

Meeting Date: February 11, 2025

MEMORANDUM

DATE: January 31, 2025

TO: Planning Commission

FROM: Planning Division

SUBJECT: Special Land Use Permit and Site Plan (SP 25-02-06) at 4300 Delemere Blvd.
(parcel no. 25-05-182-005).
Establishment of indoor commercial recreation facility (Innervse Pilates) within
former metal fabrication facility (Van Dyke Selective Steel).
Petitioner: Innervse Studios RO / Architect: Bowers & Associates / Owner: Thank Tank 4.

1. Location & Site Characteristics

The property is located on the east side of Delemere Boulevard between Normandy Road and West 14 Mile Road. The lot has a width of 105.13 feet, a depth of 148 feet, and an area of 15,559.24 square feet or 0.36 acre. It is developed with a 50-foot by 80-foot industrial building formerly occupied by a metal fabrication facility (Van Dyke Selective Steel). Since the image below was taken in 2020, the asphalt between the sidewalk and curb was removed and replaced with landscaping by the city when Delemere Boulevard was reconstructed.

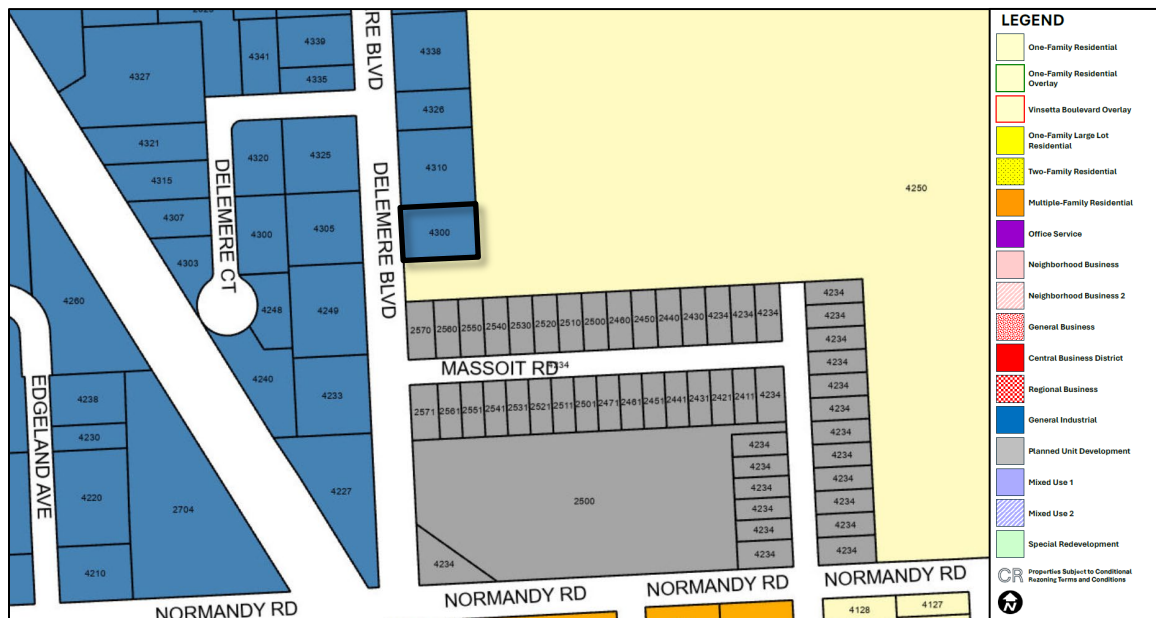


2. Zoning Ordinance Provisions

ARTICLE IV – Zone Regulations & General Provisions – § 770-44 General Industrial. Indoor commercial recreation is a special land use in General Industrial zoning according to subparagraph C (14) of this section, subject to the standards required under § 770-53, Indoor Commercial Recreation Facilities.

ARTICLE IV – Special Provisions – § 770-53 Indoor Commercial Recreation Facilities. This section contains lot size, frontage, and access standards for indoor commercial recreation facilities.

3. Zoning Map



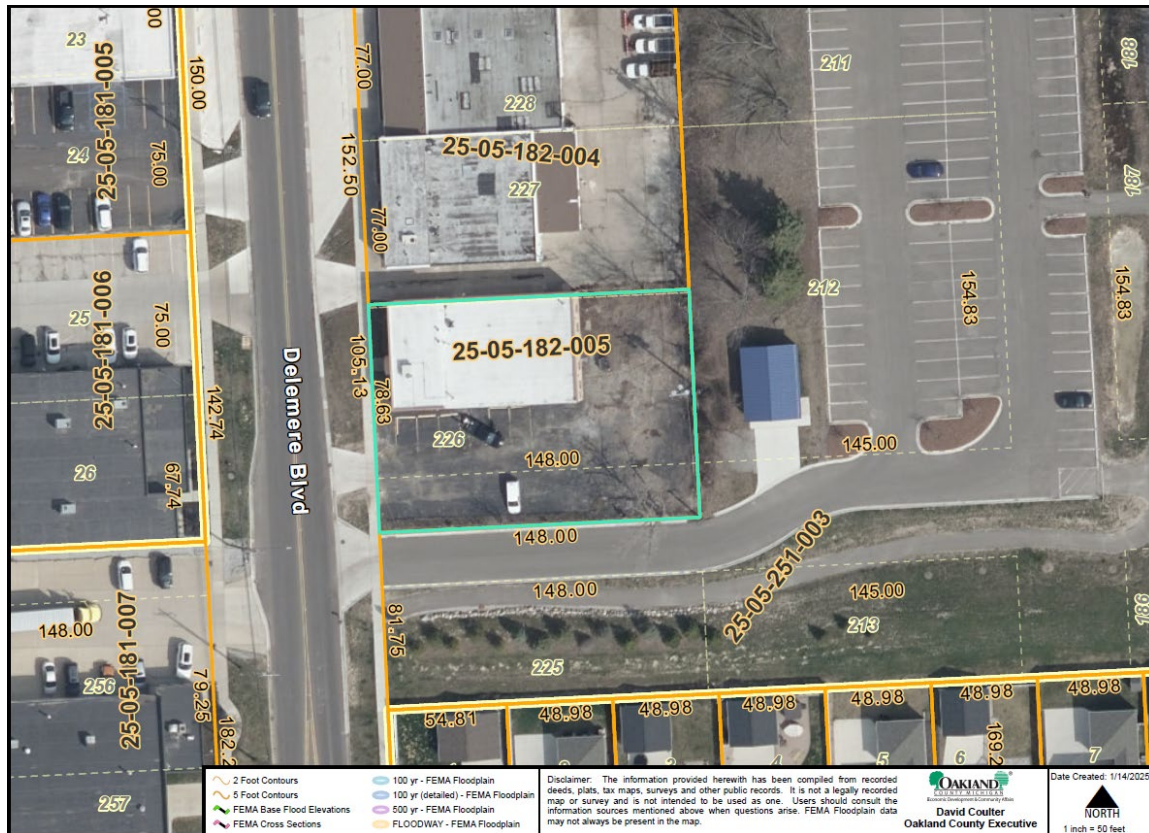
4. Compatibility with Master Plan

The property is designated as “Industrial” on the future land use map of the [Master Plan](#). This designation is intended for manufacturing, warehousing, research, and design. Such uses are intended to be within an enclosed building with external effects not extending beyond the property boundaries. Outdoor storage is intended to be minimal.

5. Road Classification

The functional road classification system of the [Master Plan](#) identifies Delemere Boulevard as an “urban collector.” Collectors are one level above local streets on the road classification hierarchy. The primary function of major collectors is to provide access and mobility within residential, commercial, or industrial uses, and they generally carry more traffic than minor collectors.

6. Aerial Photograph



7. Other Findings

- A. **Proposed Use.** The petitioner proposes to establish a Pilates studio within the existing building. They currently have studios in Northville and Commerce Township according to their business plan. The one-story shop floor would be converted into the Pilates room while the front of building would be used for offices, storage, and restrooms. No building additions or other construction are proposed.
- B. **Lot Size & Frontage.** Under [§ 770-53 A](#), the Planning Commission must determine that the lot area and frontage is adequate to support an indoor recreation facility in compliance with all ordinance standards.
- C. **Off-Street Parking.** Fitness centers, including Pilates studios, are required to provide one off-street parking space for every four people based on maximum occupancy according to [§ 770-107](#) of the Zoning Ordinance. Under the Michigan Building Code fitness centers are allowed a maximum occupancy of one person for every 50 square feet. This equates to one off-street parking space for every 200 square feet. The office area at the front of the building would require one space for every 225 square feet of usable floor area.

The usable floor area and minimum required amount of off-street parking for the proposed Pilates studio as calculated by staff are as follows:

	Gross Floor Area	Usable Floor Area	Occupancy	# Per	Spaces Required
Pilates Studio	3,050 sq. ft.	3,050 sq. ft.	61	4	16
Office	1,200 sq. ft.	850 sq. ft.	-	225	4
Subtotal	5,450 sq. ft.	3,900 sq. ft.			20
Parking Spaces Provided					12
Deficiency					(8)

A variance from the Zoning Board of Appeals would therefore be necessary for the minimum required number of off-street parking spaces. Since the application involves a special land use permit, the Planning Commission must first grant permission for the petitioner to seek such a variance in accordance with [§ 770-124 E](#).

To avoid the need for a variance the planning division recommends reconfiguration of the parking lot. Parking spaces could be removed from along the side of the building and instead placed along the south side and east rear lot lines. There is adequate room for 13 spaces along the south side lot line (including one barrier-free space with a van-accessible aisle) and nine spaces along the east rear lot line. With 22 possible parking spaces no variance would be required. Reconfiguring the parking lot in this manner may require that the driveway to Delemere Boulevard be shifted to the north and closer to the building.

- D. Vehicular Access. Indoor commercial recreation facilities are required to have one property line abutting an arterial or urban collector street, with all vehicular access to and from that street, in accordance with [§ 770-53 B](#). Delemere Boulevard is designated as an “urban collector” on the [Master Plan’s](#) functional road classification map.

The Planning Commission will need to determine that Delemere Boulevard can adequately handle expected traffic volumes for the proposed use, and that ingress and egress is designed to minimize any traffic conflicts as required under [§ 770-53 C](#).

- E. Landscaping & Screening. No additional landscaping or screening is proposed by the petitioner other than the existing lawn areas in front of the building. There is no landscaping within the interior of the parking lot as required under [§ 770-90 E \(1\)](#), and no screening between the parking lot and the public sidewalk as required under [§ 770-90 E \(2\)](#).

Screening in accordance with [§ 770-90 D](#) is required along the east rear and south side lot lines since the adjacent Normandy Oaks Park is zoned One-Family Residential. According to the petitioner’s site plan there are three trees on their property along the south side lot line and 13 trees in the park near the east rear lot line.

The Planning Commission may modify or waive all required landscaping and screening standards under [§ 770-90 M](#) during site plan review.

- F. Waste Storage & Disposal. A six-foot masonry waste receptacle enclosure is proposed within the paved area at the rear of the building along the north side lot line. However, the enclosure is placed in a location where it would not be accessible to service vehicles due to the proposed layout of the parking lot.

If the parking lot is reconfigured as recommended above then the enclosure could be easily accessed by service vehicles in its proposed location. Otherwise, the enclosure should be moved to another location where receptacles can be accessed and serviced.

G. Result of Approval. If the petitioner's request for a special land use permit is approved, then site plan review may proceed.

8. **Recommendations**

The Planning Commission may grant special land use permits at its discretion. Following the required public hearing, the commission may approve, approve with conditions, or deny a special land use permit. The basis for the Planning Commission's decision regarding a special land use permit is found in [§ 770-11](#) C of the Zoning Ordinance, which reads as follows:

- C. Basis of Determinations. The Planning Commission shall review the proposed special land use in terms of the standards stated within this chapter (Zoning Ordinance) and shall establish that such use and the proposed location:
- (1) Will be harmonious and in accordance with the general objectives or any specific objectives of the Master Plan.
 - (2) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
 - (3) Will not be hazardous or disturbing to existing uses or uses reasonably anticipated in the future.
 - (4) Will be an improvement in relation to property in the immediate vicinity and to the City as a whole.
 - (5) Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.
 - (6) Will not create excessive additional public costs and will not be detrimental to the economic welfare of the City.
 - (7) Will be consistent with the intent and purposes of this chapter (Zoning Ordinance), and comply with all applicable provisions and standards which are established for said use by this chapter and other applicable codes.

cc: Will Fortenbaugh, Innerverse Studios RO, LLC
Susan S. Bowers, RA, LEED AP, Bowers & Associates, Inc.
M. Puvalowski, Deneweth Vittiglio & Sassak, PC
Think Tank 4, LLC

It is recommended that the petitioner or a representative attend the Planning Commission meeting on February 11, 2025. The meeting starts at 7:00 p.m. in the City Commission chambers on the first floor of City Hall.