

**PLANNING COMMISSION
AGENDA
Monday, October 24, 2022
Regular Meeting - Huntington Woods City Hall
26815 Scotia
7:00 p.m.**

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes: **August 24, 2022**
5. Matter of Site Plan review of an addition to the Kushelman Residence, 13119 Hart
6. Matter of Site Plan review of an addition to the Thompson Residence, 10804 Vernon
6. Matter of update for Safe Routes to School/ Complete Streets
 - A) 11 Mile Rd.
 - B) Coolidge Hwy.
- 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. Plans/Documents may be viewed on the city website hwmi.org one week prior to the Meeting or available at City Hall. Comments or questions contact Hank Berry at 248-581-2637 or email hberry@hwmi.org.

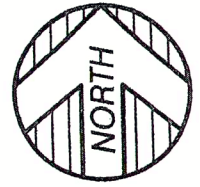
BOUNDARY / TOPOGRAPHIC SURVEY

PROPERTY DESCRIPTION:

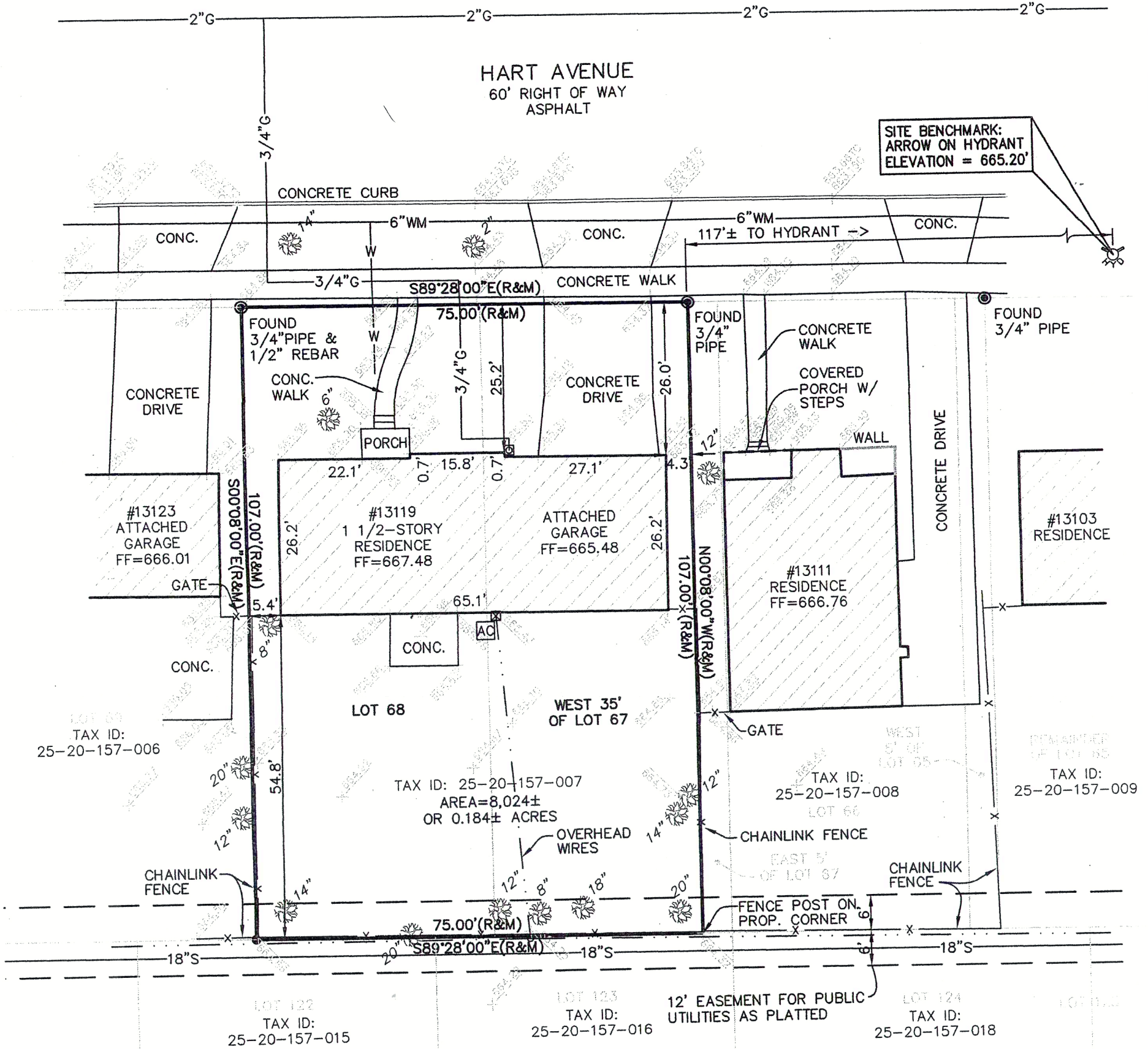
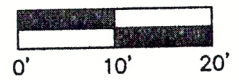
THE LAND IS LOCATED IN THE CITY OF HUNTINGTON WOODS, COUNTY OF OAKLAND, STATE OF MI AND DESCRIBED AS FOLLOWS:

LOT 68 AND THE WEST 35 FEET OF LOT 67, HUNTINGTON PARK, AS RECORDED IN LIBER 36, PAGE 18 OF PLATS, OAKLAND COUNTY RECORDS.

13119 HART AVE., HUNTINGTON WOODS, COUNTY OF OAKLAND, MI TAX I.D. NO.: 25-20-157-007



SCALE: 1"=20'



LEGEND

- FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- AC AIR CONDITIONING UNIT
- ⊠ GAS METER
- ⊠ ELECTRIC METER
- UTILITY POLE
- 🌳 TREE
- ⊙ GROUND POINT

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME.

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976



KEM-TEC & ASSOCIATES

22556 GRATIOT AVE. EASTPOINTE, MI 48021
PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS
(586)772-2222 * FAX (586)772-4048

CERTIFIED TO: MATTHEW R. EGRIN

FIELD SURVEY: KB MM

DRAWN BY: SK

SCALE: 1" = 20'

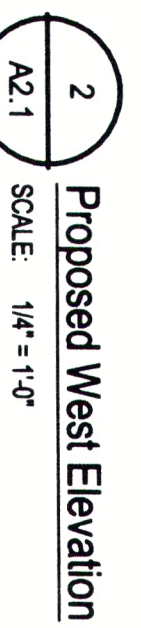
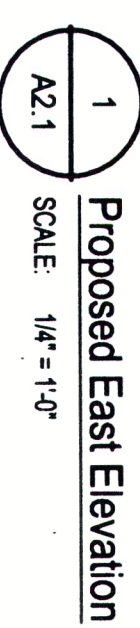
DATE: SEPTEMBER 19, 2014

SHEET: 1 OF 1

JOB NO.: 14-03570

13119 Hart Avenue
Huntington Woods
Michigan 48070

AT&T CONSTRUCTION &
COMCAST.NET

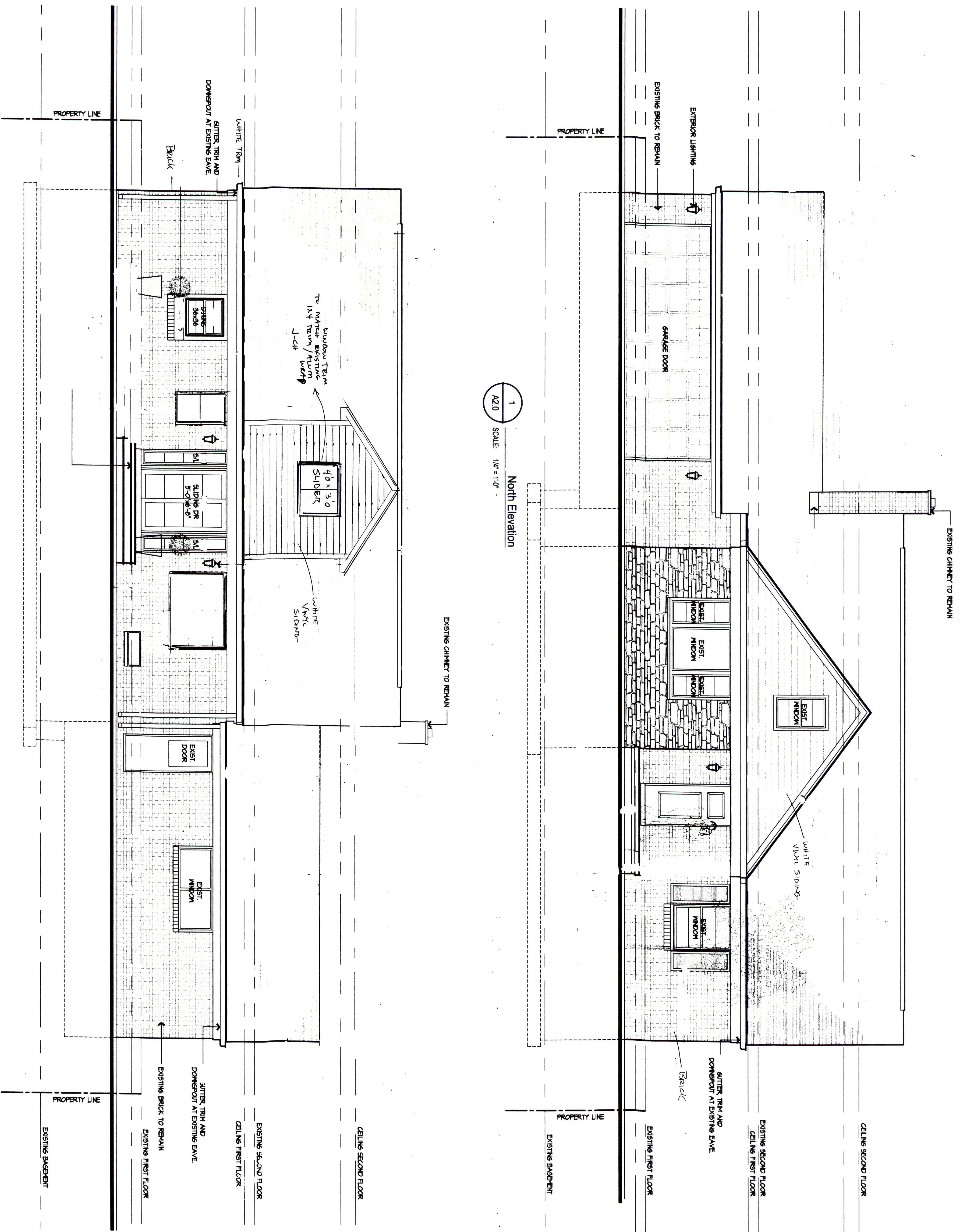


A2.1

revisions: 9/20/22

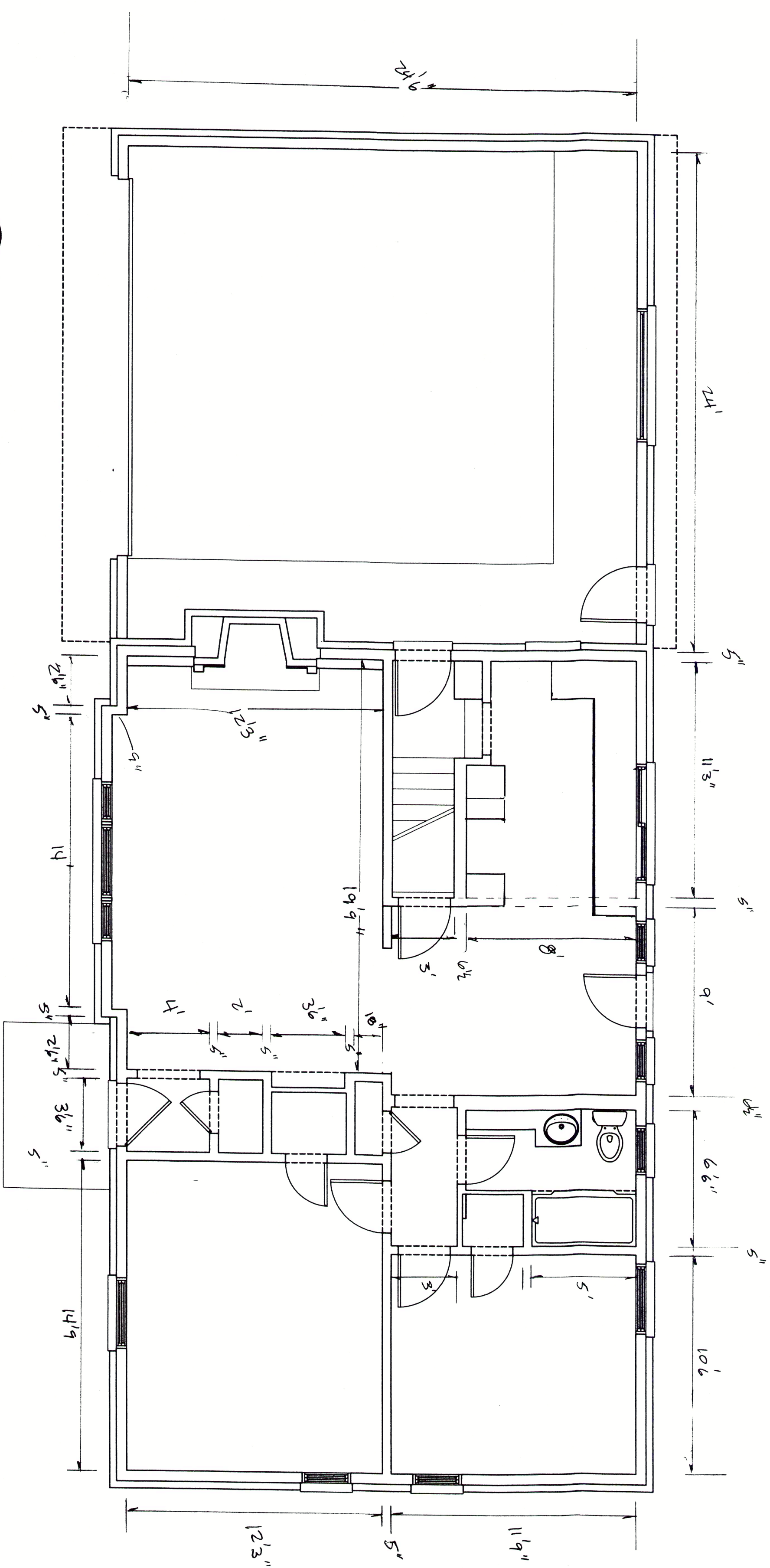
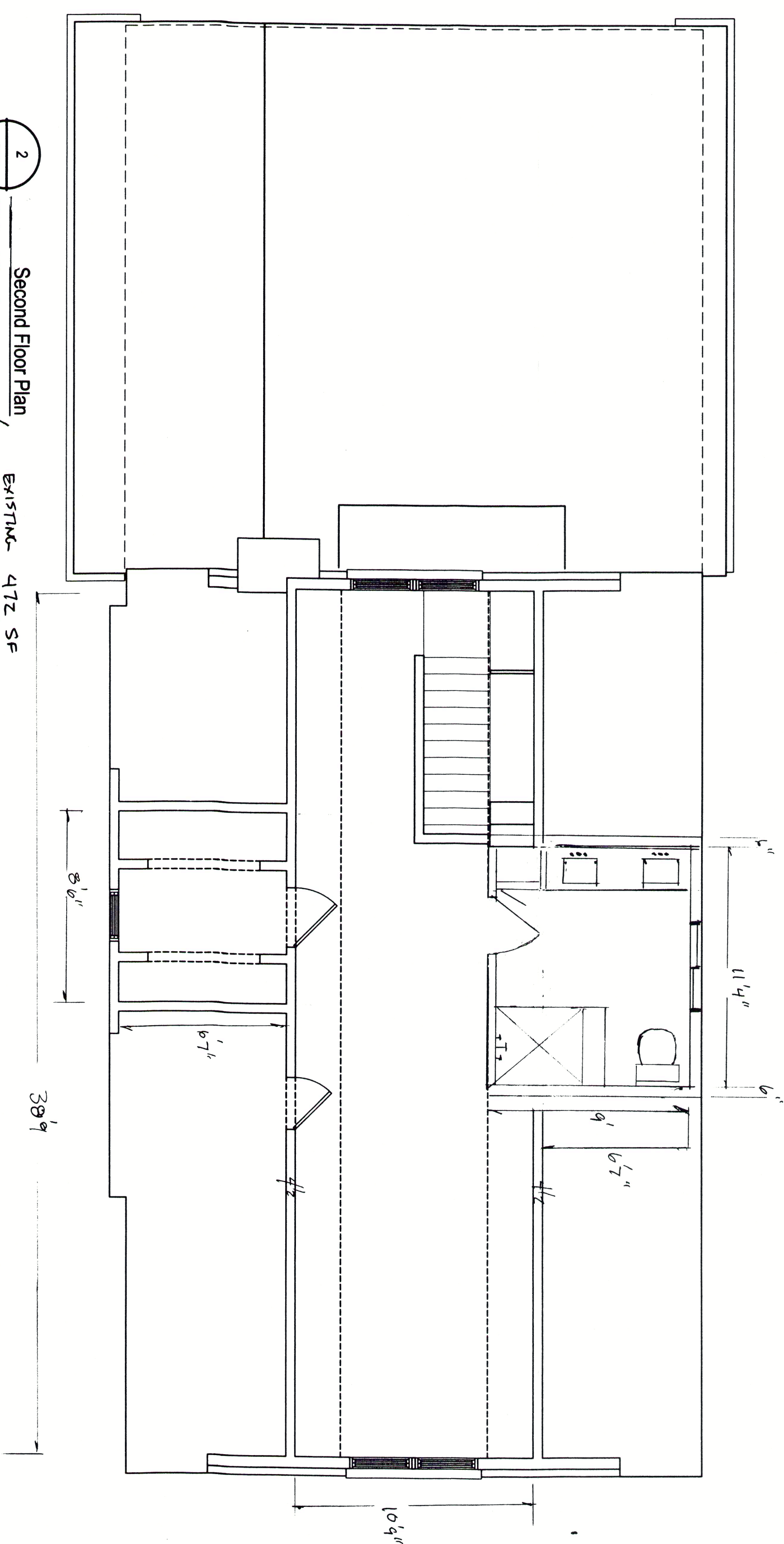
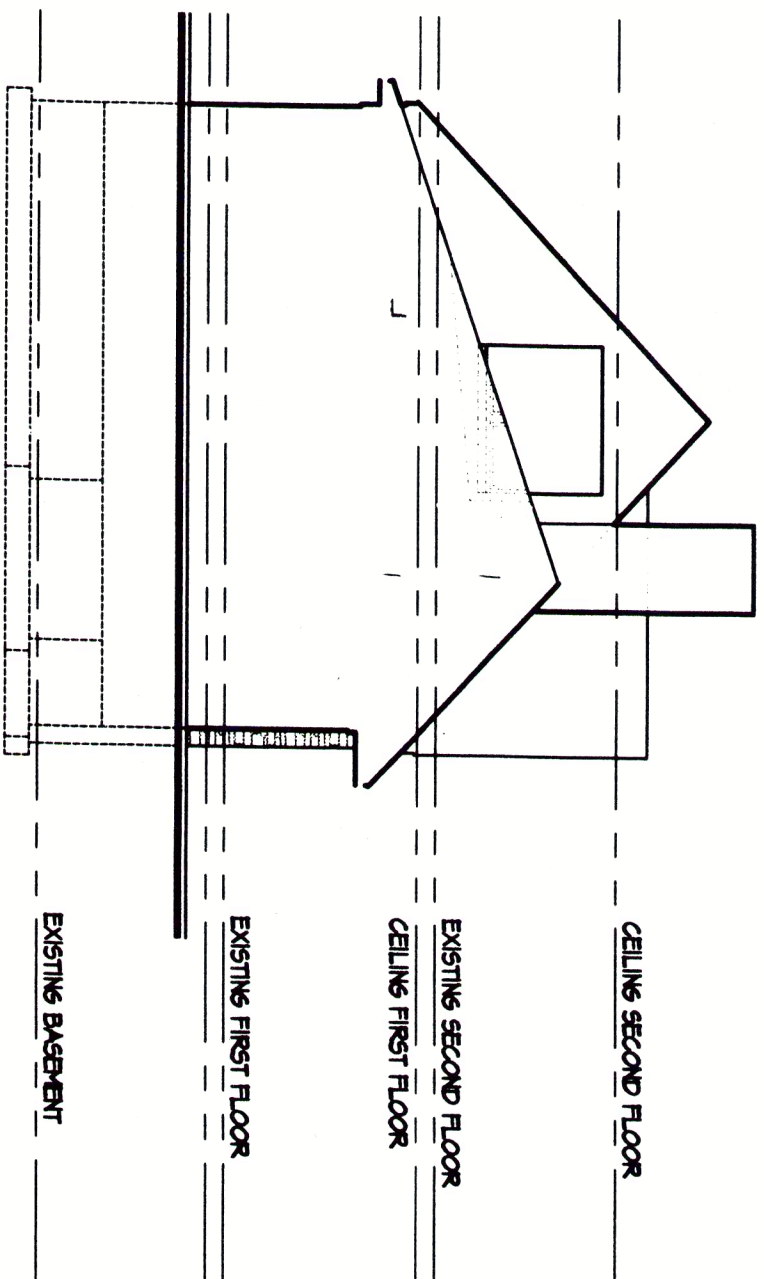
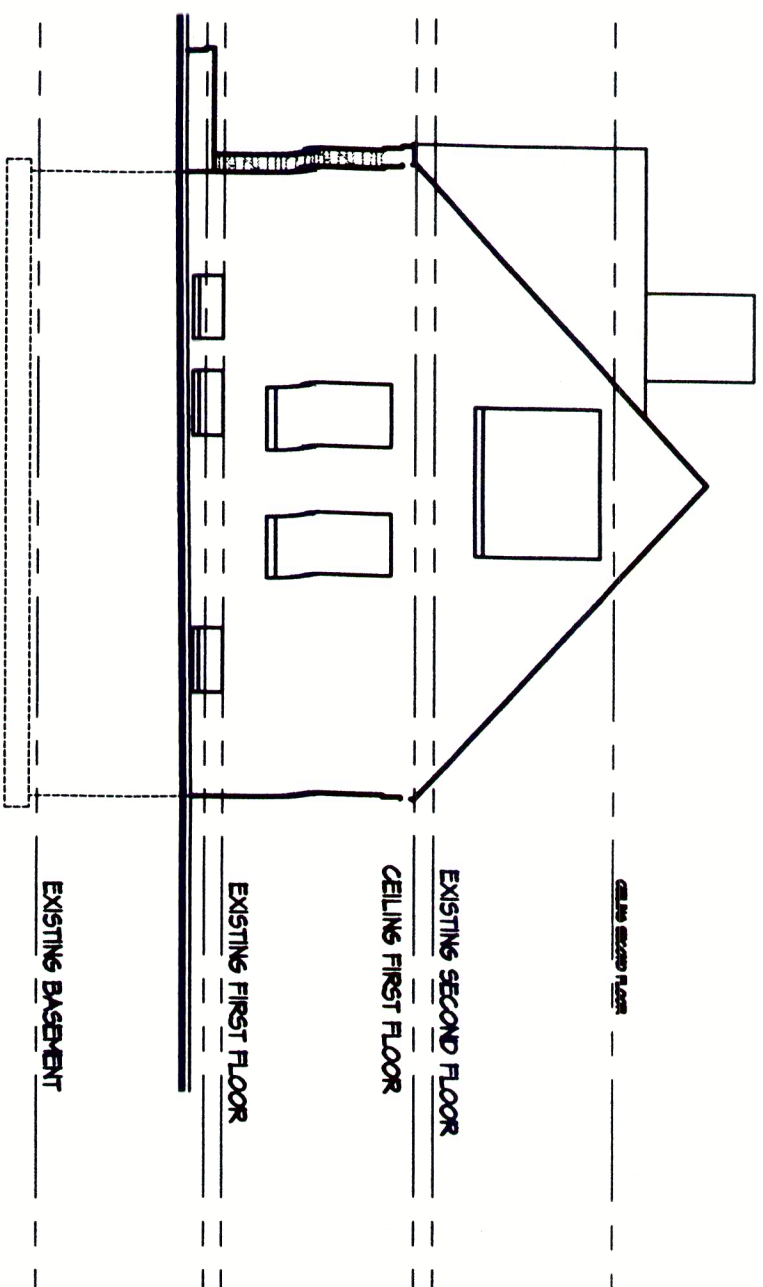
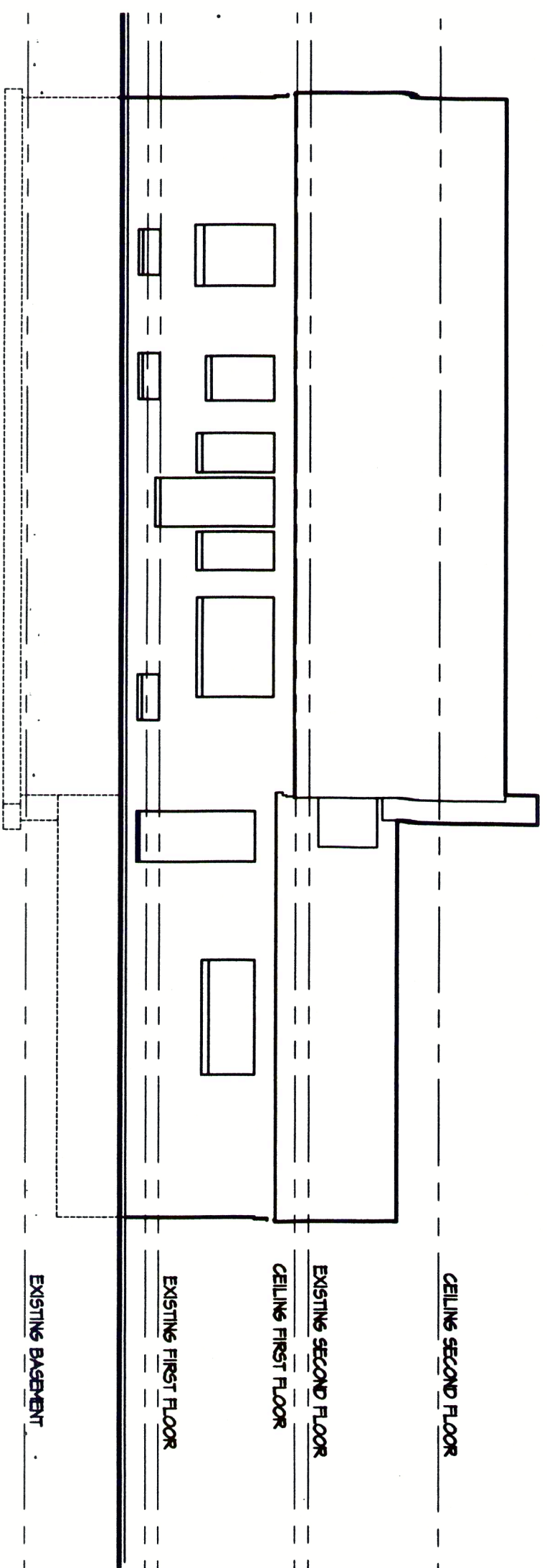
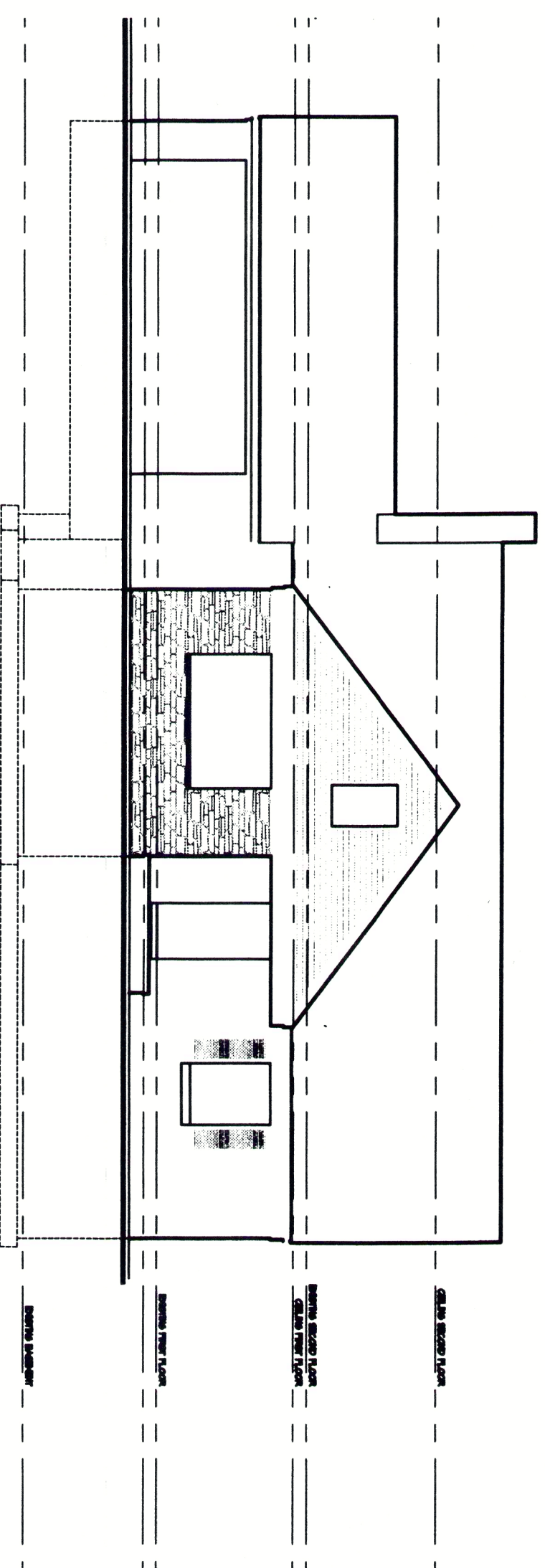
revisions: 9/20/22	X
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proposed elevations



2 Proposed South Elevation
A2.0 SCALE: 1/4" = 1'-0"

Project:	
13119 Hart Avenue Huntington Woods Michigan 48070	
UPDATED DRAWINGS BY SIEWE CASTLE 248.255.3264 CURE CONSTRUCTION CHUCK@CURECON.COM @CURECON	
review set	
rework/hold set	
revisions:	9/20/22
proposed elevations	
DWG. #	
A2.0	



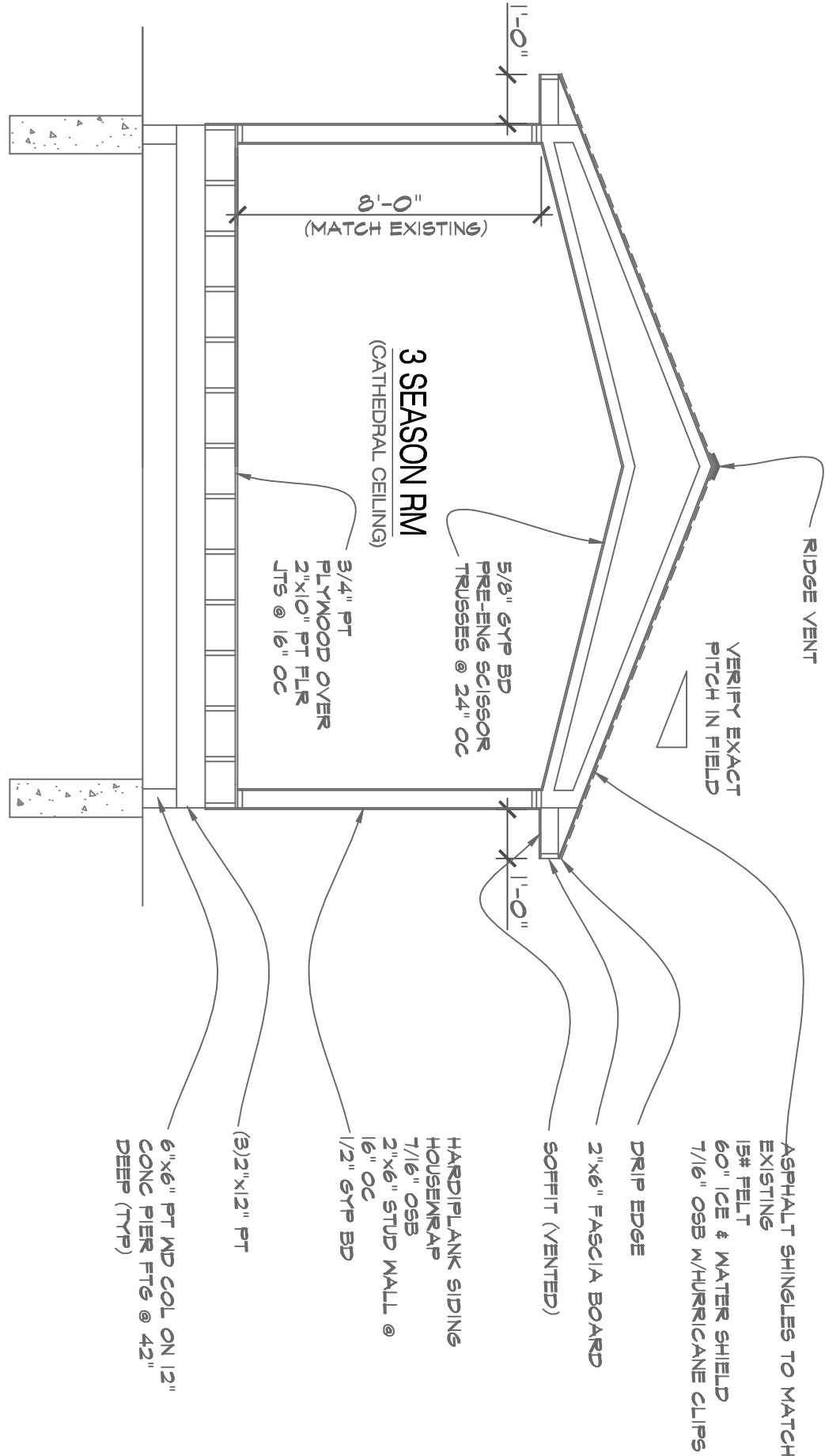
13119 Hart Avenue Huntington Woods Michigan 48070	project:
UPDATED DRAWINGS BY STEVEN CASTLE 2/18/255-3261 CLYDE CONSTRUCTION CLYDE@CLYDECONSTRUCTION @CONSTRUCTION	review set: revisions: 9/20/22 
existing plans	DWG. # EX1

WALL LEGEND	
EXISTING WALL	=====
DEMOLITION WALL	-----
NEW WALL	=====
BRICK	ZZZZZZZZ
MASONRY BLOCK	XXXXXXXXXX

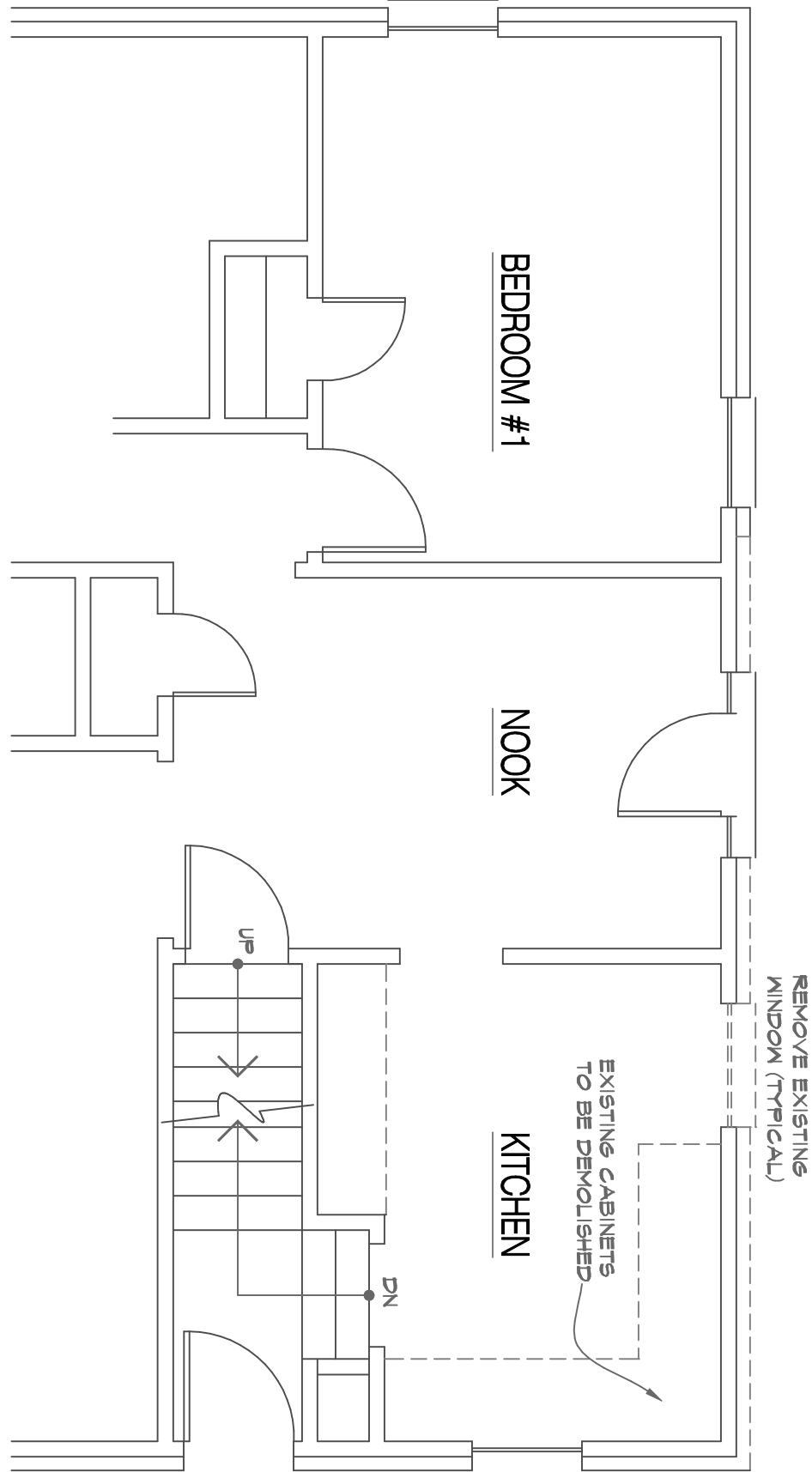
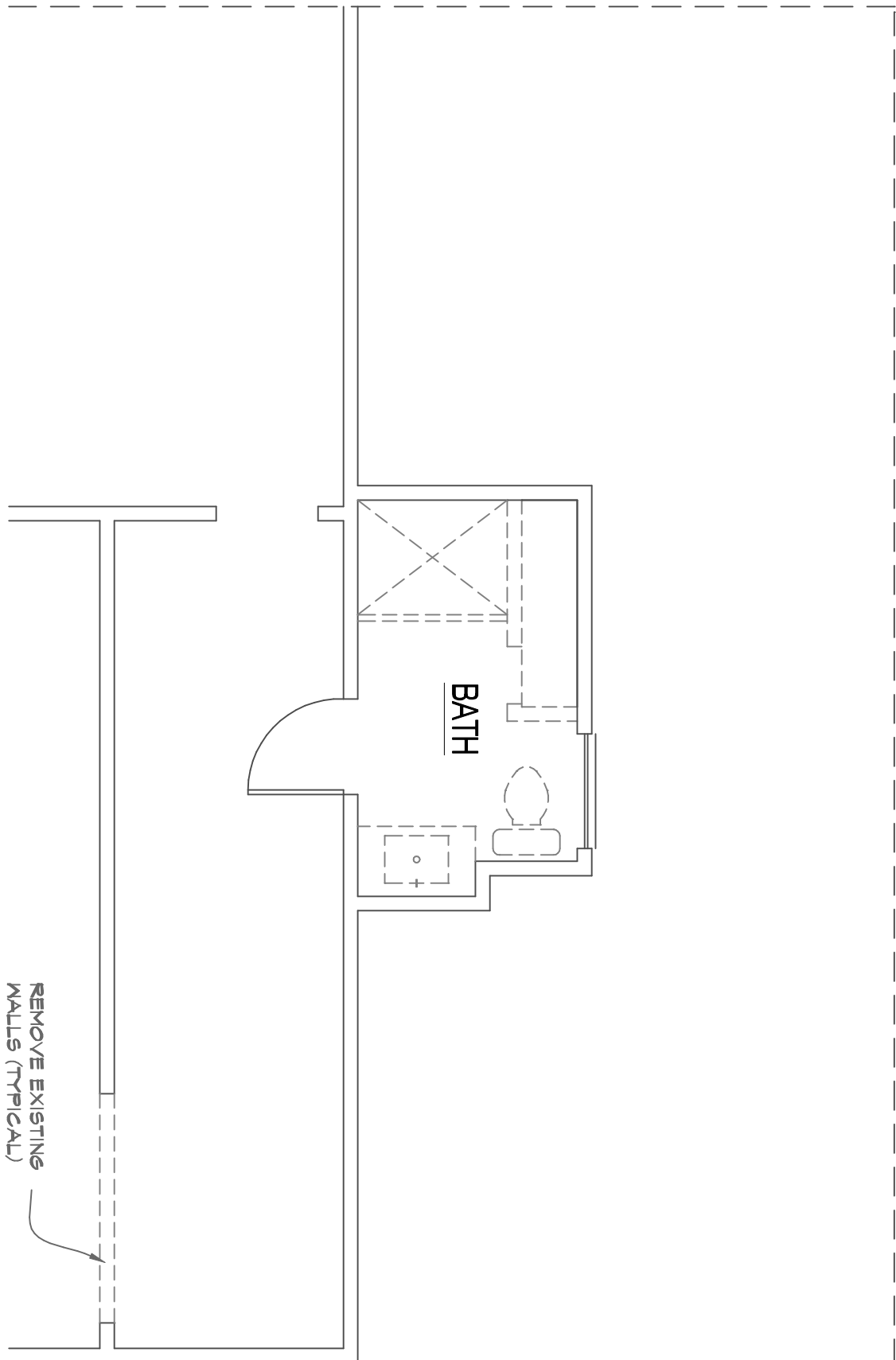
REVIEWED UNDER:
**2015 MICHIGAN RESIDENTIAL CODE &
2015 MICHIGAN UNIFORM ENERGY CODE**

NOTES:

1. SMOKE ALARMS TO CODE: ALL SMOKE ALARMS TO BE ELECTRONICALLY INTERCONNECTED WITH A BATTERY BACKUP
2. R315.1 Carbonmonoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in *dwelling units* within which fuel-fired *appliances* are installed and in dwelling units that have attached garages.
3. ELECTRICAL TO CODE



NOTE: CONTRACTOR TO VERIFY EXACT NUMBER OF COURSES OF BRICK & MASONRY BLOCK IN FIELD



ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER
web: www.zoarchitecture.com
email: zack@zoarchitecture.com
PH.248.425.4190

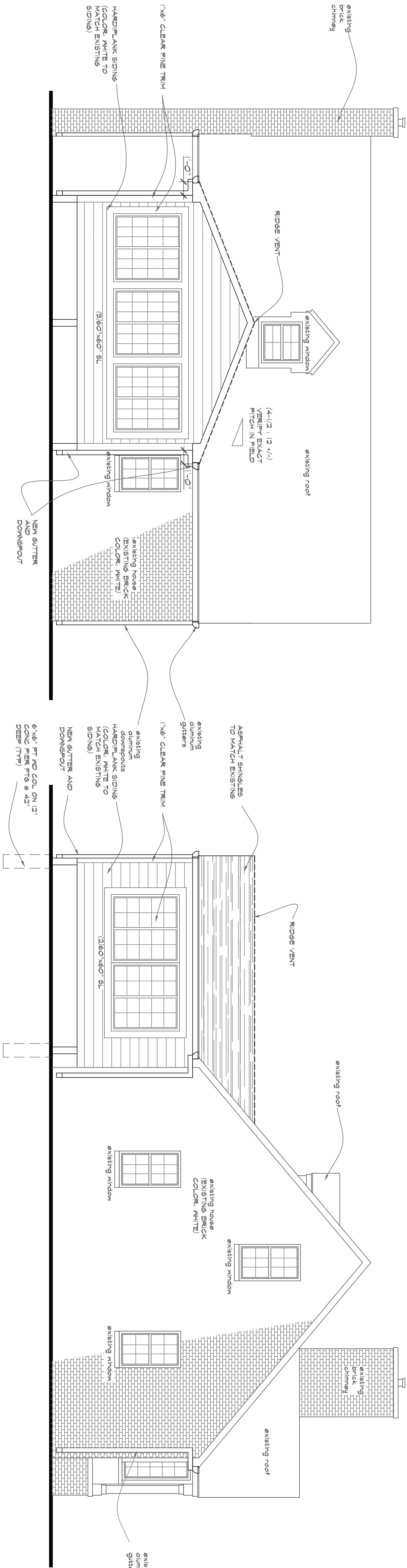
MEMBER
AIA
BID

A PROPOSED ADDITION/INTERIOR RENOVATION FOR:
THOMPSON RESIDENCE
10804 VERNON AVENUE
HUNTINGTON WOODS, MICHIGAN 48070

REVISIONS	
NO.	DATE

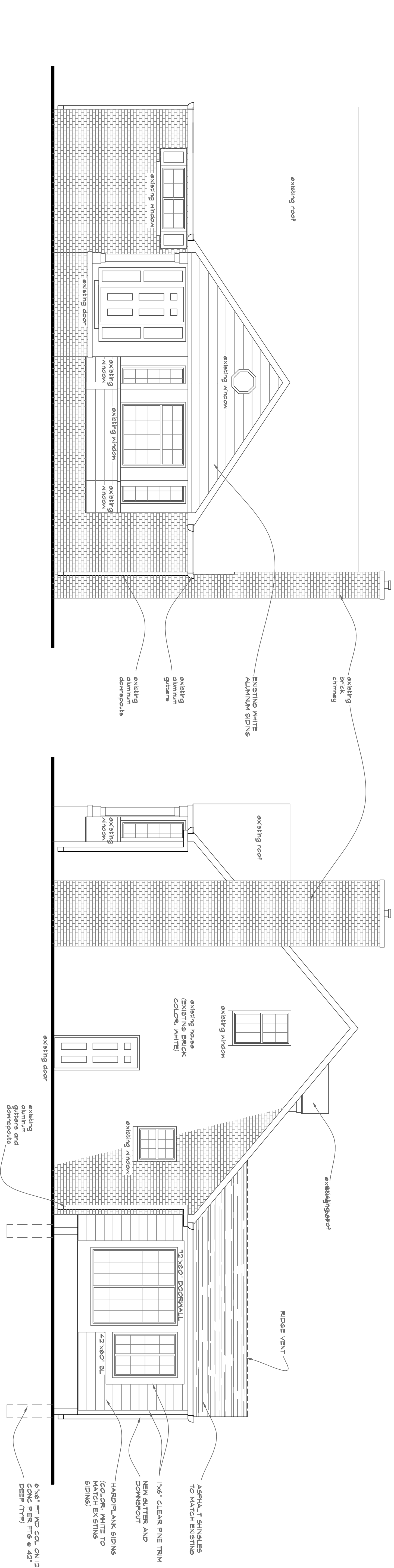
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SHEET TITLE	DEMOLITION FLOOR PLANS
CROSS SECTION	
SHEET SCALE	AS NOTED
PROJECT NO.	21-187
DATE	09.26.22
SHEET NUMBER	A-1



NORTH (REAR) ELEVATION

SCALE: 1/4"=1'-0"



SOUTH (FRONT) ELEVATION

SCALE: 1/4"=1'-0"

WEST ELEVATION

SCALE: 1/4"=1'-0"

EAST ELEVATION

SCALE: 1/4"=1'-0"

REVISIONS		
NO.	DATE	ADDENDUM/BULLETIN

A PROPOSED ADDITION/INTERIOR RENOVATION FOR:
THOMPSON RESIDENCE
10804 VERNON AVENUE
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MEMBER
AIA
BID

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SHEET TITLE
EXTERIOR ELEVATIONS

SHEET SCALE
AS NOTED

PROJECT NO.
21-187

DATE
09.26.22

SHEET NUMBER
A-3