



MEMORANDUM

DATE: January 31, 2025

TO: Planning Commission

FROM: Planning Division

SUBJECT: SP 25-02-05 – Site Plan at 2020 Bellaire Ave. (parcel no. 25-14-151-056).

Establishment of indoor recreation center (Get Some Pickleball) within portion of warehouse and distribution center.

Petitioner: Get Some Pickleball / Architect: Jon Sarkesian Architects / Owner: CO Funding Development.

The above-referenced site plan and its associated special land use permit are scheduled for consideration by the Planning Commission at the next regular meeting. Should the Planning Commission wish to consider approval of the site plan, including all discretionary items, the planning division recommends the following contingencies:

1. The Zoning Board of Appeals shall grant all necessary variances, i.e., the minimum required number of off-street parking spaces, the minimum required maneuvering aisle width, etc.
2. Landscaping and screening shall be as depicted on the plan sheets or as otherwise determined necessary and advisable by the Planning Commission in accordance with [§ 770-90](#) M of the Zoning Ordinance.
3. Access to and from the vacated portion of Kenwood Avenue shall be maintained in accordance with joint access easements recorded with the Oakland County Register of Deeds.
4. All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer.
5. All exterior lighting fixtures shall comply with [§ 770-96](#) B of the Zoning Ordinance and other city codes and ordinances.
6. All signage shall comply with the Sign Ordinance ([Chapter 607](#)) or receive the necessary variances from the Planning Commission.
7. A performance bond shall be posted in an amount to be determined by the building official.
8. The site plan shall meet all other code and ordinance requirements, as determined by the building official and city engineer, including, but not limited to, the Michigan Building Code and the city's Stormwater Detention Ordinance ([Chapter 644](#)), prior to issuance of any building or right-of-way permits.

cc: Jon E. Sarkesian, Jon Sarkesian Architects, PC
Christopher Johnson, Get Some Pickleball
Ernie D'Ascenzo, CO Funding Development, 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.