



CITY OF GROSSE POINTE WOODS
20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397

(313) 343-2440
Fax (313) 343-2785

NOTICE OF MEETING

COMMISSIONS:		COMMITTEES:		BOARDS:	
Beautification Advisory		Building Authority		Board of Canvassers	
Citizens' Recreation		Compensation & Evaluation		Board of Review	
Community Tree		Construction		Construction Board of Appeals	
Election		Finance		Downspout Board of Appeals	
Historical		Fireworks		Pension	
Local Officers Compensation		Mack Ave Business Study			
Planning Workshop	X	Public Relations			
Senior Citizens'					

PUBLIC INVITED: IN ACCORDANCE WITH PUBLIC ACT 267 OF 1976 (OPEN MEETINGS ACT), ALL MEMBERS OF THE GROUP SELECTED ABOVE, AS WELL AS THE GENERAL PUBLIC, ARE INVITED TO ATTEND THE FOLLOWING MEETING ON **TUESDAY, JULY 24, 2012 AT 6:30 P.M. IN THE CITY HALL CONFERENCE ROOM**, 20025 MACK AVENUE, GROSSE POINTE WOODS.

AGENDA OF MEETING

1. CALL TO ORDER
2. ROLL CALL
3. CONTINUED DISCUSSION: LAND USES & ZONING ON MACK
 - A. PC Excerpt – 05/22/12
 - B. PCW Minutes – 06/26/12
 - C. PC Minutes – 06/26/12
 - D. GPW Zoning District Map – 10/28/08
4. NEW BUSINESS
5. ADJOURNMENT

cc:
Mayor Novitke and City Council (7)
City Adm. Fincham
Post (8)
PC Members (9)
File

Submitted by: Gene Tutag

Office Held: Building Official

Telephone: 313-343-2426

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.

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.

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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.



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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