

PLANNING COMMISSION
11/22/11 – 043

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, NOVEMBER 22, 2011, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:36 p.m. by Chair Vaughn.

Roll Call: Chair Vaughn
Dickinson, Evola, Gilezan (7:46 pm), Hamborsky, Richardson, Vitale

Absent: Fuller

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

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

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Fuller, Gilezan

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

Motion by Dickinson, seconded by Evola, 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, Hamborsky, Richardson, Vaughn, Vitale

NO: None

ABSENT: Fuller, Gilezan

Chair Vaughn welcomed Council Member Ketels, as Planning Commission Representative and Council Members Shetler and Koester for being in attendance at tonight's meeting.

Motion by Richardson, seconded by Evola, regarding **Approval of Minutes**, that the Planning Commission Meeting Workshop minutes dated September 27, 2011 and the regular meeting minutes dated October 25, 2011 be approved.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Fuller, Gilezan

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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

The next item on the agenda was a **Sign Appeal: Farm Bureau Insurance – Colleen Dyer Agency, 20879 Mack Ave.** Building Official Tutag provided an overview of the application, noting that if the sign were placed on the front of the building it would comply with the ordinance, administration recommends approval. Discussion ensued regarding the structure of the sign. Mark Gibson of Majestic Sign & Design, on behalf of Colleen Dyer, was present to answer questions.

Motion by Dickinson, seconded by Evola, regarding **Sign Appeal: Farm Bureau Insurance – Colleen Dyer Agency, 20879 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 for the following reasons:

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- The 25 square foot proposed sign on the north wall is within a reasonable scale to the 115 foot wall and other buildings;
- The north elevation of the building is adjacent to the parking lot giving the same view of the wall if the building were on the corner facing Ridgemont;
- The proposed sign is of a level necessary to identify the business and its product;
- This sign could be located on the front elevation, which is 20 feet in length as opposed to 115 feet without a variance.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Fuller

The next item on the agenda was **Continued Discussion: Solar Panels**. Building Official Tutag provided a draft Solar Panel / Wind Energy Ordinance. The purpose of the ordinance is to give the City some guidelines to regulate such alternative energy installations. Discussion ensued regarding the content of the draft ordinance. The Planning Commission requested that this item be postponed until the January 2012 meeting with the intent of having an expert in the field make a presentation to the Commission for educational purposes.

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

- Grosse Pointe Theatre Group is looking for a 31000 square foot permanent performing arts location.
- Home improvement permits are steady.
- Currently at a 94% occupancy rate.
- Four potential business moving in on Mack Ave.
- The Rivers project is progressing, in the process of reviewing condominium plans. Demolition is slated to begin in January.
- University Liggett is beginning their \$2.9 million construction project.

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

November 7, 2011

- Nothing to report pertaining to the Planning Commission.

November 14, 2011

- Council accepted the Planning Commissions recommendation that no ordinance changes be made regarding resale establishments.

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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 requested of Council Member Ketels, a process by which to fill the vacancy that currently exists on the Planning Commission. This topic is slated to be discussed at a Committee of the Whole meeting, Council Member Ketels will report back at next meeting.

Motion by Evola, seconded by Vitale, to adjourn the Planning Commission meeting at 9:40 p.m.
Passed unanimously.