

CITY OF GROSSE POINTE WOODS, MICHIGAN  
20025 Mack Plaza Dr.  
Planning Commission Meeting Agenda  
August 23, 2011  
7:30 p.m.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **ACCEPTANCE OF AGENDA**
5. **RECOGNITION OF COUNCIL REPRESENTATIVE/S**
6. **APPROVAL OF MINUTES:**  
Planning Commission – 07/26/11
7. **DISCUSSION REGARDING CITY ORDINANCE #50-370(2)(h)**
  - A. City Council Excerpt – 04/18/11
  - B. PC Excerpt – 05/24/11
  - C. City Council Excerpt – 08/01/11
  - D. Memo – 08/17/11 – Building Official (Tutag)
    - (1) GP Woods City Ordinance #50-370(2)(h)
    - (2) GP City Ordinance, Sections #90-344 & #90-306
    - (3) GP Farms Ordinance, Articles VIII & IX
    - (4) GP Park Ordinance, Section #27-52
8. **BUILDING OFFICIAL'S MONTHLY REPORT:**  
Building Department Report – July 2011
9. **COUNCIL REPORT:**  
Commission Member Vaughn
10. **INFORMATION ONLY - COUNCIL REPRESENTATIVE FOR NEXT MEETING:**  
Commission Member Vitale
11. **NEW BUSINESS:**  
Sub-Committee Reports:  
2020 Plan (Chair Hamborsky/Vitale/Fuller/Gilezan)  
Business & Development (Chair Evola/Dickinson/Richardson)  
Special Sign Ordinance (Chair Vaughn/Evola/Fuller)
12. **ADJOURNMENT**

Submitted by: Gene Tutag, Building Official                      313-343-2426

**IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT) POSTED**  
**AND COPIES GIVEN TO NEWSPAPERS**

Notice: The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to said meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or calling the A.D.A. Coordinator or the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313)343-2445; or Telecommunications Device for the Deaf TDD) (313)343-9249.

PLANNING COMMISSION  
07/26/11– 030

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS  
HELD ON TUESDAY, JULY 26, 2011, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL  
BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:32 p.m. by Chair Vaughn.

Roll Call: Chair Vaughn  
Dickinson, Evola, Gilezan (7:35), Hamborsky, Richardson

Absent: Fuller, Vitale

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

Also in Attendance: Council Member Ketels, Planning Commission Representative  
Council Member Sucher

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

MOTION CARRIED by the following vote:

YES: Dickinson, Evola, Hamborsky, Richardson, Vaughn

NO: None

ABSENT: Fuller, Gilezan, Vitale

Chair Vaughn acknowledges receipt of the resignation of Planning Commission Member Nederhood.

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

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

PLANNING COMMISSION  
07/26/11– 031

Motion by Richardson, seconded by Evola, regarding **Approval of Minutes**, that the Planning Commission Meeting minutes dated June 28, 2011 be approved, with the following change:

"The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. No one wished to be heard.

A comment unrelated to the project was made by the following individual:

Harold Ruttan  
1181 Torrey "

MOTION CARRIED by the following vote:

YES: Dickinson, Evola, Hamborsky, Richardson, Vaughn

NO: None

ABSENT: Fuller, Gilezan, Vitale

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

The next item on the agenda was **Discussion: GPW Master Plan Review, Goals & Objectives**. Chair Vaughn commenced this discussion with the objectives that the Planning Commission should focus on: commercial corridor, residential neighborhoods, parks and recreational opportunities, and alleys and signs (ordinances).

Building Official Tutag indicated that Goal 1-2 has been accomplished.

Planning Commission Member Dickinson addressed the objective of Goal 6-2. Building Official Tutag stated that any outdoor cafes and plazas to be developed is a Wayne County issue and needs to go through Wayne County for approval. Building Official Tutag also stated the procedure to obtain an outdoor café permit is very cumbersome and expensive. Building Official Tutag advised the Planning Commission that Telly's and Bucci's are both going to be submitting applications for outdoor cafes through Wayne County.

Chair Vaughn stated that signage review falls under Goal 10, as this issue was addressed

PLANNING COMMISSION  
07/26/11– 032

by Planning Commission Member Gilezan.

Planning Commission Member Hamborsky addressed the need for city events besides the annual fireworks.

Council Member Sucher advised the Planning Commission of a \$70,000 grant that is going to be used for a bike path through all five Grosse Pointe communities.

Planning Commission Member Dickinson requested the Planning Commission make a walking path around Ghesquire Park an objective of the Master Plan.

Planning Commission Member Evola mentioned Goal 2-4 and requested information as to whether there were any active homeowners associations in Grosse Pointe Woods. Building Official Tutag stated there is one in the Country Club subdivision. Chair Vaughn suggested that that homeowners association could go to other subdivisions and help them start their own associations.

Planning Commission Member Evola addressed Goal 3-1 and inquired whether there were any incentives for new businesses to locate or existing businesses to improve or expand in the City. Building Official Tutag stated there were not at this point in time. Members of the Planning Commission discussed whether the Grosse Pointe Foundation could be a source of funding for improvements to help existing businesses.

Council Member Sucher suggested that Goal 1-13 be bulleted to specifically identify by name, every park in Grosse Pointe Woods.

Chair Vaughn suggested the 2020 Subcommittee pick a couple things from the Master Plan to focus their efforts on. Planning Commission Member Hamborsky stated that Mack Avenue is the main focus of the 2020 Subcommittee. He thereafter requested information from administration on how to get control of Mack Avenue because that will determine the range of things that can be done on Mack Avenue. The issue of control of Mack Avenue touches many of the Master Plan issues simultaneously. It was the consensus of the Planning Commission that it would like some direction from the Administration on how to

PLANNING COMMISSION  
07/26/11– 033

gain control of Mack Avenue from Wayne County. Building Official Tutag stated he will meet with City Administrator Fincham to determine how to get the ball rolling to get control of Mack Avenue from Wayne County.

Planning Commission Member Hamborsky addressed whether a homeowners association in the northwest quadrant would be an effective way to instill cohesiveness to that area.

Chair Vaughn requested the 2020 Subcommittee submit a written report of what objectives of the Master Plan they would like to pursue. Chair Vaughn also suggested the Business & Development Subcommittee pick a particular project they would like to pursue from the Master Plan objectives. Chair Vaughn requested reports from these subcommittees by the September Planning Commission meeting.

The Planning Commission expressed an interest in having a representative from the Country Club homeowners association address the Planning Commission at a workshop, of their activities.

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

- Last month, the Building Department took in \$28,000.
- Tall Grass Notices on foreclosed properties was addressed. Mr. Tutag advised that banks are on a rotation to cut the grass on foreclosed properties, which helps alleviate a lot of the work that the City has to do to maintain these properties.
- Bow Wow Bake Shoppe is now open for business.

Commission Member Richardson gave the **July 2011 Council Report**:  
City Council meetings were very short. Plans to redo parking at Liggett was discussed.

Chair Vaughn will attend the Council Meetings in August.

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

**2020 Plan** – Will set meeting for September.

**Business & Development** – Will set meeting for September.

Under **New Business**, the following items were discussed:

- Chair Vaughn addressed the Neighborhood Club and Consignment Sale. Building Official Tutag advised that they are pursuing a variance request for the sidewalk sale.
- Council Member Ketels had no information on a replacement for Planning Commission Member Nederhood.
- Building Official Tutag stated that Liggett is going out for bids on the parking lot project. All of these changes are scheduled to be done next summer.
- Building Official Tutag addressed the Five Rivers project and advised that City Engineer Lockwood is reviewing engineering plans.

Motion by Evola, seconded by Hamborsky, to adjourn the Planning Commission meeting at 8:35 p.m. Passed unanimously.

COUNCIL EXCERPT  
04-18-11

Richard Trute spoke in favor of an **amendment to Section 50-372(2)(h)**.

Motion by Sucher, seconded by Granger, regarding amending the retail ordinance restricting resale, particularly Sec. 50-372(2)(h), that the City Council refer this item to the Planning Commission for a recommendation back to the City Council.

Motion carried by the following vote:

Yes:	Bryant, Granger, Howle, McConaghy, Novitke, Sucher
No:	None
Absent:	Ketels

PLANNING COMMISSION EXCERPT  
05/24/11

The next item on the agenda was **Discussion: Consignment Businesses in Grosse Pointe Woods**. Building Official Tutag gave an overview of Section 50-370(2)(h) regarding regulations of a consignment business and does not recommend any changes.

Motion by Dickinson, seconded by Fuller, that the Planning Commission recommend to Council that no changes be made to **Section 50.370(2)(h)** of the City Code regarding **consignment businesses**.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Nederhood, Vitale



COUNCIL EXCERPT  
08-01-11

Motion carried by the following vote:

Yes: Bryant, Granger, Howle, Ketels, McConaghy, Novitke, Sucher  
No: None  
Absent: None

Motion by McConaghy, seconded by Granger, regarding the Neighborhood Club's previous request for a use variance, that the City Council direct the Planning Commission to take a second look at **Ordinance No. 50-370(2)(h)** as it pertains to used and second-hand goods.

Motion carried by the following vote:

Yes: Bryant, Granger, Howle, Ketels, McConaghy, Novitke, Sucher  
No: None  
Absent: None

**CITY OF GROSSE POINTE WOODS**

**BUILDING DEPARTMENT**

**MEMORANDUM**

**TO:** Planning Commission

**FROM:** Gene Tutag, Building Official *GT*

**DATE:** August 17, 2011

**SUBJECT:** Discussion Regarding GPW Ordinance 50-370(2)(h)  
Pertaining to Used and Second Hand Goods

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At the August 1, 2011 City Council meeting, a motion was made that the Planning Commission take a second look at Section 50-370(2)(h) as it pertains to used and second hand goods.

Ordinance copies from Grosse Pointe City, Grosse Pointe Farms, and Grosse Pointe Park are in your packets.

Grosse Pointe City specifically prohibits resale in its T-1 and C-2 Districts. Grosse Pointe Farms Ordinance does not list resale as a permitted use. Grosse Pointe Park permits mercantile establishments that only sell goods at retail.

Presently the Grosse Pointe Woods Ordinance appears to be the least restrictive as it relates to used or second hand goods as it allows a business to sell up to 25% second hand or used merchandise.

GPW

DIVISION 7. C COMMERCIAL BUSINESS  
DISTRICT

**Sec. 50-369. Purpose.**

The C commercial business district is intended to be that permitting retail business and service uses which are needed to serve the nearby residential areas. In order to promote such business development insofar as it is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic or late hours of operation. The intent of this district is also to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and avoid the continuance of encouraging marginal strip business development along major streets.

(Code 1975, § 5-8-1; Code 1997, § 98-201)

**Sec. 50-370. Permitted uses.**

In all C districts, no building, structure or premises shall be used and no building or structure shall be erected or altered which is arranged, intended or designed to be used for other than one or more of the following purposes:

- (1) All uses permitted in R-1 and R-2 districts; provided, however, that there shall be no residential or living quarters erected, constructed, arranged or used as part of any building or structure erected, altered, arranged or designed for commercial purposes.
- (2) Retail business for local or neighborhood needs to the following limited extent:
  - a. The sale and manufacture of baked goods, or the sale of confectionery, dairy products, delicatessen, fruits, vegetables, groceries, meats or food products; provided that the provisions of this subsection shall not be construed so as to permit the housing of live poultry or animals on the premises which are to be sold there-

from or which are to be slaughtered or processed into food or food products thereon.

- b. The sale of dry goods and variety merchandise.
- c. The sale of men's and boy's furnishings, shoes and hats, and women's ready-to-wear, furs, millinery, apparel and accessories.
- d. The sale of china, floor coverings, hardware, household appliances, radios, paint, wallpaper, materials and objects for interior decorating, or furniture.
- e. The sale of books, magazines, newspapers, cigars, drugs, flowers, gifts, music, photographic goods, sporting goods or stationery.
- f. Restaurants, lunchrooms and cafeterias and places for the sale of soft drinks, juices, ice cream and nonalcoholic liquors, but excluding places or businesses providing dancing or entertainment and places where food or beverages are dispensed to or served in automobiles parking on private property adjacent to and in connection with such establishments or are dispensed or served from an outside counter.
- g. Service establishments, barbershops, beauty shops, custom tailor shops, laundry agencies, self-service laundries or cleaning establishments, shoe repair, dry cleaning, and pressing and tailor shops in which only non-explosive and nonflammable solvents are used and where no work is done on the premises for retail outlets elsewhere.
- h. Medical clinics and centers, provided that the provisions of this subsection shall not be interpreted so as to permit sanitariums, hospitals, con-

valescent homes, resthomes, nursing homes or rooming houses or the like in C districts.

The provisions of this subsection (2) shall not be construed or interpreted so as to permit the operation of a pawnshop, or of a business wherein the purchase, exchange or sale of used or secondhand clothing, wearing apparel or personal effects, or used or secondhand furniture or household effects, is conducted. This provision shall apply with like effect where such articles are handled upon consignment, or as the agent for the owner thereof. The prohibition relating to selling used or secondhand goods, clothes and materials shall not apply to antique stores or businesses selling no more than 25 percent of such goods.

- (3) Business offices as follows: Real estate, insurance and other similar offices and the offices of the architectural, clerical, engineering, legal, dental, medical or other established recognized professions in which only such personnel are employed as are customarily required for the practice of such business or profession.
- (4) Funeral homes or mortuaries.
- (5) Automotive services as follows: Automobile sales and service buildings owned and operated by a duly authorized and franchised dealer in new automobiles, together with a space provided for the outside storage of used cars which have been acquired in connection with the operation of such automobile sales business, which outside storage space shall be immediately adjacent to the property used for automobile sales and service and shall be limited in area to a space not exceeding 50 percent of the ground floor area of the building structure used for automobile sales and services, but in no event shall such space exceed 50 percent of the Mack Avenue frontage occupied by such automobile sales and service business. Where

public safety shall require, barriers shall be erected as may be directed by the department of public safety, and such property so used shall be properly graded, drained and surfaced with concrete or asphalt. No lighting system shall be permitted whereby overhead wires equipped with lighting fixtures or bulbs are strung over or across such property. No advertising of price or the like shall be placed upon any used car stored on such area, but one sign of not more than ten square feet in area shall be permitted to advertise the sale of used cars, provided that nothing in the provisions of this section shall be interpreted to permit or allow the operation of used car sales lots as such.

- (6) Advertising billboards and poster boards designed to advertise the sale or lease of property upon which such sign shall be located, provided that not more than one such sign shall be permitted on any one parcel of property; and signboards attached to, erected upon or painted upon any building advertising the business conducted in such building or structure; provided that such advertising billboards, poster boards and signboards shall conform in size, location, structure requirements and other regulations and restrictions as contained in chapter 32, pertaining to signs, the provisions of which shall control.
- (7) Miscellaneous business establishments as follows: Businesses which are not obnoxious or offensive to the locality by reason of the emission of odor, fumes, dust, smoke, waste, vibration or noise; provided that there is not in connection therewith any manufacturing, repairing, converting, altering, finishing or assembling except that which is incidental to such retail business for local or neighborhood service, and upon which not more than five mechanics or workers are customarily engaged. The limitation on the number of mechanics or workers employed shall not apply to auto salesrooms or service stations, it being the intent of this subsection to prohibit

**Sec. 90-344. Specifically prohibited uses.**

In order to clarify the type of permitted uses in the T-1 district, the following uses, among others, are specifically prohibited:

- (a) Pawn shops.
- (b) Currency exchanges.
- (c) Payday loan stores.
- (d) Resale shops.

(Ord. No. 389, § VII, 10-19-09)

GPC.

**Sec. 90-306. Specifically prohibited uses.**

In order to clarify the type of permitted uses in the C-2 district, the following uses, among others, are specifically prohibited:

- (a) Pawn shops.
- (b) Currency exchanges.
- (c) Payday loan stores.
- (d) Resale shops.

(Ord. No. 389, § VI, 10-19-09)

GPC.

## ARTICLE VIII\*

## B-1 LOCAL BUSINESS DISTRICTS

## PREAMBLE:

The B-1 Local Business Districts are intended to provide suitable locations for those commercial activities which primarily serve the residents of the surrounding neighborhood and are compatible within themselves and are not detrimental or injurious to contiguous residential areas.

SEC. 800. PRINCIPAL USES PERMITTED: The following specified uses are permitted provided that such uses do not include the operation of any machine or conduct of any activity which is offensive by the reason of the emission of odor, fumes, dust, smoke, waste or noise:

1. Convenience and personal service type stores and shops such as grocery, drugs, hardware, variety, clothing, furniture, barber and beauty, but excluding auto service stations;
2. Executive, administrative, banking, financial, legal, real estate, insurance, engineering, medical and dental offices, medical clinics, and offices for similar occupations.
3. Eating establishments not in the character of a "drive-in" or "open front" facility.
- 4.\* Automatic teller machines upon approval of the Police Chief if he finds that such machines (1) are self-contained and separated from the main business area and building interior, (2) are continuously visible from an adjoining right-of-way, (3) are well-lighted and (4) contain a continuously operating surveillance camera satisfying standards established from time to time by the Directors of Public Safety. The Director of Public Safety may order the discontinuation of any automatic teller machine that does not meet the foregoing requirements, whether or not such machine was in operation prior to the enactment of such requirements.
5. Accessory buildings and uses customarily incidental to any permitted use.
- 6.\* Off-street parking in accordance with ARTICLE XV.
7. Outdoor or open air sales by temporary permit granted by the City Council for a specified period of time, if the outdoor or open air sale will not interfere with safe pedestrian flow in public rights-of-way.
8. Storage of goods is permitted if such goods are kept within a building.

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\* Art. VIII Am., Apr. 2, 1984, Ord. No. 270

\* Sec. 800, Par. 4 Am. Sept. 9, 2002, Ord. No. 362

\* Sec. 800, Par. 6 Added, Apr. 5, 1976, Ord No. 206

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SEC. 801. CONDITIONAL USES:

The following uses shall be permitted if (1) the City Council finds that the conditions imposed for each use are met, (2) the City Council approves a site plan for the project and (3) the City Council finds that the criteria of Article XXV are met.

1. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulatory stations, provided that goods are stored in a fully enclosed building.
2. Drive-in windows accessory to a bank or other financial institution provided that sufficient space is provided for vehicles in line to use the drive-in window and such traffic will not interfere with pedestrian or automobile flows.
3. Other uses which are reviewed by the City Council and are found by the Council to be similar to and having the same general character as enumerated principal uses and which are not injurious to the surrounding uses.
- 4.\* Satellite disc or dish antennas or receivers provided the City Council finds such structures will be adequately landscaped or fenced to screen them from view from public rights of way and adjacent properties.

A site plan for a satellite antenna shall include (1) the proposed location of the antenna and detailed plans and specifications indicating its size, weight, color and specific materials to be used in construction of the antenna; (2) the proposed method of screening the antenna from public view, and (3) any other pertinent information necessary to evaluate the proposed antenna and its location.

## SEC. 802. AREA AND BULK REQUIREMENTS:

See ARTICLE XIII, SCHEDULE OF REGULATIONS, limiting the height and bulk of buildings, and the minimum size of lot permitted by land use.

## SEC. 803.\* REQUIRED CONDITIONS:

Any trade, profession or business use permitted in a B-1 Local Business District shall not conduct trade or business between the hours of 12:00 midnight and 6:00 a.m. unless, after application and hearing before the City Council pursuant to Article XXV hereof, it is determined to be in the interest of the public health and welfare to allow such business to operate during such hours.

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\* Sec. 801, Par. 4 Added, Oct. 22, 1984, Ord No. 273

\* Sec. 803 Added, June 12, 1989, Ord No. 298



## ARTICLE IX

## B-2 COMMERCIAL DISTRICT

## PREAMBLE:

The B-2 Commercial Districts as herein established are intended to provide suitable locations for those commercial activities which function relatively independent of intensive pedestrian traffic and proximity of other firms. These activities, primarily because of their relation to one another, require direct auto access and visibility from the road. These activities, however, may share common parking areas directly accessible to each.

## SEC. 900. PRINCIPAL USES PERMITTED:

In a B-2 Commercial District the use of land, the creation and erection of new buildings or structures, and the alteration and enlargement of existing buildings or structures shall conform to the following specified uses unless otherwise provided in this Ordinance:

1. Any use permitted in the B-1 District.
2. Shoe repair, clothes cleaning or laundry.
3. Any retail business whose principal activity is the sale of merchandise in an enclosed building.
4. Eating and drinking establishments, not in the character of a "drive-in" or "open front" facility.
5. Appliance sales and repair shops, including heating, plumbing and electrical supplies.
6. Auto service stations, except garages in which the principal use is auto repair.
7. Parking in accordance with ARTICLE XV, GENERAL PROVISIONS.
8. Accessory buildings and uses customarily incidental to any of the above permitted uses.

## SEC. 901. SITE CONSIDERATIONS:

In reviewing the plans and approving the application of this Section to a particular site, the City Council shall require the following:

1. The site considerations required in Section 801 shall be required for all uses in Section 900 where applicable.

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SEC. 902.\* USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted after review of the site plan by the City Council, subject to the conditions herein imposed for each use:

1. Public utility buildings, telephone exchange, transformer station and substation, and gas regulator station with all storage fully enclosed within a building.
2. Outdoor or open sales by temporary permit may be granted for a specified period of time. It shall be found that outdoor or open sales will not interfere with safe pedestrian flow in public rights-of-way.
3. Other uses if (1) the City Council finds such use is similar to and has the same general character as enumerated principle uses and is not injurious to the surrounding uses, (2) the City Council approves a site plan for the project and (3) the City Council finds the criteria of Article XXV are met.
4. Satellite dish or disc antennas or receivers provided the City Council finds such structures will be adequately landscaped or fenced to screen them from view from public rights of way and adjacent properties. Such antennas or receivers shall be located as required by Article XIII.

A site plan for a satellite antenna shall include (1) the proposed location of the antenna and detailed plans and specifications indicating its size, weight, color and specific materials to be used in construction of the antenna; (2) the proposed method of screening the antenna from public view, and (3) any other pertinent information necessary to evaluate the proposed antenna and its location.

## SEC. 903. AREA AND BULK REQUIREMENTS:

See ARTICLE XIII, SCHEDULE OF REGULATIONS, limiting the height and bulk of buildings, and the minimum size of lot permitted by land use.

## SEC. 904.\* REQUIRED CONDITIONS:

Any trade, profession or business use permitted in a B-2 Commercial District shall not conduct trade or business between the hours of 12:00 midnight and 6:00 a.m. unless, after application and hearing before the City Council pursuant to Article XXV hereof, it is determined to be in the interest of the public health and welfare to allow such business to operate during such hours. Notwithstanding the foregoing, any establishment possessing a valid Class C License for the service of alcoholic beverages shall not conduct trade or business other than during the hours established by the Michigan Liquor Control Commission.

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\* Sec. 902, Par. 4 Added, Oct. 22, 1984, Ord No. 273

\* Sec. 904 Added, June 12, 1989, Ord. No. 298

6PD  
The B-1 Local Business Districts, as herein established, are designed to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas.

Sec. 27-52. Principal Uses Permitted.

In a Local Business District, no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses unless otherwise provided did in this Ordinance:

- u. All uses permitted and uses permitted subject to special conditions in the OS-1 Office Service District;

v. Mercantile establishment for the sale of new goods at retail;

w. Catering establishments, not including catering halls;

x. Dry cleaning establishment;

y. Florist shop;

z. Restaurant, not including establishments serving alcoholic beverages;

aa. Shoe repair shop;

bb. Tailor shop;

cc. Uses similar to those above enumerated and consistent with the maintenance of the suburban residential nature of the community, provided the Board of Appeals shall have made a finding that such use is in fact similar and so consistent.

Sec. 27-53. Required Conditions.

(11) All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises where

**City of Grosse Pointe Woods  
BUILDING DEPARTMENT  
Monthly Financial Report – July 2010**

**Permits Issued: 154**

**Rental Certificates: 16**

**Total Amount: \$ 19,783**

**CODE ENFORCEMENT**

# of Complaints Investigated by Code Enforcement:	42
Closed Due to Compliance:	33
Open for Longer Compliance Time:	9
Citations Issued:	2
Early Trash Notices:	6
Code Violation Notices to Residents:	17
Tall Grass Notices Issued:	23
Stop Work notices to Contractors (working w/o permit):	13
Outside Storage:	14

**NEW BUSINESS**

None