

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Planning Commission Meeting Agenda
August 28, 2012
7:30 p.m.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **ACCEPTANCE OF AGENDA**
5. **RECOGNITION OF COUNCIL REPRESENTATIVE/S**
6. **APPROVAL OF MINUTES:**
 - Planning Commission Workshop – 07/24/12
 - Planning Commission – 07/24/12
7. **PROPOSED FAÇADE CHANGE: EUGENIO PAINTING, 19803/19807 MACK AVENUE**
 - A. Letter of Request – 08/22/12 (Stucky-Vitale, Architect)
 - B. Proposed Exterior Renovation – East Elevation – 08/20/12
 - C. Sheet TS1.1 Architectural Site Plan with Vicinity Map – 08/20/12
 - D. Sheet A1.1 Architectural Floor Plan – 08/20/12
 - E. Sheet A6.1 Exterior East Elevation – 08/20/12
 - F. Memo – 08/23/12 Building Official (Tutag)
 - (1) Architectural Elements Handout (3 pgs) - (Building Department)
 - (2) Two Photos
8. **CONTINUED DISCUSSION: LAND USES & ZONING ON MACK AVENUE**
 - A. PC Excerpt – 05/22/12
 - B. PCW Excerpt – 06/26/12
 - C. PC Excerpt – 06/26/12
 - D. PCW Excerpt – 07/24/12
 - E. PC Excerpt – 07/24/12
 - F. GPW Zoning District Map (Rev'd 01/07/08) *NOTE: Please bring your copy from prev. mtg.*
9. **BUILDING OFFICIAL'S MONTHLY REPORT:**
 - Building Department Report – July 2012
10. **COUNCIL REPORT:**
 - August – Evola
11. **INFORMATION ONLY – COUNCIL REPRESENTATIVE FOR NEXT MEETING:**
 - September - Fuller
12. **NEW BUSINESS:**
 - Sub-Committee Reports:
 - 2020 Plan (Hamborsky/Vitale/Fuller/Gilezan)
 - Special Sign (Vaughn/Evola/Fuller/Richardson)

13. **PUBLIC COMMENT:**

14. **ADJOURNMENT:**

Submitted by: Gene Tutag, Building Official

313-343-2426

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT) POSTED
AND COPIES GIVEN TO NEWSPAPERS

Notice: The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to said meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or calling the A.D.A. Coordinator or the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2445; or Telecommunications Device for the Deaf (TDD) (313) 343-9249.

NOTE TO PETITIONERS:

Please make every effort to be present at the meeting so that public officials
may get the benefit of your input on the matter before them.

PLANNING COMMISSION
07/24/12 – 020

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, JULY 24, 2012, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:33 p.m. by Chair Gilezan.

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

Absent: Vitale

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

Motion by Richardson, seconded by Vaughn, that Planning Commission Member Vitale be excused from tonight's meeting.

MOTION CARRIED by the following vote:

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

Motion by Evola, seconded by Fuller, 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, Stapleton, Vaughn
NO: None
ABSENT: Vitale

Motion by Vaughn, seconded by Richardson, regarding **Approval of Minutes**, that the Planning Commission Workshop and Regular Meeting minutes dated June 26, 2012 be approved.

MOTION CARRIED by the following vote:

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

PLANNING COMMISSION
07/24/12 – 021

The first item on the agenda was a **Sign Appeal: Woods Wholesale Wine, 20787 Mack Avenue**. Building Official Tutag provided an overview of the application, noting that the ordinance only allows two signs per building; therefore, the request was denied. Discussion ensued regarding the aesthetics of the proposal. Owner William Matouk and Dave Embree Embree Sign Co. were present to answer questions.

Motion by Hamborsky, seconded by Richardson, regarding **Sign Appeal: Woods Wholesale Wine, 20787 Mack Avenue**, that the Planning Commission, upon review of the signs, has determined that allowing an exception of the provisions of Chapter 32 of the City Code would be in the best interest of the city and not against the spirit and intent of Chapter 32, and recommend that the City Council approve the variance request.

MOTION CARRIED by the following ROLL CALL vote:

Evola	No	Richardson	Yes
Fuller	Yes	Rozycki	Yes
Gilezan	Yes	Vaughn	No
Hamborsky	Yes	Vitale	Absent
Stapleton	Yes		

Motion by Hamborsky, seconded by Stapleton, that the Planning Commission immediately certify the previous motion.

MOTION CARRIED by the following vote:

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

The next item on the agenda was **Continued Discussion: Land Uses & Zoning on Mack Avenue**. Chair Gilezan stated that this topic was addressed at the Workshop meeting immediately preceding tonight's meeting. The City Attorney, along with the Building Official and John Jackson of McKenna Associates, Inc., will review the City's current regulations and those of like communities to determine if it is in the best interest of the City to consider rezoning certain districts to promote viability of properties.

Motion by Evola, seconded by Hamborsky, that the Planning Commission retain the consulting services of John Jackson of McKenna Associates, Inc., for the purpose of reviewing and making recommendations for the City's Commercial District, for a cost not to exceed \$1,000, with funds to be taken from Account No. 101-105-880.500.

MOTION CARRIED by the following vote:

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

PLANNING COMMISSION
07/24/12 – 022

The City Attorney will do a preliminary check of case law regarding business appeals regulations. Continued Discussion: Land Uses & Zoning on Mack Avenue will be listed as an agenda item for the August 28, 2012 meeting.

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

- St. John Hospital is interested in installing a heliport on the portion of the property that is located in the Woods. This is only permitted as a special land use in the C-2 district.
 - They will schedule a demonstration at a later date and Planning Commission members will be invited to attend.
- The Rivers project is well under way, with approaches and address assignments nearly complete. We have not received any complaint calls lately.
- Would like to review all permitted uses in the C-1 district, current verbiage is outdated.

Commission Member Rozycki gave the **July 2012 Council Reports**:

- July 2nd meeting: Nothing pertaining to the Planning Commission.
- July 16th meeting: Nothing pertaining to the Planning Commission. However, a number of residents were in attendance due to the repeated DTE power outages in the area. Council agreed to hold a public forum with DTE to address resident concerns.

Commission Member Evola will attend the August Council Meetings.

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

2020 Plan – Nothing to report.

Special Sign Ordinance – Commission Member Vaughn stated the Sub-Committee had a meeting on July 21st. Members did an analysis of the sign ordinance and also examined the number of window signs on Mack Ave, with a focus on illuminated signs. The Sub-Committee will meet one more time before making a formal report at the August meeting.

Chair Gilezan scheduled a **Workshop meeting** to for the Special Sign Ordinance Sub-Committee presentation on **August 28, 2012 at 6:30 p.m.**

Motion by Evola, seconded by Rozycki, to adjourn the Planning Commission meeting at 8:26 p.m. Passed unanimously.

PLANNING COMMISSION WORKSHOP
07-24-12 – 05

MINUTES OF THE PLANNING COMMISSION WORKSHOP MEETING HELD ON JULY 24, 2012 IN THE CONFERENCE ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 6:40 p.m. by Chair Gilezan.

Roll Call: Chair Gilezan
Evola, Fuller, Hamborsky (6:44 p.m.), Rozycki, Richardson, Stapleton, Vaughn (7:03 p.m.)

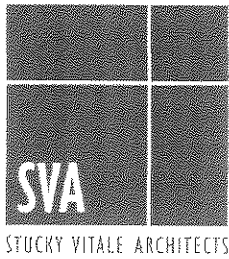
Absent: Vitale

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

The first item on the agenda was regarding **Continued Discussion: Land Uses & Zoning on Mack**. Building Official Tutag gave an overview of the topic and the discussions from the last Workshop meeting. The City has received interest in property currently zoned RO-1 – Restricted Office from a restaurant establishment containing a drive-thru, which is not a permitted use in that zone. The property in question is the former Bank of America located at 20559 Mack Ave. The Commission's concern is the viability of the property if it remains zoned RO-1 and the adverse consequences of rezoning it Commercial. The Commission continues to be conscientious of maintaining the City's high safety and aesthetic standards.

Discussion continued regarding the legality of a ban on drive-thru establishments. Another option is to strengthen the current regulations in the Commercial district before making any rezoning decisions. The Commission agreed that the City Attorney, along with the Building Official and John Jackson of McKenna Associates, Inc., will review the City's current regulations and those of like communities to determine a course of action. The Commission will formally retain Mr. Jackson's services at tonight's regular meeting.

The Planning Commission Workshop meeting unanimously adjourned at 7:29 p.m.



August 22, 2012

Gene Tutag
City of Grosse Pointe Woods
20025 Mack Avenue
Grosse Pointe Woods, MI 48236-2397

Re: Eugenio Painting
19807 Mack Avenue
Architects' Project No.: 2012.068

Dear Mr. Tutag:

Please accept this letter as application to be placed on the City of Grosse Pointe Woods Planning Commission Agenda for the above mentioned project.

The Eugenio Family has recently purchased the property at 19807 Mack Avenue to relocate their business. Eugenio Painting is a nationally recognized painting sub-contractor. The building will house their corporate offices and a minor amount of painting equipment will sometimes be housed in the shop portion of the building. We proposed a complete renovation of the existing building with a new floor plan and new exterior front brick façade.

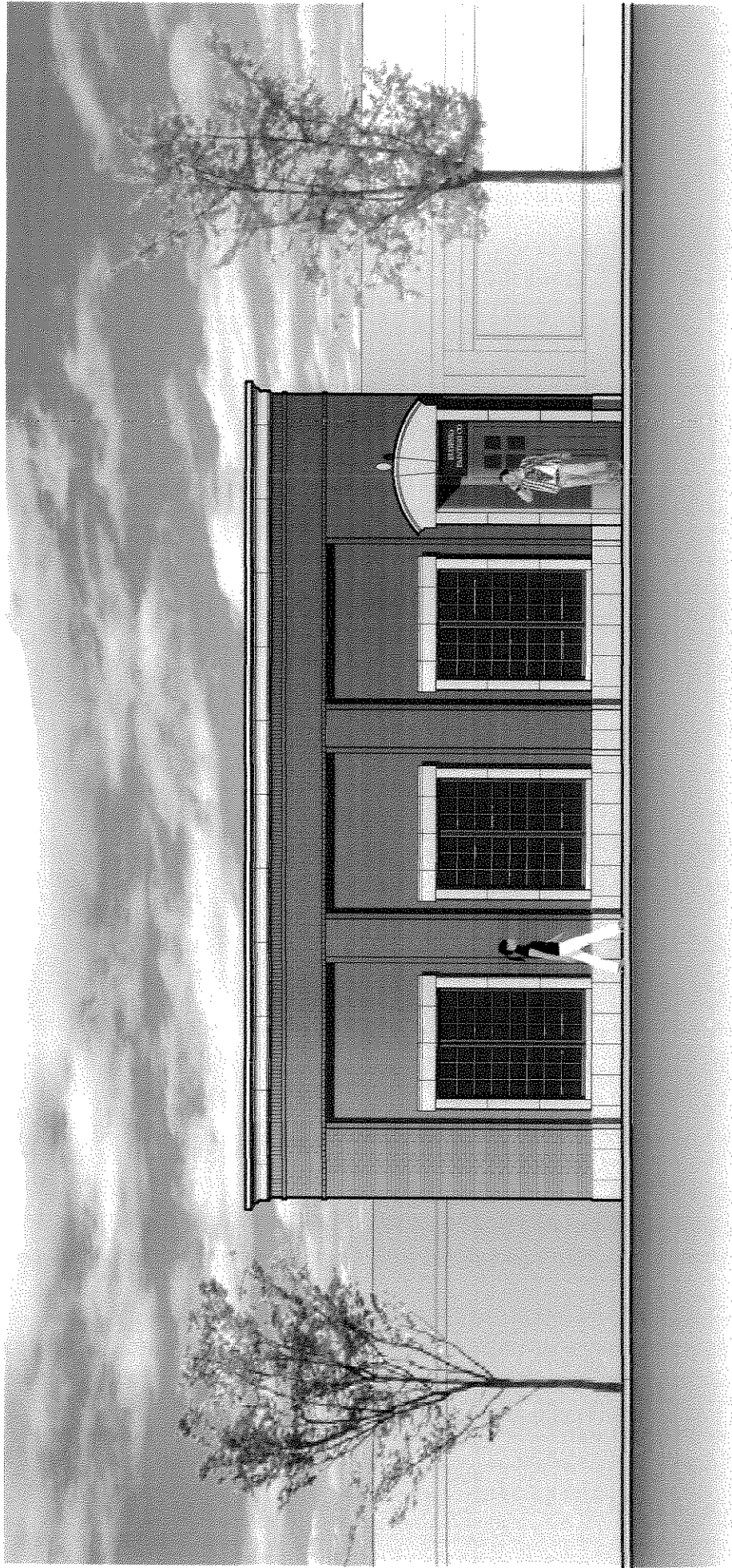
Thank you in advance for your consideration in this matter. If you have any questions, or need any additional information, please do not hesitate to call.

Sincerely,

John A. Vitale

John A. Vitale, AIA, NCARB
Principal

c: Mike Eugenio, Eugenio Painting



RECEIVED
AUG 20 2012
CITY OF GROSSE PTE. WOODS
BUILDING DEPT.

Proposed Exterior Renovation
East Elevation

EUGENIO PAINTING
COMPANY
OFFICE RENOVATION
19807 MACK AVENUE
GROSSE POINTE WOODS, MI, 48236

ARCHITECT
STUCKY ■ VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MICHIGAN 48067
(248) 546-6700

PROJECT DATA

BUILDING CODE AUTHORITY:
CITY OF GROSSE POINTE WOODS, MI

OWNER:
ROLAND EUGENIO
1935 VERNIER
GROSSE POINTE WOODS, MI 48038
(313) 896-7695

USE GROUP:
BUSINESS (B)

APPLICABLE CODES:
BUILDING CODE
ALSO KNOWN AS THE "MICHIGAN BUILDING CODE"
2009 MICHIGAN BUILDING CODE (MBC) AS AMENDED

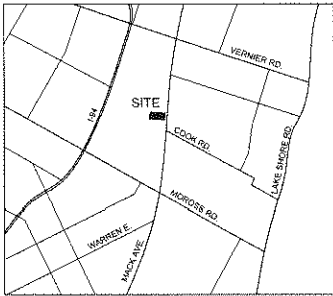
MECHANICAL CODE
ALSO KNOWN AS THE "MICHIGAN MECHANICAL CODE"
2009 MICHIGAN MECHANICAL CODE AS AMENDED

PLUMBING CODE
ALSO KNOWN AS THE "MICHIGAN PLUMBING CODE"
2009 MICHIGAN PLUMBING CODE AS AMENDED

ELECTRICAL CODE
ALSO KNOWN AS THE "MICHIGAN ELECTRICAL CODE"
2009 NATIONAL ELECTRIC CODE (NEC) AS AMENDED &
MICHIGAN AMENDMENTS PART 8

ENERGY CODE
2009 UNIFORM ENERGY CODE

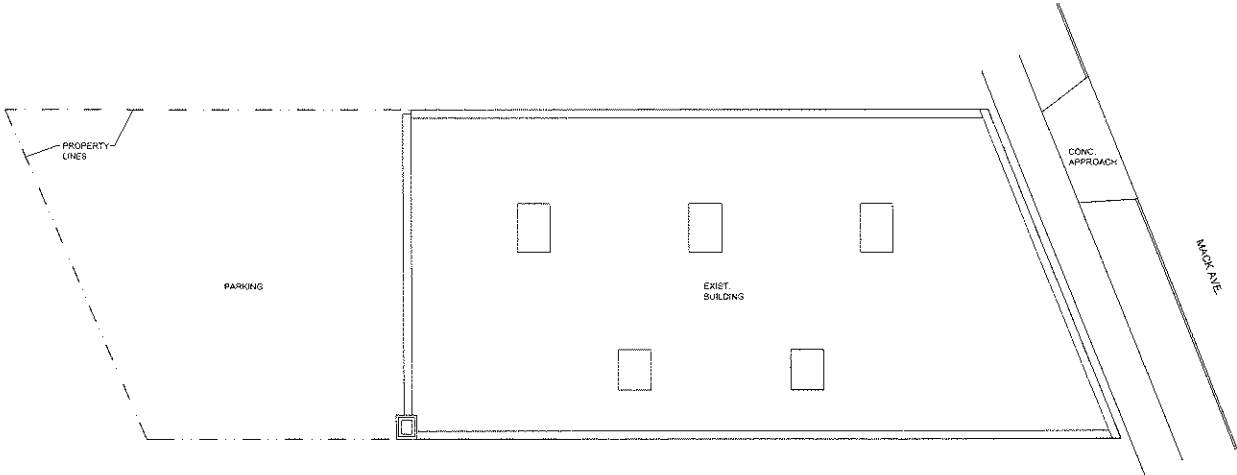
BARRIER FREE REQUIREMENTS
AMERICANS WITH DISABILITIES ACT (ADA)
MSC-2009, CHAPTER 11
ICC / ANSI 117.1 - 2008, EXCEPT SECTION 511 & 707



VICINITY MAP
SCALE: NOT TO SCALE

SHEET INDEX		ISSUED FOR	
DRAWING INDEX KEY:		SHEET PLAN APPROVAL	
<input type="checkbox"/> NOT ISSUED			
<input checked="" type="checkbox"/> PREVIOUSLY ISSUED			
<input checked="" type="checkbox"/> ISSUED			
<input checked="" type="checkbox"/> REFERENCE			
GENERAL			
TS1.1 TITLE SHEET • SHEET INDEX • LOCATOR PLAN • SITE PLAN			
ARCHITECTURAL			
A1.1	FIRST FLOOR PLAN		
A2.1	REFLECTED CEILING PLAN		
A3.1	EXTERIOR ELEVATIONS		
A4.2	INTERIOR ELEVATIONS		
A7.1	MILLWORK SECTIONS		
A8.1	DOOR SCHEDULE & DETAILS		
A9.1	FINISH SCHEDULES & DETAILS		

NOTE:
THESE CONSTRUCTION DRAWINGS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES. ISSUED AND APPROVED CODE MODIFICATIONS AND/OR CITY CODE AUTHORITY CONSTRUCTION BOARD OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.



ARCHITECTURAL SITE PLAN
SCALE: 1/8"=1'-0"

Project:
EUGENIO PAINTING
OFFICE RENOVATION
19807 MACK AVE
GROSSE POINTE WOODS
MICHIGAN 48236

Issued for:
SITE PLAN
APPROVAL, 08.20.12

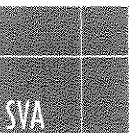
Drawn by:
ACV
Checked by:
JAV, MJB

Sheet Title:
TITLE SHEET,
SHEET INDEX, AND
LOCATOR PLAN

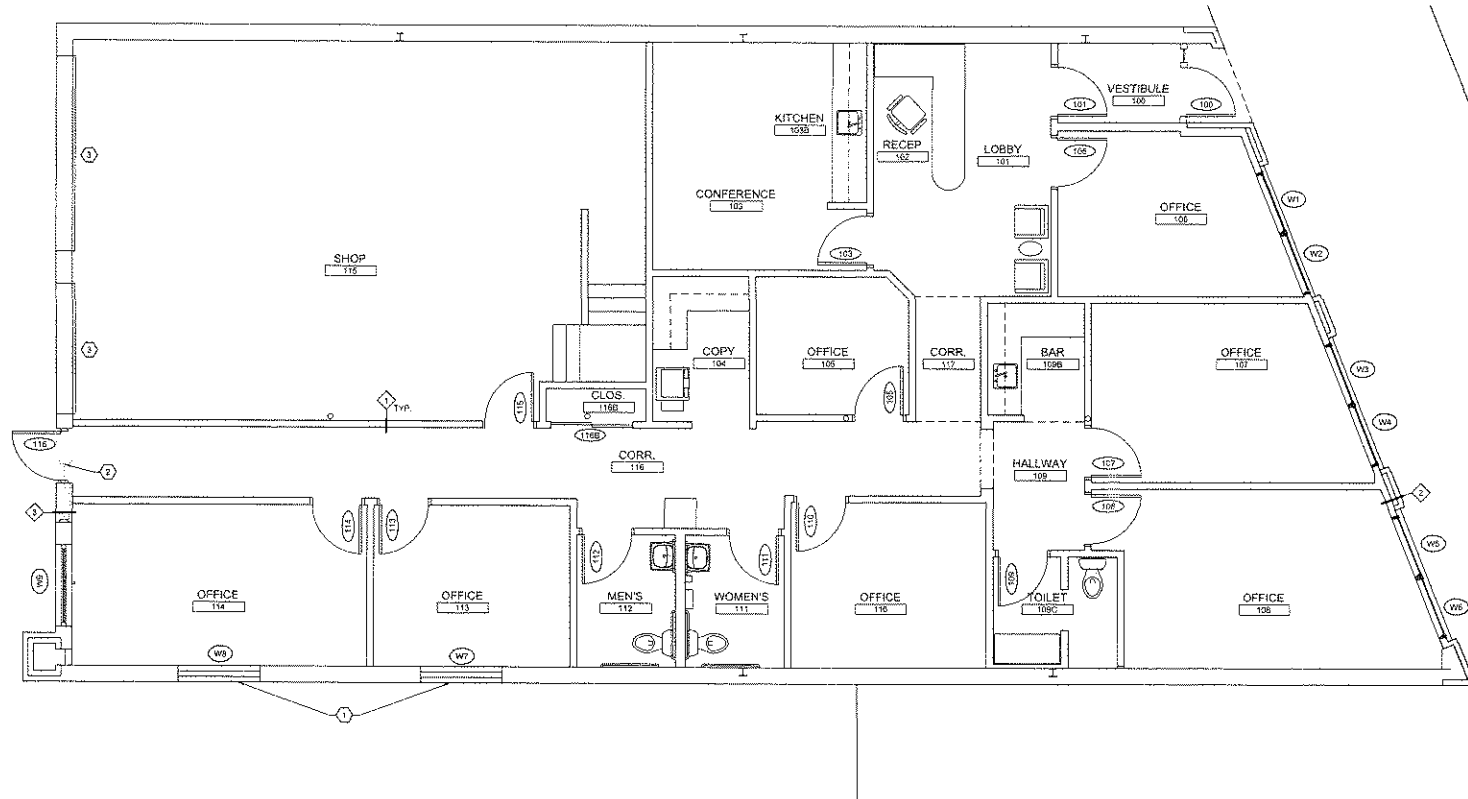
Project No.:
2012.068

Sheet No.:
TS1.1

00 AND SCALE DRAWINGS
2012-2013
STUCKY ■ VITALE ARCHITECTS, INC.



STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MI 48067-0925
P. 248.546.6700
F. 248.546.8454
WWW.STUCKYVITALE.COM



ARCHITECTURAL FLOOR PLAN
SCALE: 1/4"=1'-0"

SHOP AREA: 1,190 SQ FT
OFFICE AREA: 1,776 SQ FT

GENERAL FLOOR PLAN NOTES:

- THIS DRAWING IS DIAGNOSTIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK. COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
- ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
- WALL THICKNESS ARE NOMINAL, NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
- ALL WOOD, INCLUDING BLOCKING, USED ON THE PROJECT SHALL BE FIRE RETARDANT TREATED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, OSHA, AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
- PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.
- PROVIDE TRANSITION STRIPS AT EACH CHANGE IN FLOOR FINISH MATERIALS.
- PAINT, PATCH AND REPAIR THE FOLLOWING TO MATCH EXISTING MATERIALS: FLOOR, WALL, AND CEILING SURFACES AS REQUIRED ADJACENT TO AREAS BEING DEMOLISHED. REFER TO DEMOLITION DRAWINGS FOR MORE INFORMATION.
- REINFORCE WALL AND PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL CABINETS AND COUNTERTOPS.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL WALL REINFORCING FOR INSTALLATION OF ACCESSORIES, COAT RACKS, CHART RACKS, CASEWORK, AND OTHER WALL MOUNTED ITEMS.
- CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
- PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 24'-0" O.C. MAXIMUM AND AS INDICATED IN THE CONTRACT DOCUMENTS.
- COORDINATE WITH OWNER'S EQUIPMENT SUPPLIER FOR INSTALLATION REQUIREMENTS / LOCATIONS OF FLOOR / WALL / CEILING MOUNTED ITEMS, IE: CAMERAS, TV'S, SPEAKERS, SENSORS, SECURITY WIRING, VAULTS, ATMS.
- CONTRACTOR SHALL CONDUCT A ROUGH ELECTRICAL INSPECTION WITH OWNER, PRIOR TO ENCLOSING WALLS, FOR THE PURPOSE OF CONFIRMING ALL J-BOX LOCATIONS FOR POWER, DATA, VOICE, SWITCH, THERMOSTAT, ETC.
- A TACTILE SIGN STATING "EXIT" AND COMPLYING WITH ICC-A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN AREA OF REFUGE; AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY, AND THE EXIT DISCHARGE.
- PROVIDE PERMANENT 2-INCH HIGH LETTERING MARKING AND IDENTIFICATION AT ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS AT 30 FEET MAXIMUM HORIZONTAL INTERVALS, MINIMUM 2 LOCATIONS EACH WALL, IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING, OR ATTIC SPACES PER CODE.

FLOOR PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- SAWCUT AND REMOVE CMU WALL FOR NEW WINDOW OPENING.
- REMOVE EXISTING WINDOW, PATCH CMU WALL TO MATCH EXIST. SAWCUT AND REMOVE CMU WALL FOR NEW DOOR OPENING.
- EXISTING OVERHEAD DOOR.

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Project :
EUGENIO PAINTING
OFFICE RENOVATION
19807 MACK AVE
GROSSE POINTE WOODS
MICHIGAN 48236

Issued for :
SITE PLAN
APPROVAL 08.20.12

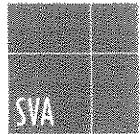
Drawn by :
BAH, ACV
Checked by :
JAY, MJB

Sheet Title :
ARCHITECTURAL
FLOOR PLAN

Project No. :
2012.068

Sheet No. :
A1.1

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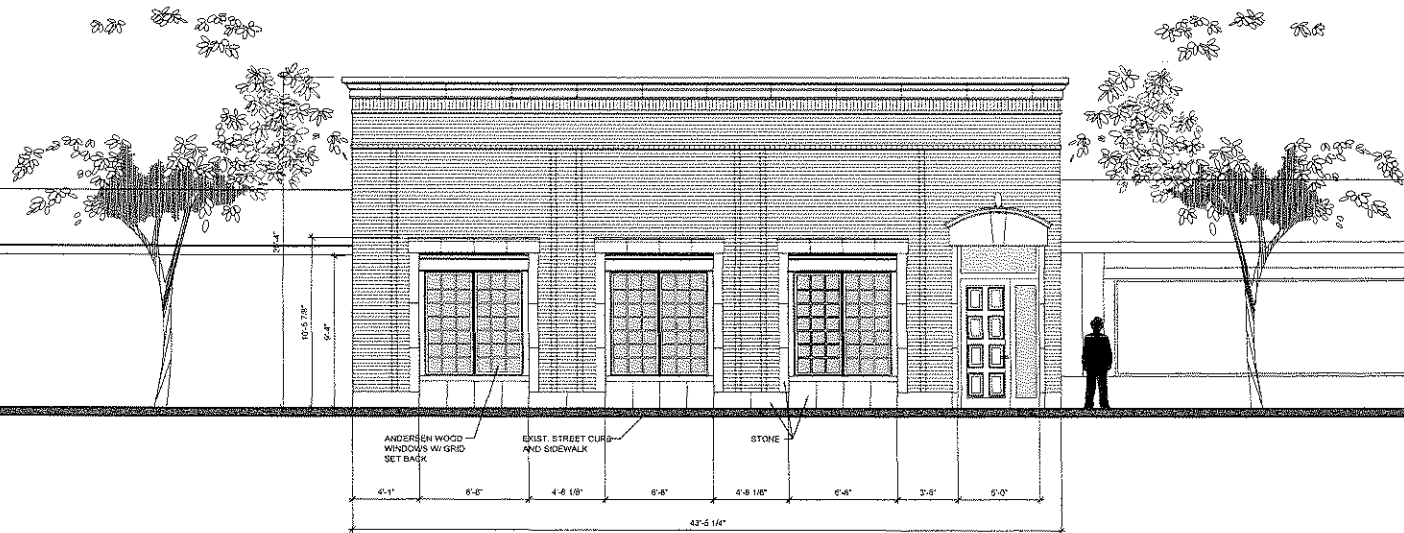
Drawn by :
SVA
Checked by :
JAV, MJB

Sheet Title :
EXTERIOR
ELEVATIONS

Project No. :
2012.068

Sheet No. :
A6.1

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1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT

MEMORANDUM

TO: Planning Commission
FROM: Gene Tutag, Building Official
DATE: August 23, 2012
SUBJECT: Façade Change, Eugenio Painting, 19807 Mack Avenue

In accordance with Section 50-374 of the City's Code, the attached plan for façade improvements to 19807 Mack Avenue have been reviewed. The plans are being referred to the Planning Commission for approval.

The applicant is intending to convert an existing Glass Shop building into an office for Eugenio Painting Company.

The exterior renovations include new windows, brick, stone cornice, and trim. All reflecting a Colonial Style Design found in the attached "Architectural Elements" handout.

Interior renovations of the building will be reviewed during the permit process.

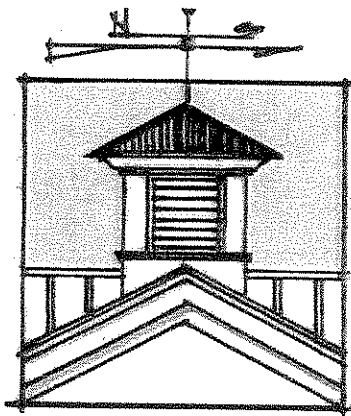
Approval of the plan is recommended. Colors indicated on the plan are found on the approved color chart. The improvements to the exterior of the structure will update the building with colonial elements. The building's exterior will compliment the existing design of the building and surrounding area.

All other pertinent code requirements are met.

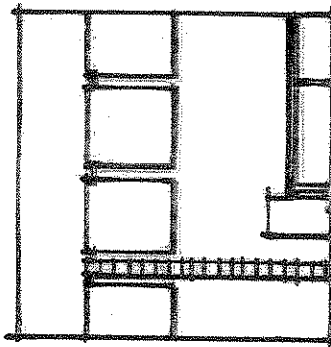
The existing approach show on sheet TS1.1 will no longer be used and will be required to be removed from Mack Avenue.

Attachments
Architectural Elements Handout (3 pgs)
Photos (2)

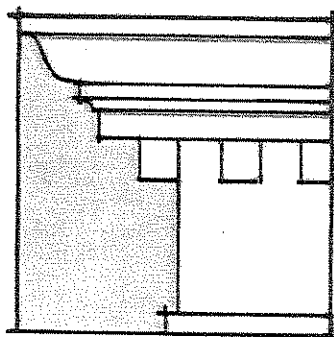
Architectural Elements:



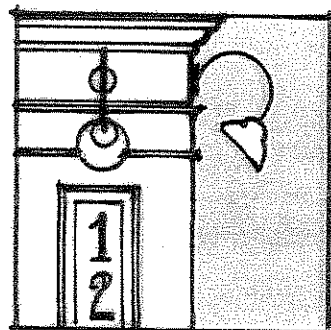
*Cupolas, Gables,
Weathervanes*



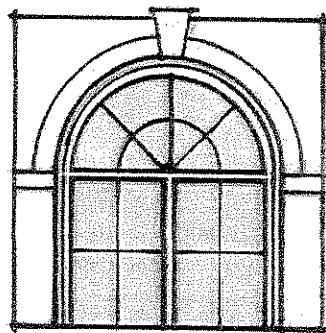
*Brick or
Stone Quoins*



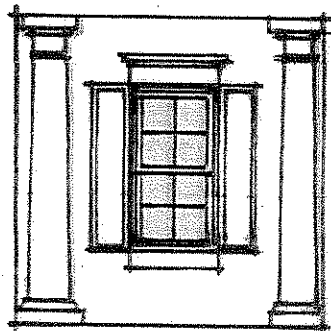
Cornice Trim



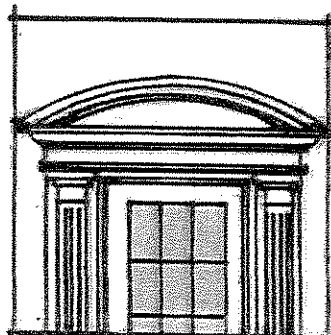
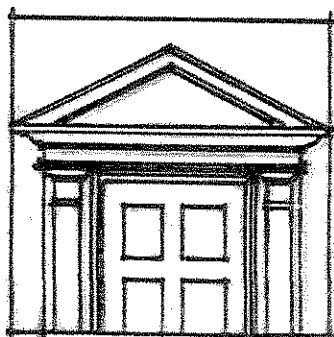
Gooseneck Lighting



*Wood, Stone or Brick
Arches, Keystones
Divided Lights*

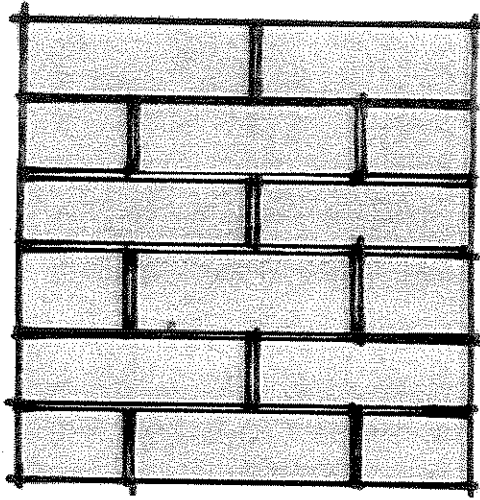


*Columns, Properly
Proportioned Shutters*

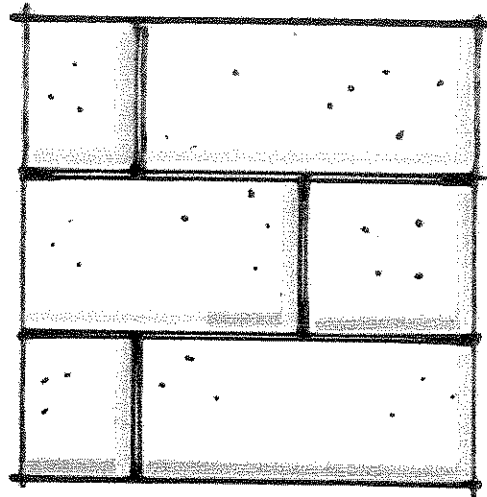


Wood or Stone Door Surrounds: Pediment, Frieze, Pilasters

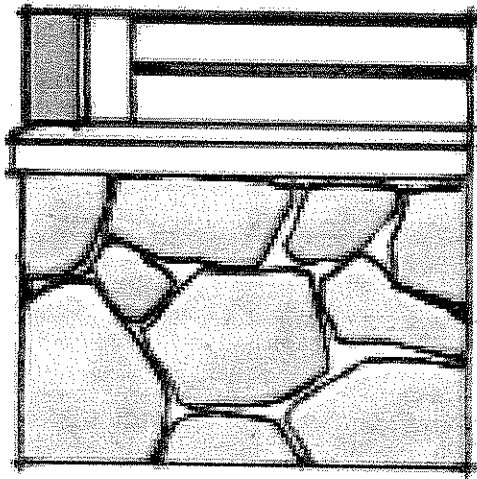
Quality Materials:



Brick-warm, earthy tones



Natural or Cultured Stone



*Natural or Cultured
Stone Accents*



*Wood Trim
Wood or Cementitious
Siding*

Sec. 50-373. - Design standards.

(a) *General.*

- (1) New construction, renovations, remodeling or exterior building alterations within all C commercial, C-2 high intensity city center, and RO-1 restricted office zoning districts shall be designed in conformance with approved design standards found in this section and on file with the building department. The purpose of these design standards is to promote a coordinated and complimentary use of design elements that result in a theme oriented, harmonious appearance and image for the commercial and high intensity residential areas of the city.
- (2) To be in compliance with these standards, all designs as governed by this section shall contain a dominant use of assorted architectural design elements generally described as "Colonial," "Williamsburg Colonial," "Georgian Colonial," "Early American," "Classic" or "Traditional." Specific definitions and examples of these elements are included within this section, and in the "design standards" guidelines on file with the building department. The guidelines may be modified by planning commission resolution.

(b) *Design components.*

- (1) The words "Colonial," "Williamsburg Colonial," "Georgian Colonial," "Early American," "Classic" or "Traditional" shall collectively refer to use of a pallet of materials, trim, shapes, forms, colors and details most commonly associated with the dominant architectural styles utilized during the early development of the east coast American towns and cities. Some examples of where these designs are commonly found and featured include Williamsburg, Virginia, Cape Cod, New England and Philadelphia.
- (2) To more specifically define the assorted components that can be utilized to achieve this design style, the design standards guidelines include graphic examples of design elements, all of which are considered by definition of this section to be acceptable when collectively used within a total design. These elements shall be utilized in appropriate proportions and quantity to form an overall total design consistent with the requirements of this section.
- (3) Colors utilized in all design components shall be consistent with the approved color chart on file with the building department and shall be utilized to produce a balanced, coordinated and complimentary total design solution.

(Code 1975, § 5-8-5; Code 1997, § 98-205)

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PLANNING COMMISSION EXCERPT
05/22/12

Discussion ensued regarding **Land Uses & Zoning on Mack Avenue**. Building Official Tutag distributed the Future Land Use Map as set forth in the City's Master Plan (dated 10/18/05), Sec 50-448, Permitted Uses for RO-1 (restricted office) districts, and Sec 50-370, Permitted Uses for C (commercial) districts. Mr. Tutag suggested that the Planning Commission review the Future Land Use Map and determine if they should proceed with any changes. After a brief dialogue, the Commission set a **Workshop meeting on June 26, 2012 at 6:30 p.m.** to discuss the issue.

PLANNING COMMISSION WORKSHOP EXCERPT
06/26/12

The first item on the agenda was regarding **Continued Discussion: Land Uses & Zoning on Mack**. Building Official Tutag gave an overview of the topic stating that he recommends the Commission review the Future Land Use Map and consider rezoning sections of Mack Avenue to attract businesses. The City has received interest in property currently zoned RO-1 – Restricted Office from a restaurant establishment containing a drive-thru, which is not a permitted use in that zone. Discussion ensued among Commission members regarding the practicality of having high volume businesses on the City's main corridor while maintaining the City's high safety and aesthetic standards. The Commission requested that Mr. Tutag contact the City Attorney to determine what regulations could be put in place to uphold those standards. An alternative option to rezoning to "commercial" is to create a "retail" district.

Consensus of the Commission is to schedule a Workshop meeting to further discuss this issue on July 24, 2012 at 6:30 p.m. Chair Gilezan requested that the current zoning map be included in the packet.

PLANNING COMMISSION EXCERPT
06/26/12

The first item on the agenda was **Continued Discussion: Land Uses & Zoning on Mack Avenue**. Chair Gilezan stated that this topic was addressed at the Workshop meeting immediately proceeding tonight's meeting. Mr. Tutag will contact the City Attorney to determine what regulations could be put in place to uphold the City's high safety and aesthetic standards. He will also provide sample ordinances relating to drive-thru establishments.

Chair Gilezan scheduled a **Workshop meeting** to further discuss this issue on **July 24, 2012 at 6:30 p.m.**

PLANNING COMMISSION WORKSHOP EXCERPT
07-24-12

The first item on the agenda was regarding **Continued Discussion: Land Uses & Zoning on Mack**. Building Official Tutag gave an overview of the topic and the discussions from the last Workshop meeting. The City has received interest in property currently zoned RO-1 – Restricted Office from a restaurant establishment containing a drive-thru, which is not a permitted use in that zone. The property in question is the former Bank of America located at 20559 Mack Ave. The Commission's concern is the viability of the property if it remains zoned RO-1 and the adverse consequences of rezoning it Commercial. The Commission continues to be conscientious of maintaining the City's high safety and aesthetic standards.

Discussion continued regarding the legality of a ban on drive-thru establishments. Another option is to strengthen the current regulations in the Commercial district before making any rezoning decisions. The Commission agreed that the City Attorney, along with the Building Official and John Jackson of McKenna Associates, Inc., will review the City's current regulations and those of like communities to determine a course of action. The Commission will formally retain Mr. Jackson's services at tonight's regular meeting.

PLANNING COMMISSION EXCERPT
07/24/12

The next item on the agenda was **Continued Discussion: Land Uses & Zoning on Mack Avenue**. Chair Gilezan stated that this topic was addressed at the Workshop meeting immediately preceding tonight's meeting. The City Attorney, along with the Building Official and John Jackson of McKenna Associates, Inc., will review the City's current regulations and those of like communities to determine if it is in the best interest of the City to consider rezoning certain districts to promote viability of properties.

Motion by Evola, seconded by Hamborsky, that the Planning Commission retain the consulting services of John Jackson of McKenna Associates, Inc., for the purpose of reviewing and making recommendations for the City's Commercial District, for a cost not to exceed \$1,000, with funds to be taken from Account No. 101-105-880.500.

MOTION CARRIED by the following vote:

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

The City Attorney will do a preliminary check of case law regarding business appeals regulations. Continued Discussion: Land Uses & Zoning on Mack Avenue will be listed as an agenda item for the August 28, 2012 meeting.



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|-----------------------------|---|
| R-1A ONE-FAMILY RESIDENTIAL | R-3 PLANNED MULTIPLE FAMILY RESIDENTIAL |
| R-1B ONE-FAMILY RESIDENTIAL | R-4 HIGH DENSITY MULTIPLE DWELLING |
| R-1C ONE-FAMILY RESIDENTIAL | RO-1 RESTRICTED OFFICE |
| R-1D ONE-FAMILY RESIDENTIAL | C-2 HIGH INTENSITY CITY CENTER |
| R-1E ONE-FAMILY RESIDENTIAL | P-1 VEHICULAR PARKING |
| R-2 TWO-FAMILY RESIDENTIAL | |
| C COMMERCIAL BUSINESS | |
| C.F. COMMUNITY FACILITIES | |

NOTE: SEE CITY BASE MAP & RELATED PLAT SHEETS
FOR DETAILED DISTRICT DIMENSIONS.

APPROVED BY PLANNING COMMISSION: NOVEMBER 22, 1983
ADOPTED BY CITY COUNCIL: FEBRUARY 27, 1984 EFFECTIVE: MAY 11, 1984
REVISED: MAY 28, 1989
REVISED: APRIL 2, 2007
REVISED: JANUARY 7, 2008



ZONING DISTRICT MAP

GROSSE POINTE WOODS MICHIGAN

**City of Grosse Pointe Woods
BUILDING DEPARTMENT
Monthly Financial Report – July 2012**

Permits Issued:	183		
Rental Certificates:	15	Total Amount:	\$ 23,904
Vacant/Foreclosure:	3		

CODE ENFORCEMENT

Abandoned/Foreclosure Compl. Notices Issued:	0
# of Complaints Investigated by Code Enforcement:	44
Closed Due to Compliance:	34
Open for Longer Compliance Time:	10
Citations Issued:	10
Early Trash Notices:	8
Code Violation Notices to Residents:	32
Tall Grass Notices Issued:	27
Stop Work notices to Contractors (working w/o permit):	8
Outside Storage:	7

NEW BUSINESS

Grosse Pointe Speech & Language LLC, 20958 Mack Avenue