

MINUTES OF THE MEETING OF THE COMMITTEE-OF-THE-WHOLE OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, MAY 23, 2005, IN THE CONFERENCE ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

PRESENT: Mayor Novitke
Council Members Chylinski, Dickinson, Reynolds, Spicher
ABSENT: Granger, Howle

ALSO PRESENT: City Administrator Wollenweber
City Attorney Don Berschback
Building Inspector Tutag
Executive Assistant to the City Administrator/
Deputy City Clerk Hathaway

ALSO IN ATTENDANCE:

Michael Zolik, Chair Planning Commission	Lisa Gaglio Beautification Advisory Commission
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Fred Petz Cmty. Enhancement Fund Advisory Bd. Senior Citizens Commission	Philip Gaglio 959 Renaud
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Kevin Hendrick Downspout Board of Appeals	Pauline and Frida Schemmel 2008 Beaufait
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The meeting was called to order by Mayor Novitke at 7:30 p.m.

Motion by Reynolds, seconded by Chylinski, that Council Members Granger and Howle be excused from tonight's meeting.

Motion carried by the following vote:

Yes: Chylinski, Dickinson, Novitke, Reynolds, Spicher
No: None
Absent: Granger, Howle

The purpose of tonight's meeting was to review the Master Plan.

Council Member Reynolds re-stated her requested corrections to master plan, as follows:

- 8 Mile Road/baseline road;
- Show Detroit as a boarder community;
- Provide a map showing proposed revisions.

Motion by Chylinski, seconded by Dickinson, that the minutes of the Committee-of-the-Whole from their meeting on April 11, 2005, be recommended to City Council for approval.

Motion carried by the following vote:

Yes: Chylinski, Dickinson, Novitke, Reynolds, Spicher
No: None
Absent: Granger, Howle

Building Inspector Tutag provided an overview and discussed a lawsuit pertaining to a residence on Hollywood. Building Inspector Tutag indicated his research regarding the lawsuit found only a rezoning appeal dated May 4, 1981, and that a variance was granted for the requested use, which still exists. He further indicated he found no lawsuits being filed with regard to that particular property. Mr. Tutag outlined other revisions to the master plan including:

- Adding Nancy Hames, Planning Commission Member, to the booklet;
- Some of the photos will be replaced;
- Revisions to the map outlining the City's boundaries including Vernier, Detroit, and Lake Front Park.
- Need to outline future uses;
- Coloring on the future land use map will be addressed;
- Access/screening to residential areas. However, Mr. Tutag indicated this may be more appropriately addressed by the Planning Commission along with some zoning issues.

Once changes/revisions have been incorporated, Mr. Tutag recommends adoption of the Master Plan.

Mayor Novitke outlined the following revisions to the Master Plan:

- A map is needed delineating the existing master plan and the newly proposed rezoned areas;
- Page 53 requires more specifics. Clarification is needed with regard to The Storefront Design Guideline relating to the reference, ". . . echos the Grosse Pointe tradition."

Regarding the storefront Design Guidelines, Council Member Dickinson recommended changing ". . . echos the Grosse Pointe tradition" to "traditional styles" or "traditional/colonial theme." Council Member Dickinson also discussed his concern regarding rezoning along Mack Avenue, specifically Page 42, Future Land Use, Lochmoor Blvd off Mack, which could potentially be rezoned to Office. He questioned what benefit the City would gain to have the entrance to Lochmoor change to Office rather than Residential. He indicated Hollywood and Hawthorne, third lot on Hollywood, north side, has made home improvements doubling the size of the house and the house next to it could become Commercial with access off of Hollywood. There is no alley or break

shown. The same situation exists on Hawthorne. He also stated concern with regard to the second block south of Vernier on West side as it appears to be Office and other streets are commercial. He indicated the same to be true on the north end of Mack. There are no alleys to service these areas as proposed. Council Member Reynolds concurred with Council Member Dickinson's opinion regarding the potential rezoning of Residential property at Lochmoor and Hollywood.

Mr. Petz provided an overview regarding the history of the properties proposed to be rezoned and indicated rezoning as Office as opposed to Commercial would reduce use.

Council Member Spicher recommended rezoning to Office in the red areas indicated on the plan. He also requested the yellows be more distinguishing on the map for better clarification of zoning.

Council Member Chylinski discussed rezoning the residential homes because their proximity is located too close to Mack, and therefore is a potential that the home could become a rental home.

The Chair recapped additional revisions to the Master Plan need to include:

- Incorporating a map that outlines proposed changes;
- Graphics/maps need to show color corrections;
- Correction for Base Line/8 Mile Road;
- Show Detroit as a boarder;
- Page 53 regarding storefront designs, require information regarding the impact of rezoning the residential property on Mack to something other than residential.

Motion by Reynolds, seconded by Chylinski to adjourn at 8:20 p.m. PASSED UNANIMOUSLY.

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