

**PLANNING COMMISSION  
AGENDA  
Monday, April 27, 2020  
Virtual Meeting  
6:30 p.m.**

1. Call to Order
2. Roll Call
3. Matter of Consideration of Temporary Modification to City Meeting Policies and Procedures
4. Approval of Agenda
5. Approval of Minutes: **February 24, 2020**
6. Matter of Changes to Approved Site Plan by Ron Yolles / Laura Hirschhorn at 13124 Vernon
7. Public Participation

Comments are invited on each Agenda item when that item comes up for consideration. Matters not listed on the Agenda may be addressed under "Public Participation."



## A D M I N I S T R A T I V E      O F F I C E S

*Mayor*                      **Robert F. Paul III**                      *Commissioner*   **Jules B. Olsman**  
*Mayor Pro-Tem* **Joe Rozell**                      *Commissioner*   **Michelle Elder**  
*City Manager*   **Amy Sullivan**                      *Commissioner*   **Jeff Jenks**

### PLANNING COMMISSION MEETING

#### SITE PLAN REVIEW

You are hereby notified that the Huntington Woods Planning Commission will hold a site plan review hearing at a virtual meeting April 27, 2020 at 6:30 pm. The subject of the site plan review is proposed revisions to the previously approved plans for the Yolles residence at 13124 Vernon. The April 27th Planning Commission meeting will be held remotely due to the COVID-19 outbreak. The meeting starts at 6:30 p.m.

#### How To Participate in Public Meetings Remotely

1. Sign up for a free account at [www.zoom.us](http://www.zoom.us).
2. At the designated meeting time, click on this link or call to join the meeting as it begins.

#### Join Zoom Meeting

<https://zoom.us/j/745484412>

Meeting ID: 745 484 412

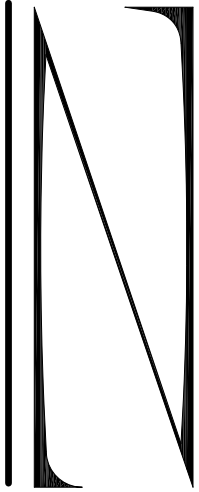
#### One tap mobile

+13126266799,,745484412# US (Chicago)

3. You can participate online or participate by phone.
4. The Planning Commission Chair will ask for public comments at the appropriate time.
5. If you are participating online, you can write in the Chat box that you wish to address the Planning Commission and the Planning Commission Chair will call on you.
6. If you are listening on the phone, the Planning Commission Chair will ask if anyone would like to make a comment.
7. The video of the teleconference will be available for viewing on our YouTube channel after the meeting.
8. The City will be following its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Manager at 248.581.2632 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

You are invited to present your thoughts to the Planning Commission at the meeting, or you may view the plans electronically at the City website at [hwmi.org](http://hwmi.org) under the Planning Commission link during the week prior to the meeting and present your thoughts by writing to the Planning Commission at: Huntington Woods City Offices, 26815 Scotia Road, Huntington Woods, MI 48070. If you have any comments or questions, please email the Planning Department at [hberry@hwmi.org](mailto:hberry@hwmi.org) or follow meeting procedures.

Hank Berry Zoning Administrator



R.A. ZISCHKE  
ARCHITECT  
18690 Levan  
Livonia, MI 48152

(248) 476-0140  
FAX 476-2341

project:  
13124  
Vernon Ave.  
Huntington Woods

client:  
Laura Hirschhorn  
& Ron Yolles

builder:  
Capaldi  
Building Co.  
5050 Lealdale  
Royal Oak, MI 48073

revisions	by
△	
△	
△	
△	
△	
△	
△	

reissue	date
(reason)	
Plan reduced in size	12-3-2019
By 300 sq. ft.	
Interior and exterior	
Plan revisions:	1-10-2020

issued for	date
■ preliminary	7-19-19
■ bidding	7-24-19
□ permit	9-19-19 12-3-19
□ construction	2-25-20

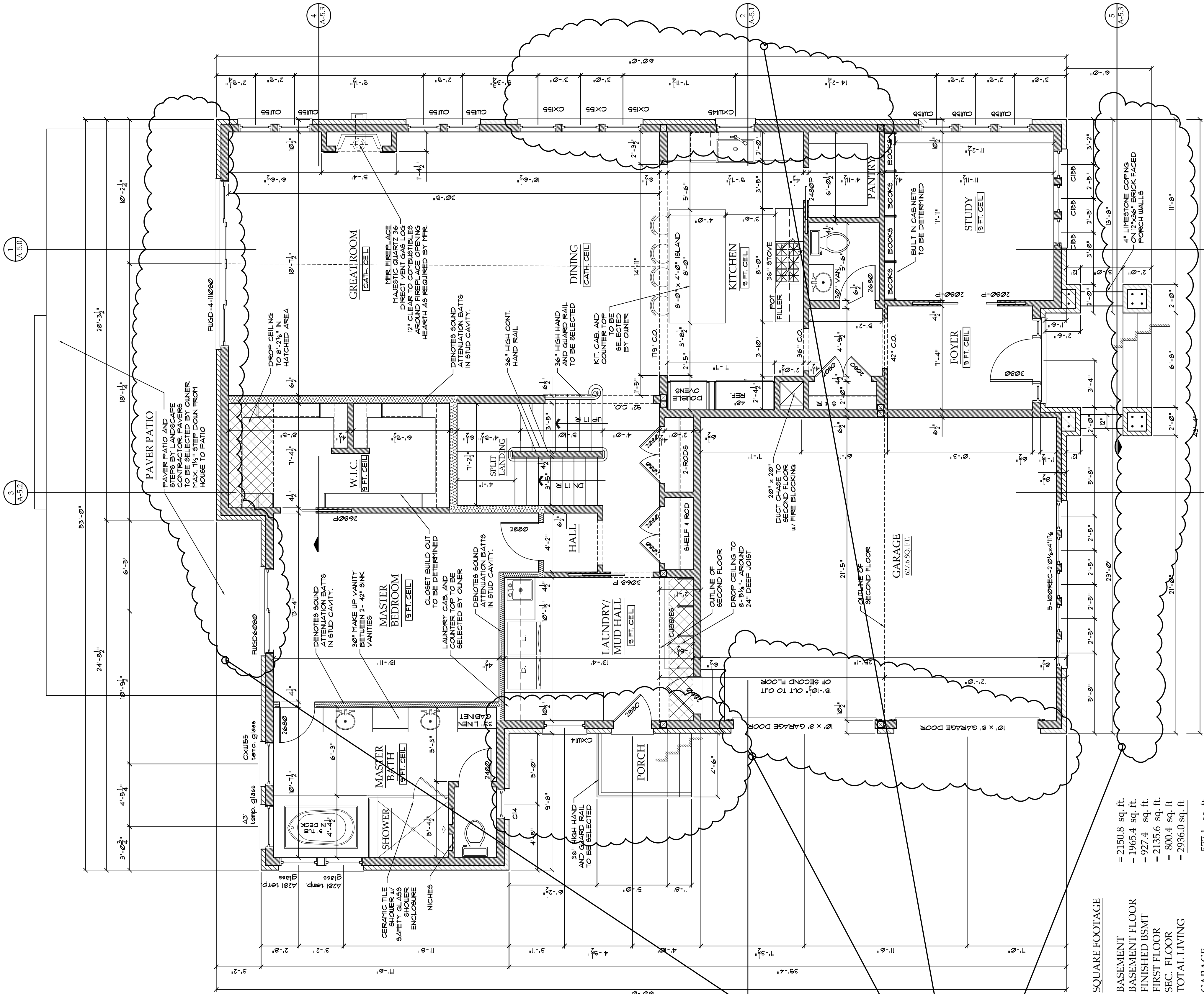
project number

R-219-115

drawn by RAZ

R-219-115
-----------

sheet number  
A-2.0



AREA OF CHANGE

SQUARE FOOTAGE
BASEMENT
BASMENT FLOOR
FINISHED BSMT
FIRST FLOOR
SEC. FLOOR
TOTAL LIVING
GARAGE

= 2150.8 sq. ft.

= 1965.4 sq. ft.

= 927.4 sq. ft.

= 2135.6 sq. ft.

= 800.4 sq. ft.

= 2936.0 sq. ft.

= 577.1 sq. ft.

FIRST FLOOR PLAN  
1/4" = 1'-0"



18690 Levan  
Livonia, MI 48152

(248) 476-0140  
FAX 476-2341

project:  
13124  
Vernon  
Hunting

client:  
Laura Hirschhorn  
& Ron Yolles

builder:  
Capaldi  
Buiding Co.  
5050 Leafdale  
Royal Oak, MI 48073

revisions

by

reissue (reason)	date
Plan reduced in size by 300 sq. ft. interior and exterior plan revisions.	12-3-2019
	1-10-2020

issued for	date
■ preliminary	7-19-19
■ bidding	7-24-19
□ permit	9-19-19 12-3-19
□ construction	2-25-20

project number

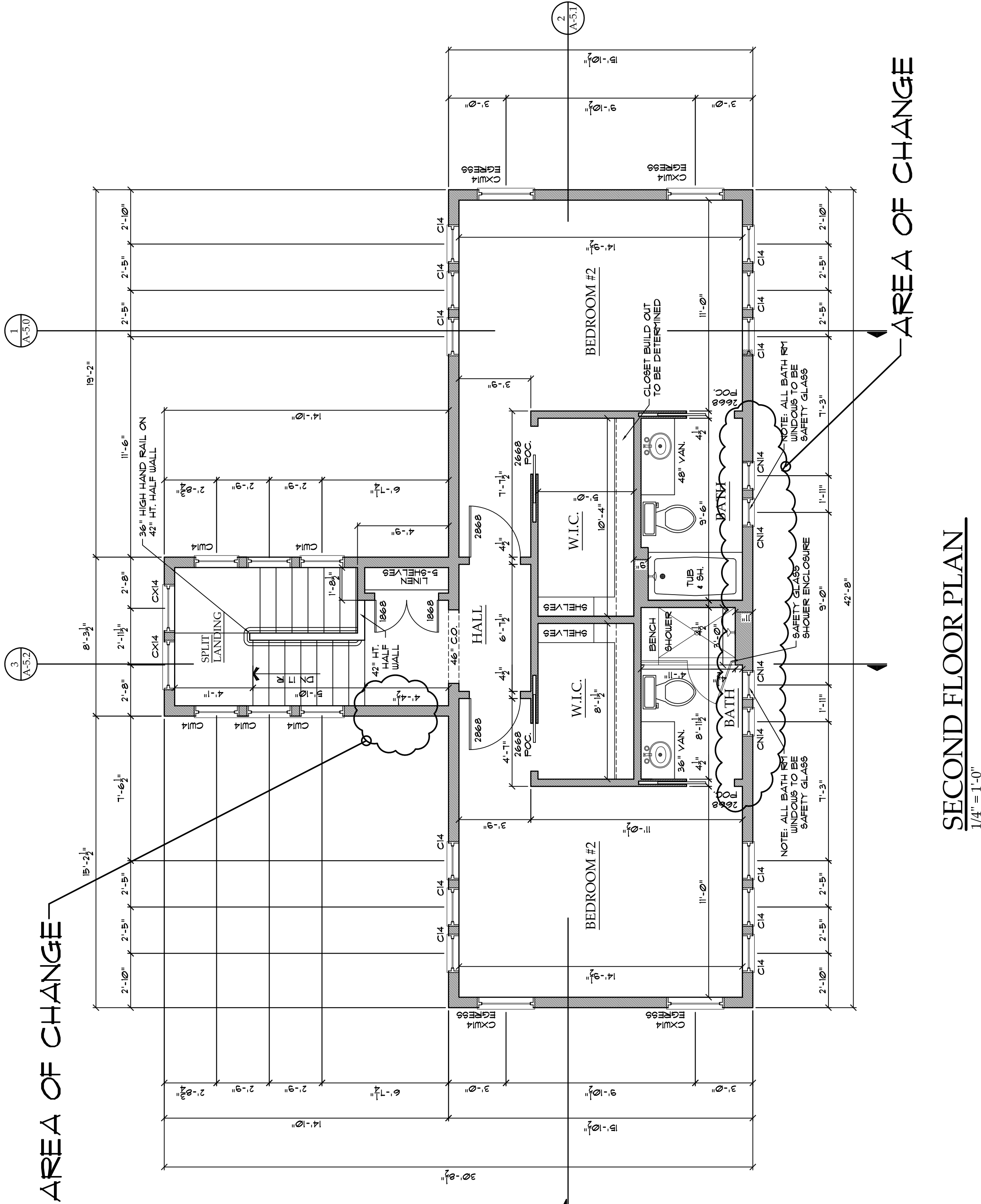
R-219-115

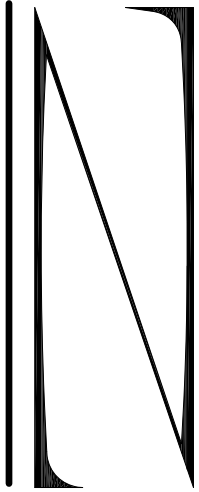
drawn by RAZ

R-219-115

sheet number

## A-2.1





R.A. ZISCHKE  
ARCHITECT  
18690 Levan  
Livonia, MI 48152

(248) 476-0140  
FAX 476-2341

project:  
13124  
Vernon Ave.  
Huntington Woods

client:  
Laura Hirschhorn  
& Ron Yolles

builder:  
Capaldi  
Building Co.  
5050 Leafdale  
Royal Oak, MI 48073

revisions	by
△	
△	
△	
△	
△	
△	
△	
△	

reissue (reason)	date
Plan reduced in size by 300 sq. ft. interior and exterior	12-3-2019
Plan revision	1-10-2020

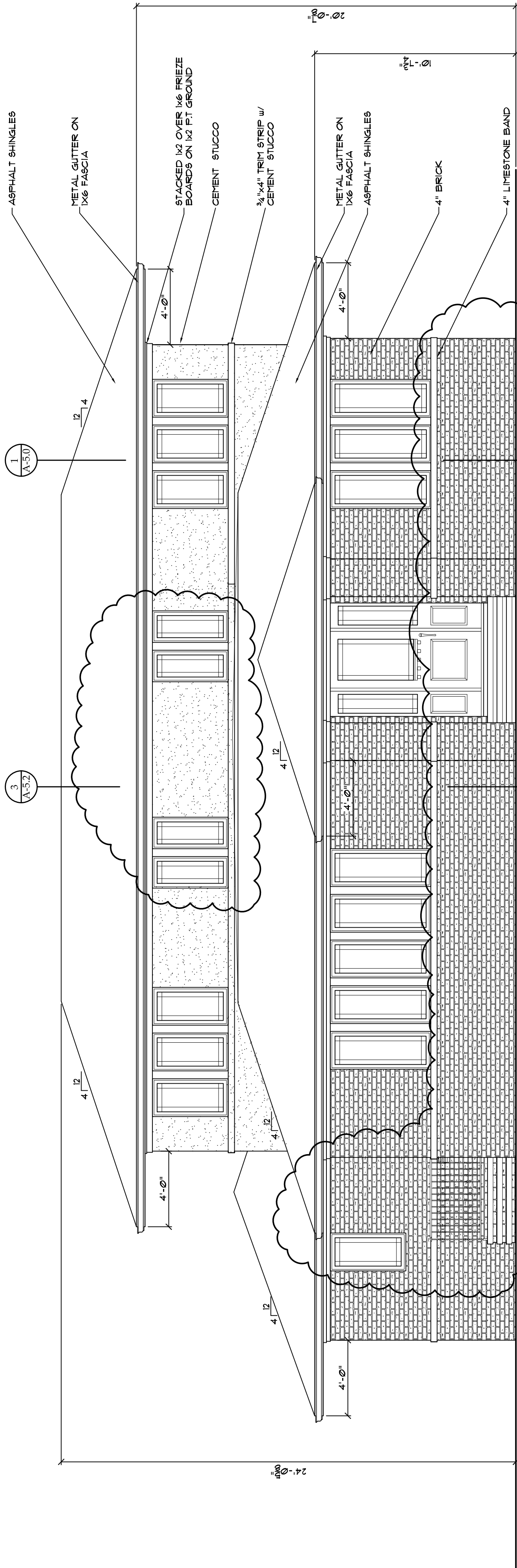
issued for	date
■ preliminary	7-19-19
■ bidding	7-24-19
□ permit	9-19-19
□ construction	12-3-19
	2-25-20

project number  
R-219-115

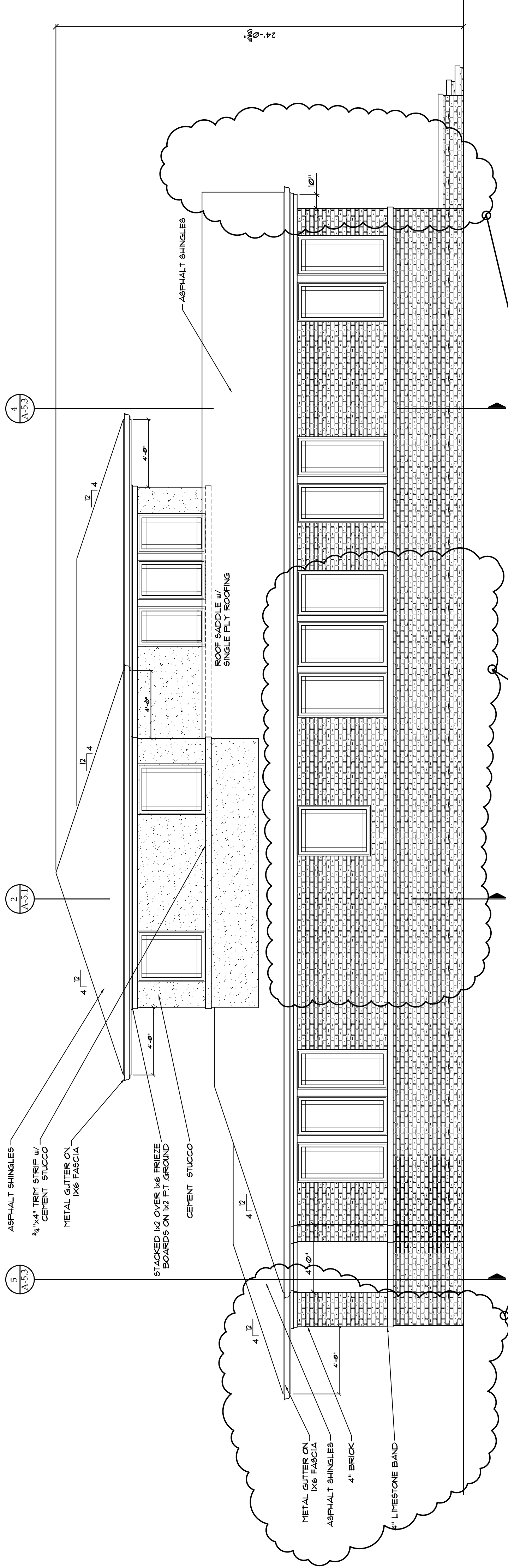
drawn by RAZ

R-219-115
-----------

sheet number  
A-4.0



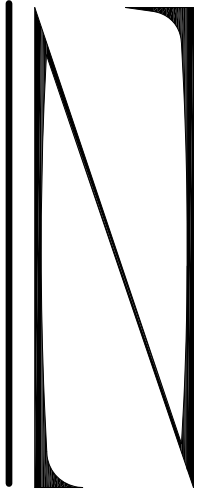
**SOUTH ELEVATION**  
1/4" = 1'-0"



**EAST ELEVATION**  
1/4" = 1'-0"

AREA OF CHANGE





R.A. ZISCHKE  
ARCHITECT  
18690 Levan  
Livonia, MI 48152

(248) 476-0140  
FAX 476-2341

project:  
13124  
Vernon Ave.  
Huntington Woods

client:  
Laura Hirschhorn  
& Ron Yolles

builder:  
Capaldi  
Building Co.  
5050 Leafdale  
Royal Oak, MI 48073

revisions	by
△	
△	
△	
△	
△	
△	
△	
△	
△	

reissue (reason)	date
Plan reduced in size by 300 sq. ft. interior and exterior plan revisions.	12-3-2019 9-19-19 12-3-19 1-10-2020

issued for	date
■ preliminary	7-19-19 7-24-19
■ bidding	9-19-19 12-3-19 2-25-20
□ permit	
□ construction	

project number

R-219-115

drawn by RAZ

R-219-115
-----------

sheet number A-4.1
-----------------------

