

DATE: June 13, 2005

TO: John Szerlag, City Manager

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

SUBJECT: Agenda Item – Announcement of 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.

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

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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: [Handwritten Signature]

Date: 6/10/05

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: _____

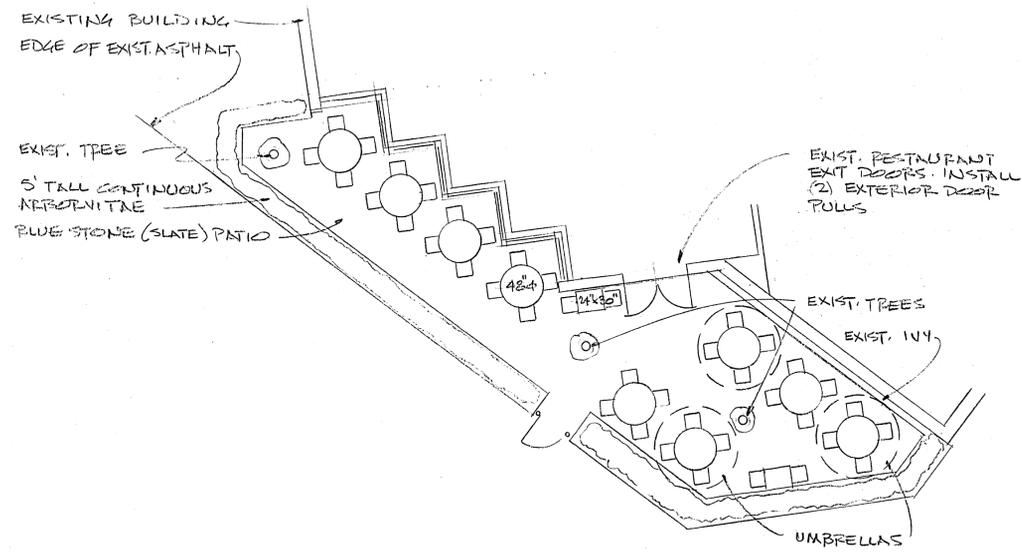
BY: _____

City of Troy, Building Department

RECEIVED

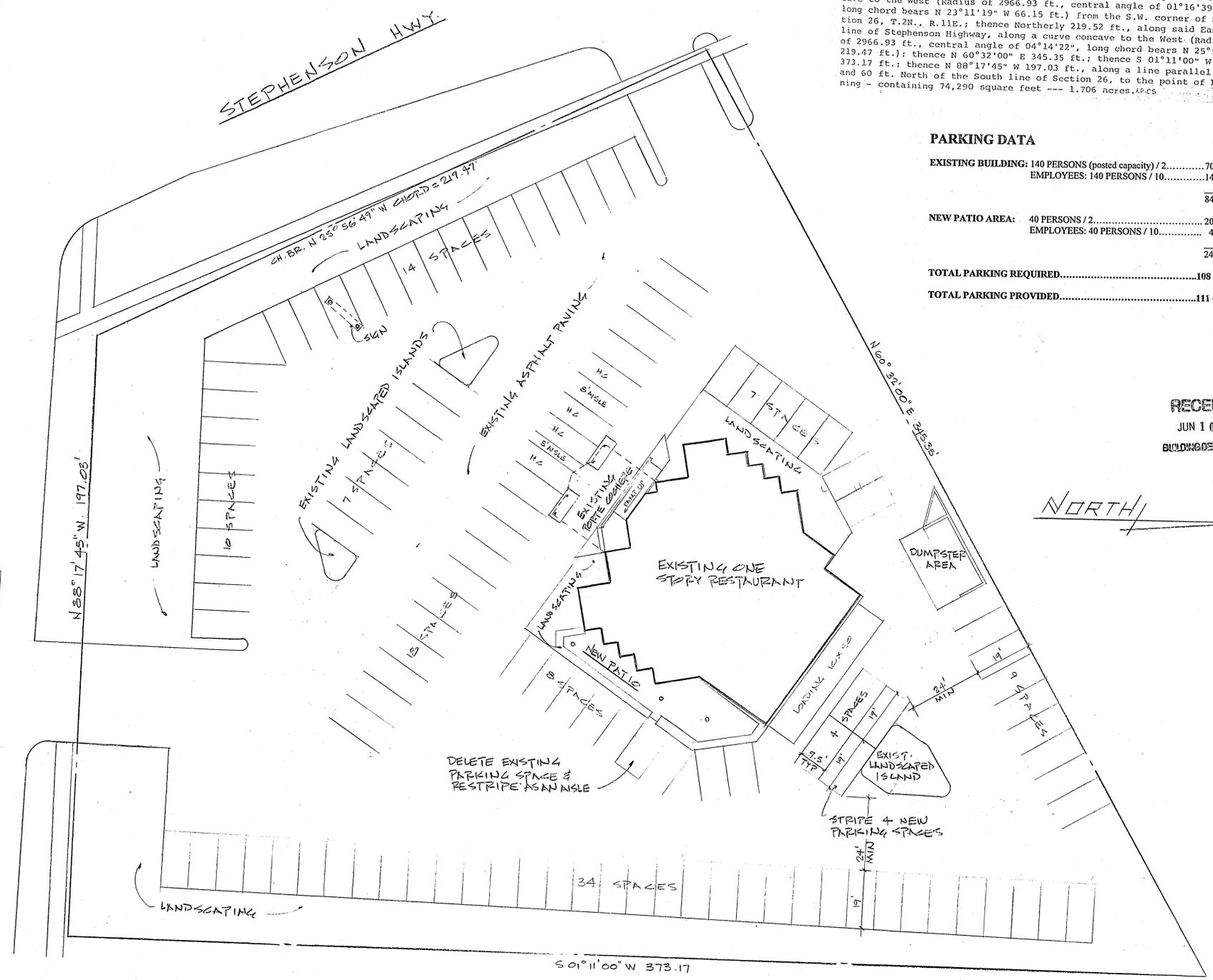
JUN 10 2005

BUILDING DEPARTMENT



PATIO PLAN
1/8" = 1'-0"

MAPLE ROAD



SITE PLAN
1" = 20'

LEGAL DESCRIPTION: Part of the S.W. 1/4 of Section 26, T.2N., R.11E., City of Troy, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is S 88°17'45" E 1594.04 ft., along the South line of Section 26 and Northerly 66.15 ft.; along the East line of Stephenson Highway (204 feet wide), along a curve concave to the West (Radius of 2966.93 ft., central angle of 01°16'39", long chord bears N 23°11'19" W 66.15 ft.) from the S.W. corner of Section 26, T.2N., R.11E.; thence Northerly 219.52 ft., along said East line of Stephenson Highway, along a curve concave to the West (Radius of 2966.93 ft., central angle of 04°14'22", long chord bears N 25°56'49" W 219.47 ft.); thence N 60°32'00" E 345.35 ft.; along a line parallel to and 60 ft. North of the South line of Section 26, to the point of beginning - containing 74,290 square feet --- 1.706 acres. APCs

PARKING DATA

EXISTING BUILDING:	140 PERSONS (posted capacity) / 2.....	70 CARS
EMPLOYEES:	140 PERSONS / 10.....	14 CARS
		84 CARS
NEW PATIO AREA:	40 PERSONS / 2.....	20 CARS
EMPLOYEES:	40 PERSONS / 10.....	4 CARS
		24 CARS
TOTAL PARKING REQUIRED.....		108 CARS
TOTAL PARKING PROVIDED.....		111 CARS

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BUILDING DEPARTMENT

NORTH

DO NOT SCALE PRINTS USE FIGURED DIMENSIONS.
ISSUED FOR OWNER REVIEW 4.22.05

SUBJECT: SITE PLAN, NOTES & DETAILS

PROJECT: MON JIN LAU
NEW PATIO AREA
1515 E. MAPLE ROAD
TROY, MI 48064

ROGER SHERMAN PARTNERS, INC.
15301 CENTURY DRIVE SUITE 204 DEARBORN, MI 48120
313/271-7240 FAX 313/271-7506

JOB NO: 1624-01B
SHEET NO: 5 of 6