

DATE: June 24, 2005

TO: John Szerlag, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services  
Mark Stimac, Director of Building and Zoning

SUBJECT: Agenda Item – Public Hearing  
Request for Outdoor Seating in excess of 20 seats  
in Conjunction with a Restaurant in B-3 Zoning  
1515 East Maple – Mon Jin Lau Restaurant

We have received a request from Marco Chin, representing Mon Jin Lau Restaurant, to install an outdoor dining area for 40 seats at their restaurant at the 1515 East Maple. The seating area is proposed to be located in an area on the southeast side of the building in an area that will be enclosed by landscape screening and fencing elements. In the staff review of the proposal, we have determined that in addition to the existing shrubs a 48' high wrought iron style fence needs to be installed around the area in order to secure the area for liquor control. The applicant has agreed to add this fencing to his proposal.

Section 22.30.07 of the Zoning Ordinance establishes outdoor seating areas in excess of 20 seats for restaurants to be a Use Subject to Special Use Approval in the B-3 (General Business) Zoning District. This Section further states that City Council (in place of the Planning Commission) shall hold a Public Hearing in consideration of the request.

The restaurant currently has seating for 140 persons inside. With the addition of 40 seats outside their total seating capacity will be 180. Section 40.21.31 requires a minimum of 108 parking spaces for a restaurant with 180 seats. The site has 111 parking spaces available.

A Public Hearing has been scheduled for your meeting of July 11, 2005.

We will be happy to provide any additional information that you may require regarding this request.

Attachments:

# OUTDOOR DINING APPLICATION

Applications shall be accompanied by fully dimensioned plans indicating the location of the proposed seating area within the subject site, the layout of the proposed outside seating, and information as to any proposed building or site alterations, seating area enclosure elements, etc.

Setbacks for outside seating area involving the construction of "structures" as defined by the Building Code shall be at least equal to those required for conventional buildings within the applicable zoning district.

Outside seating areas shall not occupy required sidewalk areas or required landscape areas.

In their consideration for outside seating, the City Council, when involved, may require modification or rearrangement of inside and outside seating areas in order to assure that adequate parking is available.

Restaurants and food service establishments selling or serving alcoholic beverages shall further be subject to the requirements of the Michigan Liquor Control Commission.

NAME OF BUSINESS: MON JIN LAU

ADDRESS OF BUSINESS: 1515 E Maple MI 48084

NAME OF APPLICANT: MARCO CHIN

ADDRESS: 1515 E Maple

TROY MI PHONE: 248-689-2332  
cell 248-821-8148

NUMBER OF SEATS: Existing Inside 140

Proposed Outside: 40

NUMBER OF AVILABLE PARKING SPACES: 108

WILL INSIDE SEATS BE ASSIGNED FOR OUTDOORS? Yes  No

Signature: 

Date: 6/10/05

**RECEIVED**  
JUN 10 2005  
BUILDING DEPARTMENT

# OUTDOOR DINING APPLICATION

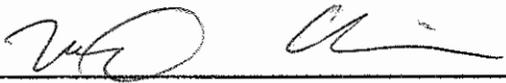
## OWNER AFFIDAVIT

I Marco Chin as owner/representative  
(name)

of the property located at 1515 E Maple

do approve of Mon Jin Lau  
(business)

providing 40 seats for outdoor dining.

Signature: 

Date: 6/10/05

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DO NOT FILL IN - FOR USE BY BUILDING DEPARTMENT

## OUTDOOR DINING CERTIFICATE OF APPROVAL

NAME OF BUSINESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

OWNER/MANAGER: \_\_\_\_\_

NUMBER OF SEATS \_\_\_\_\_

DATE APPROVED: \_\_\_\_\_

BY: \_\_\_\_\_  
City of Troy, Building Department

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JUN 10 2005

BUILDING DEPARTMENT



RESOLVED, That the request from Marco Chin representing Mon Jin Lau Restaurant, to install an outdoor dining area for 40 seats at their existing restaurant at 1515 East Maple Road, is hereby approved for a period not to exceed 2 years, in accordance with Section 22.30.07 of the Zoning Ordinance, Chapter 39 of the Code of the City of Troy.