

PLANNING COMMISSION
08/28/12 – 023

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, AUGUST 28, 2012, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:34 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 Fuller, 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 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, Stapleton, Vaughn
NO: None
ABSENT: Vitale

Motion by Richardson, seconded by Evola, regarding **Approval of Minutes**, that the Planning Commission Workshop and Regular Meeting minutes dated July 24, 2012 be approved.

MOTION CARRIED by the following vote:

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

PLANNING COMMISSION
08/28/12 – 024

The first item on the agenda was a **Proposed Façade Change: Eugenio Painting, 19803/19807 Mack Avenue**. Building Official Tutag provided an overview of the proposed changes, noting that the specifications of the project adhere to the architectural and colonial design standards set forth by the City's Zoning Ordinance. Robert Ban of Stucky Vitale Architects addressed the Commission on behalf of Eugenio Paining. Discussion ensued regarding the functionality and aesthetics of the proposed renovations.

Motion by Evola, seconded by Vaughn, regarding **Proposed Façade Change: Eugenio Painting, 19803/19807 Mack Avenue**, that the Planning Commission approve the application and site plans dated August 20, 2012.

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 gave an overview of the topic indicating that the main concern is the future of drive-thru fast food restaurants and zoning on Mack Avenue. The Commission determined that the term "fast food" needs to be clarified. Building Official Tutag stated that many communities use a list of characteristics to assist in the definition. Discussion then turned to the task of regulating drive-thru establishments. The City Attorney and Building Official will meet with John Jackson of McKenna Associates, Inc. to redefine "fast food" and develop language to limit drive-thru food establishments to the C-2 district.

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

- Sherwin Williams recently reopened.
- Mack Avenue Diner will reopen after the holiday and they will be applying for a sidewalk café permit.
- Subway is also considering an application of a sidewalk café permit.
- The Rivers project is well under way, the sewers are installed and the City received plans for condos. Thirty-four units have already been sold. People are already signing up on a waiting list for the independent living apartments
- Department is about three weeks behind in rental and sale inspections.
- A fitness studio is looking at the Ritz property.
- Mack Avenue Diner is looking into bringing a beer and wine license to their establishment.
- Application for the proposed temporary heliport at St. Johns has not yet been received.

PLANNING COMMISSION
08/28/12 – 025

Commission Member Evola gave the **August 2012 Council Reports**:

- August 6th meeting: Woods Wine sign variance approved. Council passed a Resolution mandating that DTE maintain their infrastructure to avoid the excessive number of power outages.
- August 16th meeting: Representative from Rizzo was present to hear the concern of the overflow of trash on Mack Avenue on the weekends. The Director of Public Services will work with Rizzo on this issue.

Chair Gilezan will attend the September 10th Council Meeting and Commission Member Fuller will attend the September 17th meeting.

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

2020 Plan – Commission Member Hamborsky reported that the sub-committee met and put together an action list that will be presented at the September 27th meeting for input. Then the sub-committee will meet a couple more times to present to Council before the end of the year.

Special Sign Ordinance – Nothing to report.

Motion by Rozycki, seconded by Stapleton, to adjourn the Planning Commission meeting at 9:27 p.m. Passed unanimously.