

PLANNING COMMISSION
2/29/12 – 005

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS
HELD ON WEDNESDAY, FEBRUARY 29, 2012, IN THE COUNCIL-COURT ROOM OF THE
MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:40 p.m. by Chair Gilezan.

Roll Call: Chair Gilezan
Dickinson, Evola, Fuller, Hamborsky, Vitale

Absent: Richardson, Vaughn

Also Present: Building Official Tutag
City Attorney C. Berschback
Recording Secretary St. Peter

Attendance: Council Member Ketels, PC Representative
Council Member Koester

Motion by Evola, seconded by Dickinson, that Commissioners Richardson and Vaughn be excused from tonight's meeting.

MOTION CARRIED by the following vote:

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

Motion by Fuller, seconded by Vitale, 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: Dickinson, Evola, Fuller, Gilezan, Hamborsky, Vitale
NO: None
ABSENT: Richardson, Vaughn

Motion by Dickinson, seconded by Vitale, regarding **Approval of Minutes**, that the Planning Commission Meeting minutes dated January 24, 2012 be approved.

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MOTION CARRIED by the following vote:

YES: Dickinson, Evola, Fuller, Gilezan, Hamborsky, Vitale

NO: None

ABSENT: Richardson, Vaughn

The next item on the agenda was **Continued Discussion: Solar Energy**. Building Official Tutag gave a brief overview of this agenda item. There was discussion of the following additions to the proposed ordinance:

- Building plans will be required with permit and application.
- Solar panels cannot be located within four (4) feet of any peak, eave or valley to maintain adequate accessibility by public safety.
- Solar panels should have the seal of a licensed engineer.
- Citations issued to citizens if their solar panels are creating reflective glare to another homeowner.
- Design guidelines for color/finish of solar panels.
- Critter control guidelines.
- Street side installation to be permitted.
- Roofs will be required to be restored to the original condition for abandoned systems or systems that become functionally obsolete.
- Wall and ground solar systems are prohibited.

Building Official Tutag and the City Attorney will look at the design standards of other city's ordinances and bring this information back to the Planning Commission.

The next item on the agenda was concerning **Schedule a Public Hearing: Prohibited Uses (New Section #50-185)**. City Attorney Berschback gave a brief overview.

Motion by Vitale, seconded by Evola, that the Planning Commission will schedule a Public Hearing for purposes of entertaining a proposed ordinance – Prohibited Uses Section 50-185, at the next regularly scheduled meeting of the Planning Commission.

MOTION CARRIED by the following vote:

YES: Dickinson, Evola, Fuller, Gilezan, Hamborsky, Vitale

NO: None

ABSENT: Richardson, Vaughn

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

- There is a new owner of the service station at Mack and Hawthorne. Mr. Tutag met with the owner regarding his plans for the building, paving needs and repairs to the building. The initial inspection of the building has been done.
- An inquiry was made by the Grosse Pointe Music Academy to move into Grosse Pointe Woods.
- Monthly vacancy report will be completed as soon as possible.
- Some interest has been shown in the old Standard Federal building.
- Mack Avenue Business Association has new officers.

Commission Member Vaughn gave the **February 2012 Council Report**:

- February 6th meeting: PC Annual Report was received by the City Council.

Commission Member Richardson will attend the Council Meetings in March.

Under **New Business**, the following **Subcommittee Reports** were provided:

2020 Plan – Commissioner Hamborsky met with Director of Public Works Ahee regarding some Mack Avenue concepts. A 2020 Subcommittee meeting is scheduled for Wednesday, March 21st at 7:30 a.m. The topic will be Mack Avenue.

Special Sign – Nothing to report.

A Planning Commission Workshop is scheduled at 6:30 p.m., before the March Planning Commission meeting, to address tasks for the Planning Commission in 2012.

Motion by Evola, seconded by Vitale, to adjourn the Planning Commission meeting at 8:30 p.m. Passed unanimously.