curbside pickup and delivery. She noted that the COVID-19 environment is making the issue more urgent, as local businesses need to compete with retail giants. She suggested developing both temporary and permanent solutions. She also recommended that businesses apply for these parking spaces together and act together.

Councilmember Bullock acknowledged that more work is to be done to develop specifics but that the initial proposal has been well-received. He remarked that the status quo for parking is to provide free parking all weekend and 2+ hours at other times but that this interferes with customers completing a quick pick up transaction. He recommended that the City's parking policies be updated and made more flexible.

The Committee established that the past process to designate short-term parking has been on a case by case basis at the discretion of the administration

Councilmember Shachner advocated for a fair and equitable process through the Planning Commission and/or the administration whereby each parking space is evaluated against certain criteria. He suggested that such a process may intersect with a potential process for parklet approval.

City Planner David Baas outlined his research on the topic of pickup/drop off zone parking. He agreed that the criteria used in the past to make these determinations was inconsistent and that having measured criteria is preferable. He outlined three different types of parking needs as follows:

- Type 1 – Short term (15 minute) parking for a single business for a special event or promotion of a limited time.
 - Recommendation: These requests could be made to police parking enforcement and handled internally.

- Type 2 – Short term (15 minute) parking for multiple businesses on a block until the end of the pandemic.
 - Recommendation: Create a process for a free permit that requires certain criteria. All businesses on the block would be required to express support. Limit one parking space per block per side.

- Type 3 - Short term (15 minute) parking for multiple businesses on a permanent basis.
 - Recommendation: Create a permit process with more stringent criteria and examination of parking turnover, capacity, and use on the block. Limit one per City block per side.

Mr. Baas clarified that parking spaces should not be oriented toward any specific business.

Councilmember Bullock advocated for the Planning Department to be in charge of programming these spaces and considering permits. Councilmember Shachner agreed but expressed open-mindedness to hearing a case for keeping Public Works as the department in charge.

A representative of Aladdin’s at Belle & Detroit explained that especially since COVID that their customers want options for delivery, take out, etc. She stated that her business and neighboring businesses would benefit from a 15-minute parking zone.

A representative from the Tea Lab on Detroit explained how customer needs have changed since COVID and how the business has worked to minimize exposures. He stated that a 15-minute parking spot would greatly benefit the business. He predicted that once COVID is over that customers will likely not want to go back to old ways and that there will be a continued desire for short-term parking.

Ian Andrews of Lakewood Alive spoke in support of the proposal for short-term parking spots as a way to support businesses.

Committee members further discussed their expectations for a revised ordinance. They want it to include the different types of short-term parking for which businesses can apply and the steps to be taken. They wish for the process to be housed within the Planning Department and for the Department to create an application. Chairman Shachner suggested that the Committee and the administration focus first on the temporary solutions because time is of the essence.

In response to remarks by Councilmember Bullock, Chief Dunphy & Chief Wilkins explained that public safety must remain involved in these discussions. Among other reasons, they are often the ones fielding requests and complaints.

Councilmember Kepple expressed that the input from public safety will be important though the Committee is expressing a preference for Planning Department to serve as project manager. She suggested moving forward by bringing David Baas's research to public safety for further discussions.

Housing, Planning & Development adjourned at approximately 7:30 p.m.