

PLANNING COMMISSION

09/25/12 – 026

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, SEPTEMBER 25, 2012, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:36 p.m. by Chair Gilezan.

Roll Call: Chair Gilezan
Evola, Fuller, Hamborsky, Rozycki, Richardson, Vaughn, Vitale

Absent: Stapleton

Also Present: Building Official Tutag
City Attorney C. Berschback
Recording Secretary Babij Ryska

Motion by Fuller, seconded by Evola, that Planning Commission Member Stapleton be excused from tonight's meeting.

MOTION CARRIED by the following vote:

YES: Evola, Fuller, Gilezan, Hamborsky, Rozycki, Richardson, Vaughn, Vitale
NO: None
ABSENT: Stapleton

Motion by Rozycki, seconded by Vaughn, that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

MOTION CARRIED by the following vote:

YES: Evola, Fuller, Gilezan, Hamborsky, Rozycki, Richardson, Vaughn, Vitale
NO: None
ABSENT: Stapleton

Chair Gilezan welcomed Council Member Ketels, as Planning Commission Representative, for being in attendance at tonight's meeting.

Motion by Richardson, seconded by Vaughn, regarding **Approval of Minutes**, that the Planning Commission Regular Meeting minutes dated August 28, 2012 be approved.

MOTION CARRIED by the following vote:

YES: Evola, Fuller, Gilezan, Hamborsky, Rozycki, Richardson, Vaughn, Vitale
NO: None
ABSENT: Stapleton

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The next item on the agenda was **Continued Discussion: Land Uses & Zoning on Mack Avenue**. City Attorney Berschback introduced a draft ordinance that defines “fast food” and provides language to restrict drive-thru food establishments to the C-2 district. Discussion ensued regarding some of the definitions. The City Attorney and Building Official will continue to work on the draft ordinance and then discuss it with John Jackson of McKenna Associates, Inc. An updated draft will be provided at the October meeting.

The next item on the agenda was regarding **Schedule a Public Hearing: St. John Hospital & Medical Center 19231/19233 Mack Avenue. To install a temporary heliport in the north parking lot**. Building Official Tutag gave an overview of the proposed project and the Commission discussed notification requirements.

Motion by Vitale, seconded by Rozycki, that the Planning Commission schedule a **Public Hearing** at a regular meeting on **October 23, 2012** for the purpose of hearing the proposed plan to install a **temporary heliport** at St. John Hospital & Medical Center 19231/19233 Mack Avenue, in the north parking lot.

MOTION CARRIED by the following vote:

YES: Evola, Fuller, Gilezan, Hamborsky, Rozycki, Richardson, Vaughn, Vitale
NO: None
ABSENT: Stapleton

Motion by Richardson, seconded by Fuller, that the Planning Commission immediately certify the previous motion.

MOTION CARRIED by the following vote:

YES: Evola, Fuller, Gilezan, Hamborsky, Rozycki, Richardson, Vaughn, Vitale
NO: None
ABSENT: Stapleton

The next item on the agenda was the **Building Official’s Monthly Report**. Mr. Tutag reported the following:

- The Rivers project is coming along. All cottage units are sold and there is a waiting list for the independent living apartments. Curb cuts are complete. Excavation begun for the basement of the main building. Footing will be done by the end of November.
- Viviano Flowers bought out Secret Garden and will open a new shop at 20087 Mack.
- Verizon is moving locations within the City. Businesses are shopping around for cheaper rent and they are getting good deals with long term leases.
- Current vacancy rate is about 7%.
- Mack Avenue Grille has reopened.

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Commission Member Fuller gave the **September 2012 Council Reports**:

- September 10th meeting: No one was able to attend.
- September 17th meeting: Council provided notice that The Rivers project is applying for \$30 million in bonds through the Economic Development Corporation of Wayne County. There are no tax ramifications for this financing.

Commission Member Fuller will attend the October 1st Council Meeting and Chair Gilezan will attend the October 15th meeting.

The following **Sub-Committee Reports** were provided:

2020 Plan – Commission Member Hamborsky reported that the sub-committee met in a three hour session last Saturday and is requesting a Workshop meeting in October for the purpose of making a presentation to the rest of the Commission.

Chair Gilezan scheduled a **Workshop meeting** on **October 23, 2012 at 6:30 p.m.**

Special Sign Ordinance – Nothing to report.

Hearing no objections, the following items were heard under **New Business**:

- Chair Vaughn recommended that the Commission Members read two articles in the latest edition of Planning and Zoning News that was distributed by the Building Department.

Motion by Evola, seconded by Fuller, to adjourn the Planning Commission meeting at 8:46 p.m.
Passed unanimously.