

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Planning Commission Meeting Agenda
July 24, 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 – 06/26/12
 - Planning Commission – 06/26/12
7. **SIGN APPEAL: WOODS WHOLESALE WINE, 20787 MACK AVENUE**
 - A. CC Excerpt – 02/01/10
 - B. CC Excerpt – 12/19/11
 - C. PC Excerpt – 11/22/11
 - D. Memo – 07/16/12 (Building Official Tutag)
 - E. Sign Application – 06/04/12 (Matouk)
 - F. Proposed Sign – 07/09/12 (Embree Sign Co.)
 - G. Letter of Appeal – 07/09/12 (Embree Sign Co.)
 - H. Photos (4)
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. GPW Zoning District Map (Rev'd 01/07/08)
9. **BUILDING OFFICIAL'S MONTHLY REPORT:**
 - Building Department Report – June 2012
10. **COUNCIL REPORT:**
 - July – Rozycki
11. **INFORMATION ONLY – COUNCIL REPRESENTATIVE FOR NEXT MEETING:**
 - August – Evola
12. **NEW BUSINESS:**
 - Sub-Committee Reports:
 - 2020 Plan (Hamborsky/Vitale/Fuller/Gilezan)
 - Special Sign (Vaughn/Evola/Fuller/Richardson)

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 WORKSHOP
06-26-12 – 04

MINUTES OF THE PLANNING COMMISSION WORKSHOP MEETING HELD ON JUNE 26, 2012 IN THE CONFERENCE ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 6:37 p.m. by Chair Gilezan.

Roll Call: Chair Gilezan
Evola, Fuller (6:38 p.m.), Hamborsky (6:41 p.m.), Rozycki, Richardson, Stapleton (7:23 p.m.), Vaughn, Vitale

Absent: None

Also Present: Building Official Tutag
Recording Secretary Babij Ryska

Attendance: Council Member Ketels, Planning Commission Representative (7:27 p.m.)
Council Member Shetler (7:10 p.m.)

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.

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

PLANNING COMMISSION
06/26/12 – 017

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, JUNE 26, 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, Vitale

Absent: None

Also Present: Building Official Tutag
Recording Secretary Babij Ryska

Attendance: Council Member Ketels, Planning Commission Representative
Council Member Shetler

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, Vitale
NO: None
ABSENT: None

Chair Gilezan welcomed Council Member Ketels, as Planning Commission Representative and Council Member Shetler for being in attendance at tonight's meeting. He also welcomed the new Planning Commission Members Tonja Stapleton and Richard Rozycki.

Motion by Evola, seconded by Fuller, regarding **Approval of Minutes**, that the Planning Commission Workshop and Regular Meeting minutes dated May 22, 2012 be approved.

MOTION CARRIED by the following vote:

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

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.

PLANNING COMMISSION
06/26/12 – 018

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

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

- Demolition of the administrative buildings on The Rivers property began and is scheduled to be completed by July 1st. Neighbor complaints are being addressed as necessary.
- There are a couple of new businesses moving into the City. Hanson's is moving within the City. Ritz Camera is closing.
- The north wall of the Sherwin Williams/Mack Avenue Diner building failed. The insurance agents and attorneys are working on a resolution. Repairs should begin next week.
- The Liggett Middle School property is being secured and fenced. There are no plans for the property yet.

Commission Member Gilezan gave the **June 2012 Council Reports**:

- June 4th meeting: Council appointed Tonja Stapleton and Richard Rozycki to the Planning Commission and regretfully accepted Al Dickinson's resignation.
- June 21st meeting: Nothing pertaining to the Planning Commission.

Commission Member Rozycki will attend the July Council Meetings.

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

2020 Plan – Nothing to report. A meeting will be scheduled for next month.

Special Sign Ordinance – Commission Member Vaughn stated the Sub-Committee had a meeting on June 16th. Council Member Fuller provided a chart comparing sign ordinances of the other Grosse Pointe communities. The next step is to take an inventory of the signs in our City. The next meeting is scheduled for July 21, 2012.

Chair Gilezan asked Commission Member Hamborsky to give the new members an overview of the 2020 Plan sub-committee. He then asked Commission Member Vaughn to give an overview of the Special Sign Ordinance sub-committee.

Under the New Business portion of the agenda the following items were discussed:

- Council Member Ketels stated that the Mayor's Mack Avenue Business Study Committee (MMABSC) has been working with Wayne County requesting that the City have permitting authority over the Mack Avenue right of ways. There will be a meeting in July to discuss the terms of the request.

PLANNING COMMISSION

06/26/12 – 019

- Council Member Ketels also stated that the MMABSC will accept topics from the Planning Commission. Commission Member Vaughn stated that the Sign sub-committee will forward information to the MMABSC for any questions/suggestions.

Motion by Evola, seconded by Dickinson, to adjourn the Planning Commission meeting at 8:09 p.m. Passed unanimously.

COUNCIL EXCERPT
02-01-10

The Building Official provided an overview regarding the **Sign Variance Request of Bill Matouk, Woods Wholesale Wine, 20787 Mack Avenue**, Grosse Pointe Woods, Michigan, who is requesting to install an illuminated sign on the south side of the building at 20787 Mack that is noncompliant with Section 32-13(f) of the 2007 City Code with respect to maximum square footage allowable.

Motion by Boddy, seconded by Bryant, regarding Sign Variance request of Bill Matouk, Woods Wholesale Wine, 20787 Mack Avenue, that the City Council approve a sign variance request (Section 32-13(f)) to Woods Wholesale Wine, 20787 Mack Avenue, provided that an agreement be reached and recorded on the deeds of 20779 Mack Avenue and 20787 Mack Avenue permitting the sign to overhang the roof at 20779 Mack Avenue and additionally requiring removal of the sign if it will interfere with any future development at 20779 Mack Avenue.

Motion by Boddy, seconded by Bryant, to amend the previous motion by adding, ". . . and based upon the determination that it would be in the best interest of the City and not against the intent of the City Code."

Motion carried by the following vote:

Yes:	Boddy, Bryant, Granger, Howle, McConaghy, Novitke, Sucher
No:	None
Absent:	None

CITY COUNCIL EXCERPT

12/19/11

THE MEETING WAS THEREUPON OPENED AT 8:18 P.M. FOR A PUBLIC HEARING TO HEAR THE APPLICATION OF **TELLY'S PLACE, 20791 MACK AVENUE**, WHICH SEEKS AUTHORITY TO RETAIN FOUR SIGNS, WHICH ARE NONCOMPLIANT WITH CHAPTER 32, SIGNS, SECTIONS 32-17(A) COMBINATION OF SIGNS, AND 32-13(C) WALL SIGNS. VARIANCES ARE THEREFORE REQUESTED.

Motion by Granger, seconded by Bryant, that for purposes of the hearing the following items be received and placed on file:

1. Planning Commission Excerpt 11/22/11
2. Letter 12/15/11 – City Attorney, w/attachments
3. Memo 11/16/11 – Building official
4. Sign Permit Application 08/2/11
5. Letter 08/09/11 – E. Tellegadas
6. Photos (4)

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, McConaghy, Novitke, Shetler
No: None
Absent: None

The Building Official provided an overview.

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. The following individual was heard:

Evans Tellegadas
20791 Mack Avenue

The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. No one wished to be heard.

Motion by Granger, seconded by Bryant, that the public hearing BE CLOSED at 8:22 p.m. PASSED UNANIMOUSLY.

Motion by Ketels, seconded by Shetler, regarding sign appeal: Telly's Place, 20791 Mack Avenue, Grosse Pointe Woods, which seeks authority to retain two previous signs and two additional signs (5'6" in height), that the City Council allow an exception of the provisions of Chapter 32 of the City Code as it would be in the best interest of the City

CITY COUNCIL EXCERPT

12/19/11

and not against the spirit and intent of Chapter 32, and approve the variance request with the following provisions:

- The wall color on the front of the building remain the same;
- The signs remain un-illuminated; and
- The graphics and messaging on the signs remain the same.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, McConaghy, Novitke, Shetler

No: None

Absent: None

PLANNING COMMISSION

11/22/11 – 044

The first item on the agenda was a **Sign Appeal: Telly's Place, 20791 Mack Ave.** Building Official Tutag provided an overview of the application, noting that due to the number of factors that do not comply with the ordinance, administration does not recommend approval. Discussion ensued regarding the aesthetics of the proposal. Evans Telegadas, owner, was present to answer questions.

Motion by Dickinson, seconded by Evola, regarding **Sign Appeal: Telly's Place, 20791 Mack Ave.**, 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 with the following provisions:

- the wall color on the front of the building remain the same;
- the signs remain unilluminated.

A substitute motion was proposed to include an additional provision.

Substitute motion by Evola, seconded by Vitale, regarding **Sign Appeal: Telly's Place, 20791 Mack Ave.**, 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 with the following provisions:

- the wall color on the front of the building remain the same;
- the signs remain unilluminated; and
- the graphics and messaging on the signs remain the same.

MOTION CARRIED by the following vote:

YES: Dickinson, Evola, Hamborsky, Richardson, Vaughn, Vitale

NO: Gilezan

ABSENT: Fuller

CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT

MEMORANDUM

TO: Planning Commission
FROM: Gene Tutag, Building Official
DATE: July 16, 2012
SUBJECT: Sign Variance for Woods Fine Wine, 20787 Mack Avenue

An application to install a wall sign at Woods Fine Wine , 20787 Mack Avenue, was denied by the Building Department as the new sign is in violation of Chapter 32 as follows:

Section 32-17 – Combination of signs

- (a) A building shall be limited to a maximum of two signs from the following classifications:
- (1) Wall sign.
 - (2) Ground and pole sign.
 - (3) Pylon sign.

One existing wall sign is currently on the south elevation (variance previously granted for size of sign) and one wall sign is presently on the front of the building. The installation of the additional wall sign on the Mack Ave elevation of the building brings the total number of wall signs to 3. As stated above two wall signs are permitted.

The proposed signs are otherwise compliant with Chapter 32.

Woods Fine Wine, is appealing the denial of the permit. As stated in Section 32-32, the Planning Commission in accordance with Section 32-32, will be reviewing the attached application for appeal and provide a recommendation to the City Council.

The City Council may grant an exception if there is a finding that the exception would be in the best interest of the city and that the exception would not be against the spirit and intent of the sign ordinance.

Section. 32-32 – Appeal of denial of permit

Any party who has been refused a sign permit after review by the building official or planning commission for a proposed installation or has been notified by the city to remove an existing sign may file a claim of appeal with the city clerk. Such claim of appeal shall be accompanied by an appeal fee as currently established or as hereafter adopted by resolution of the city council from time to time or a fee structure designated by the administration and approved by the city council by resolution, payable to the general fund of the city. The city council may grant such appeal and allow an exception to the provisions of this chapter upon a finding that such an exception would be in the best interests of the city and not against the spirit and intent of this chapter. If the building official denies a sign permit, or if a variance is requested, the appeal or variance request will first be reviewed by the planning commission, which will provide a recommendation to the city council.

The spirit and intent of the sign ordinance is listed in the objectives found in Section 32-1 as follows:

Section 32-1 – Purpose and objectives

The purpose of this chapter is to create the legal framework for a comprehensive and balanced system of signage in the city to facilitate communication between people and their environment and to avoid the visual clutter that is potentially harmful to community appearance, traffic and pedestrian safety, property values and business opportunities. To achieve this purpose, this chapter has the following objectives:

- (1) Protect the aesthetic quality of the city.
- (2) Promote the appearance of an early American colonial motif within the commercial business district of the city.
- (3) Protect the general public from damage and injury caused by the distractions, hazards and obstructions caused by excessive signage.
- (4) Preserve the value of property by ensuring the compatibility of signage with surrounding land uses.
- (5) Keep signs within a reasonable scale with respect to the buildings to which they relate.
- (6) Prevent off-premises signs from conflicting with business, residential and public land uses.
- (7) Prevent the placement of signs in a manner, which will conceal or obscure other signs or adjacent businesses.
- (8) Keep the number of signs and sign messages at the level reasonably necessary to identify a business and its products.
- (9) Prevent hazards due to collapse, fire, collision, decay or abandonment of signage.
- (10) Provide signage that will harmonize with the building upon which it is placed and the adjoining properties.

The applicant states that the sign would provide additional information as to what the business sells. The sign would also enhance the appearance of the store and the City of Grosse Pointe Woods according to the applicant.

In December 2011 the business next door, Telly's Place at 20791 Mack, was granted a variance for two signs installed without permits and did not comply with the City's sign code (copy attached).

The signs that the applicant is proposing would be considered by some to be tastefully done, artistic and blend into the building.

The requested variance appears to be within the purposes and objectives of the sign code, a recommendation in support of the request should be forwarded to the City Council

1. The signage will complement the building upon which it is placed and the adjoining properties.
2. The proposed sign itself is compliant with the sign code.
3. City Trees obscure the existing south elevation sign.
4. The proposed sign and variance would not be contrary to the purposes and objectives found in section 32-1 of the sign code.
5. The proposed sign is of a reasonable scale to identify the additional products the business sells.

10 Attachments

Sign Application - 6/4/12

Proposed Sign & Ltr of Request - 7/9/12

PC Excerpt - 11/22/11

Two (2) CC Excerpts - 12/19/11 & 02/01/10

Four (4) Photos



CITY OF GROSSE POINTE WOODS

20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397

JUN 04 PAID

CITY OF G.P WOODS

Check # 23094
Rec'd 7-9-12

SIGN PERMIT APPLICATION

SIGN APPLICATIONS ARE REVIEWED BY THE PLANNING COMMISSION AT THE REGULARLY SCHEDULED MEETING ON THE FOURTH TUESDAY OF EACH MONTH. APPLICATIONS MUST BE RECEIVED BY THE BUILDING INSPECTOR BY 12 NOON, 21 DAYS BEFORE THE MEETING. ACTUAL COLOR RENDITIONS AND A LETTER OF REQUEST MUST BE SUBMITTED. RENDITIONS MUST INCLUDE CROSS CUTS, HEIGHT AND WIDTH DIMENSIONS, AMPAGE BEING USED, DIMENSIONS OF LETTERING, SQUARE FOOTAGE OF SIGN, LOCATION OF SIGN RELATIVE TO THE BUILDING IT IS BEING PLACED ON, AND THE DISTANCE THE SIGN WILL BE FROM THE BUILDING. 14 COPIES OF THE COLOR RENDITIONS AND A LETTER OF REQUEST ARE REQUIRED AT THE TIME OF SUBMITTAL.

APPLICANT INFORMATION

NAME: BILL MATOUK TELEPHONE #: _____
BUSINESS NAME: WOODS WHOLESALE WINE FAX #: _____
BUSINESS ADDRESS: 20787 MACK AVE.

SIGN ERECTOR

E-MAIL: embreesign@comcast.net
BUSINESS NAME: EMBREE SIGN CO. TELEPHONE #: 313 300 3896
CONTACT NAME: DAVE EMBREE FAX #: N/A
ADDRESS: 22312 HARPER AVE. LICENSE #: 530 6253

SIGN DESCRIPTION

TYPE: ILLUMINATED BACK LIT CHANNEL LETTERS
BUILDING WIDTH: 40' FRONT ON MACK SIZE OF SIGN: 6" deep 15' x 15'
(Wall Sign depth not to exceed 8")
MATERIAL IN FACE OF SIGN: PAINTED ALUMINUM
COLOR COMBINATIONS: WHITE / GRAY
SINGLE FACE: ☒ DOUBLE FACE: ☐ LETTERING STYLE: see drawing
ILLUMINATION: Interior ☐ Exterior ☒ LETTERING COLOR: GRAY
NUMBER OF MESSAGE UNITS: 3 LETTERING HEIGHT: 10" HIGH

Dave Embree
Applicant's Signature

Denied 6/12/12

Received By (Building Dept. Representative)

32-17 2 wall signs
map
THIS IS #3

62413/10
[Signature]

PROPOSED NEW SIGNAGE FOR:
WOODS WHOLESALE WINE

RECEIVED

JUL 09 2012

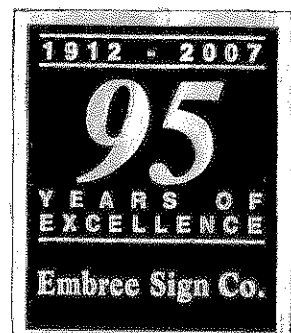
CITY OF WOODBURY
BUILDING DEPT.

EMBRÉE SIGN CO.
APPROVE SKETCH NO. _____
SUBMITTED BY YOU FOR SIGN ORDER.



————— 96" —————

- o HALO LIT CHANNEL LETTERS
- o LED ILLUMINATION. (WHITE LED'S)
- o LEXAO BACK, PIN MOUNTED TO STONE.
- o ALL POWER PAKS BEHIND WALL
- o APPROX 15 SQ FT of SIGNAGE.





RECEIVED

JUL 09 2012

CITY OF GROSSE PTE. WOODS
BUILDING DEPT.
COMPLETE SIGN SERVICE
ESTABLISHED 1912

22312 HARPER AVE, ST. CLAIR SHORES, MI 48080
PHONE: (586) 777-2252
embreesignco@comcast.net
www.embreesign.com

JULY 9, 2012

GROSSE POINTE WOODS BLDG. DEPT:

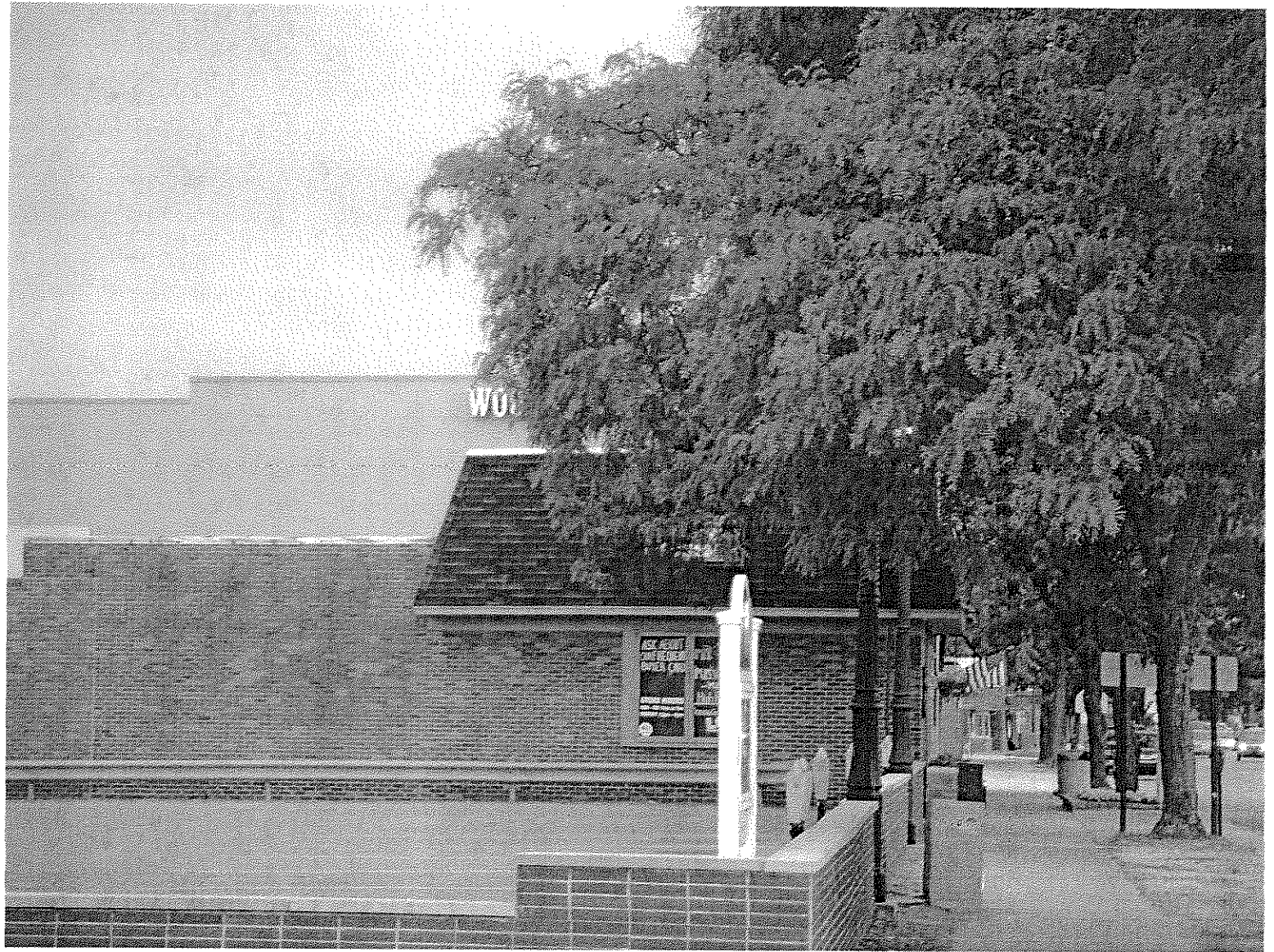
ACTIONG ON BEHALF OF "WOODS WHOLESALE WINE"
AT 20787 MARK AVE, BILL MATOUK REQUESTS
FOR INDIVIDUAL CHANNEL LETTER S AS
SHOWN FOR HIS FRONT WALL FACADE.
HIS CURRENT IDENTIFICATION IS ETCHED IN STONE
AND DOESN'T SAY WHAT HE SELLS AND
NEEDS TO HAVE MORE ADVERTISING FOR
HIS BUSINESS.

THE LETTERS ARE LIT w/ LOW VOLTAGE
LED LIGHTING AND WOULD ENHANCE THE
APPEARANCE OF HIS STORE AND THE
CITY OF GPW.

THANKING YOU IN ADVANCE ON THIS MATTER

ALERT
Dave J. M. New









PC 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.

PC WORKSHOP EXCERPT
06/26/12

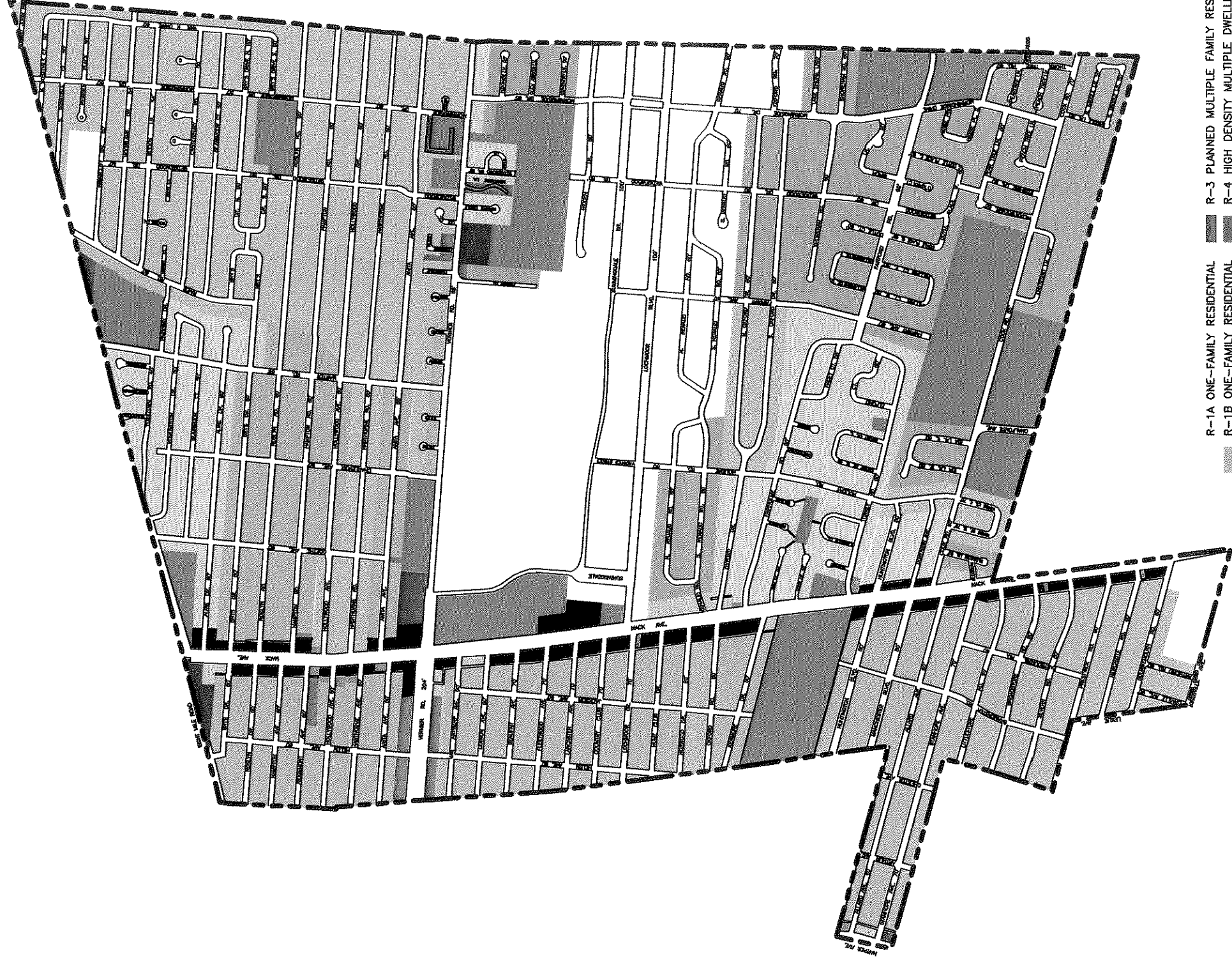
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PC EXCERPT
06/26/12

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



- | | |
|-----------------------------|---|
| 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 – June 2012**

Permits Issued:	213	
Rental Certificates:	33	Total Amount: \$ 27,960
Vacant/Foreclosure:	1	

CODE ENFORCEMENT

Abandoned/Foreclosure Compl. Notices Issued:	0
# of Complaints Investigated by Code Enforcement:	47
Closed Due to Compliance:	37
Open for Longer Compliance Time:	10
Citations Issued:	7
Early Trash Notices:	1
Code Violation Notices to Residents:	41
Tall Grass Notices Issued:	51
Stop Work notices to Contractors (working w/o permit):	15
Outside Storage:	12

NEW BUSINESS

Crowther Carpet & Rugs, 19483 Mack Avenue
Tie the Knot (w/Artee), 20559 Mack Avenue