

PLANNING COMMISSION
12/13/11 – 047

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, DECEMBER 13, 2011, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:37 p.m. by Chair Vaughn.

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

Absent: Evola, Richardson

Also Present: Building Official Tutag
City Attorney C. Berschback
Recording Secretary Babij Ryska

Motion by Gilezan, seconded by Vitale, that Commission Members Evola and Richardson be excused from tonight's meeting.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Evola, Richardson

The Commission, Administration, and audience Pledged Allegiance to the Flag.

Motion by Vitale, seconded by Gilezan, 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, Fuller, Gilezan, Hamborsky, Vaughn, Vitale

NO: None

ABSENT: Evola, Richardson

Chair Vaughn welcomed Council Member Koester for being in attendance at tonight's meeting.

Motion by Dickinson, seconded by Gilezan, regarding **Approval of Minutes**, that the Planning Commission Meeting minutes dated November 22, 2011 be approved.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Evola, Richardson

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The first item on the agenda was a **Sign Appeal: Blue Book/Towar Productions, 19803 Mack Ave.** Building Official Tutag provided an overview of the application, noting that the number signs requested and height of the logo sign do not comply with the ordinance, administration does not recommend approval. Discussion ensued regarding alternate options that would be in compliance with the ordinance. Jeri Unger, representative of The Blue Book, and Dave Embree, of Embree Sign Co, were present to answer questions.

Motion by Hamborsky, seconded by Fuller, regarding **Sign Appeal: Blue Book/Towar Productions, 19803 Mack Ave**, that the Planning Commission, upon review of the proposed signs, recommends that City Council approve the four (4) inch variance for the logo sign, allowing this exception would be in the best interest of the city and not against the spirit and intent of Chapter 32, conversely, the Planning Commission recommends that City Council deny the variance request to have four (4) signs on the building, this exception of the provision of Chapter 32 of the City Code would not be in the best interest of the city and would be against the spirit and intent of Chapter 32.

The applicants agreed to reduce the size of the logo sign by four (4) inches, thereby coming into compliance with the ordinance.

Motion by Hamborsky, seconded by Fuller, to amend the previous motion to state, regarding **Sign Appeal: Blue Book/Towar Productions, 19803 Mack Ave**, the Planning Commission, upon review of the proposed signs, **recommends that City Council deny** the variance request to have four (4) signs on the building, this exception of the provision of Chapter 32 of the City Code would not be in the best interest of the city and would be against the spirit and intent of Chapter 32.

MOTION CARRIED by the following vote:

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

Motion by Gilezan, seconded by Fuller, that the Planning Commission immediately certify the previous motion.

MOTION CARRIED by the following vote:

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

The next item on the agenda was **Planning Commission Attendance – 2012 Monthly Meeting Schedule**. Chair Vaughn stated that this item is for informational purposes only.

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

- Mr. Tutag distributed some photos displaying examples of solar panels located in a neighboring community and further stated the need for regulations. This topic will be on the January agenda.
- November was a record high for building permits with 177 permits issued. This can partially be attributed to the number of homes selling in the city.

Commission Member Fuller gave the **Council Report**:

December 5, 2011

- Unable to attend, however, nothing on the agenda that would be of interest to the Planning Commission.

December 18, 2011

- Will report in January.

Commission Member Gilezan will report on the January Council meetings.

The following **Subcommittee Reports** were provided:

- **2020 Plan** – Nothing to report.
- **Special Sign Ordinance** – Nothing to report.

Hearing no objections, the following items were heard under **New Business**:

- Chair Vaughn informed the Commission that the Committee of the Whole will be accepting applications to fill the Planning Commission vacancy until February 29, 2011. They will then interview potential candidates and appoint a new member.

Motion by Gilezan, seconded by Vitale, to adjourn the Planning Commission meeting at 8:24 p.m. Passed unanimously.