

MINUTES OF THE MEETING OF THE COMMITTEE-OF-THE-WHOLE, OF THE CITY OF GROSSE POINTE WOODS, HELD ON MONDAY, NOVEMBER 24, 2008, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK PLAZA, GROSSE POINTE WOODS, MICHIGAN.

PRESENT: Council Members Bryant, Dickinson, Granger, Sucher, Waldmeir

ABSENT: Mayor Novitke, Council Member Howle

ALSO PRESENT: City Administrator Wollenweber

City Attorney C. Berschback

Building Inspector Tutag

Recording Clerk St. Peter

Also in attendance at tonight's meeting were Planning Commissioners Vitale, Vaughn, Fuller, Hamborsky, Richardson and Gilezan.

The meeting was called to order by Mayor Pro Tem Dickinson at 7:35 p.m.

Motion by Waldmeir, seconded by Bryant, that Mayor Novitke and Council Member Howle be excused from attendance at tonight's meeting.

Motion carried by the following vote:

Yes: Bryant, Dickinson, Granger, Sucher, Waldmeir

No: None

Absent: Howle, Novitke

The purpose of tonight's meeting was to review and discuss a **2020 Plan** presentation with the Planning Commission. Subcommittee 2020 Plan Chair Hamborsky provided an overview of the plan, which includes mixed use zoning along Mack Avenue including high density residential in addition to three story structures.

The Planning Commission was requesting input regarding whether Council would be receptive to mixed-use occupancies along Mack Avenue, whether Council would be receptive to 3 story buildings along Mack Avenue and was requesting specific

critique/input on the features of the proposed zoning modifications and interest/concerns regarding incorporating mixed-use/3 story developments on Mack Avenue. The Planning Commission was specifically requesting input regarding landscape buffers, reasonable setbacks, building height limitations and features, potential for senior independent housing and/or assisted living, parking requirements for mixed-use occupancies, potential air rights above parking lots, mixed-use subject to special land use restrictions.

The Committee-of-the-Whole was receptive to mixed-use occupancies along Mack Avenue. The consensus of the Committee-of-the-Whole was to make preparations in regard to necessary ordinance changes so the City is able to accept new developers when the economy rebounds.

The Committee-of-the-Whole requested the Planning Commission to provide information regarding the plans for the other Grosse Pointe communities regarding mixed-use and 3 story buildings with regards to height requirements and setbacks so as to ensure GPW has a similar approach.

The Committee-of-the-Whole discussed the need for criteria to be developed for buffering between residential and commercial areas. The Committee-of-the-Whole also requested improvement to the backs of buildings currently along Mack Avenue. There was also discussion of raising funds to improve islands along Mack Avenue by citizen sponsorship of grassy areas, trees, etc., with recognition of those citizens by plaques.

The Planning Commission suggested the need for a focus group from the community to provide feedback to the Council on the 2020 Plan.

The Committee-of-the-Whole was supportive of 3-story buildings in the City. The consensus was to keep parking lots around the side or to the backs of buildings and keep buildings pulled up front toward the lot line. The Committee-of-the-Whole suggested "family friendly" stores on the first floors of buildings along Mack Avenue to increase the City's walkability. The Committee-of-the-Whole was also receptive to senior independent and/or assisted living along Mack Avenue in the form of apartments or condos.

The Committee-of-the-Whole requested information from the other Grosse Pointe communities regarding their plans for the future to ensure coordination between them and Grosse Pointe Woods. This should include information from St. John Hospital to determine its long-term plans for the area.

The Planning Commission requested between \$5,000 - \$10,000 over the next one or two budget years to fund consulting work in order continue with the 2020 Plan. Chair Hamborsky stated the Subcommittee will fine tune what needs to be done before a final proposal is developed for budgetary purposes.

Motion by Waldmeir, seconded by Bryant, that the meeting of the Committee-of-the-Whole be adjourned at 9:05 p.m. PASSED UNANIMOUSLY.