

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

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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

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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.