

CITY OF GROSSE POINTE WOODS, MICHIGAN  
20025 Mack Plaza Dr.  
Planning Commission Meeting Agenda  
July 26, 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 – 06/28/11
7. **DISCUSSION: GPW MASTER PLAN REVIEW**  
Goals & Objectives – (pages 27-39)
8. **BUILDING OFFICIAL'S MONTHLY REPORT:**  
Building Department Report – June 2011
9. **COUNCIL REPORT:**  
Commission Member Richardson
10. **INFORMATION ONLY - COUNCIL REPRESENTATIVE FOR NEXT MEETING:**  
Commission Member Vaughn
11. **NEW BUSINESS:**  
Sub-Committee Reports:  
2020 Plan (Chair Hamborsky/Vitale/Fuller/Gilezan)  
Business & Development (Chair Evola/Dickinson/Nederhood/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  
06/28/11 – 023

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, JUNE 28, 2011, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:31 p.m. by Chair Vaughn.

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

Absent: Nederhood

Also Present: Building Official Tutag  
City Attorney C. Berschback  
City Clerk Hathaway  
Director of Public Safety Pazuchowski  
Traffic Safety Officer Koerber

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

Motion by Richardson, seconded by Evola, that Planning Commission Member Nederhood be excused from tonight's meeting.

Motion carried by the following vote:

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

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

Motion by Evola, seconded by Vitale, that all items on tonight's agenda be received, placed on file, and taken in order of appearance, and that the following be added:

Item 7P: Letter 06/23/11 – City Attorney w/attachments:

- (1) Resolution Regarding Recommended Approval With Conditions of University Liggett School
- (2) Resolution Regarding Recommended Denial of University Liggett School

Motion carried by the following vote:

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

PLANNING COMMISSION  
06/28/11 – 024

Chair Vaughn welcomed City Council Planning Commission Representative Ketels and Council Member Sucher for being in attendance at tonight's meeting.

Motion by Gilezan, seconded by Dickinson, regarding **Approval of Minutes**, that the Planning Commission Meeting minutes dated May 24, 2011, be approved as amended.

Motion carried by the following vote:

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

NO: None

ABSENT: Nederhood

Motion by Evola, seconded by Hamborsky, that the meeting be opened at 7:36 p.m. for a **Public Hearing** to hear the application of the **University Liggett School, 1045 Cook Road, Grosse Pointe Woods**, for **site plan review and special land use** in accordance with Chapter 50, Article III District Regulations, Division 6 C.F. Community Facilities District, Sections 50-338 and 50-339.

The Building Official provided a project overview.

Motion by Fuller, seconded by Vitale, that for purposes of the public hearing the following items be received and placed on file:

- A. PCW Excerpt – 05/24/22
- B. Affidavit of Legal Publication – 06/09/11
- C. Affidavit of 300' Radius Notice – 06/09/11
  - (1) Aerial Map – 06/09/11
  - (2) List of Property Owners Notified
- D. Letter of Request - 05/16/11 Centerbrook (H. Altman)
- E. Traffic Study Letter – 05/05/11 – Milone & MacBroom (T. Daly)
- F. Traffic Safety Addendum – 06/06/11 – Milone & MacBroom (T. Daly & N. Fomenko)
- G. Memo – 06/13/11 – Fire Inspector (Provost)
- H. Letter – 06/15/11 – Fire Protection Eng & Bldg Code Consulting (P. Sherman)
- I. Memo – 06/16/11 – Public Works Director (Ahee)
- J. Memo – 06/16/11 – Traffic Safety Officer (Koerber)
- K. Letter – 06/17/11 – Traffic Improvement Association (D. Allyn)
- L. Memo – 06/21/11 – City Administrator (Fincham)
- M. Memo – 06/14/11 – Building Official (Tutag)
- N. Site Plan Review Meeting Checklist
- O. Site Plan Document Review
  - (1) Sheet T1.0 – Cover Sheet – 05/10/11
  - (2) Sheet 1 – Boundary & Topographical Survey – 07/14/08
  - (3) Sheet 2 – Boundary & Topographical Survey – 07/14/08
  - (4) Sheet 3 – Boundary & Topographical Survey – 07/14/08
  - (5) Sheet 4 – Boundary & Topographical Survey – 07/21/08
  - (6) Sheet C1.0 – Site Utility Plan – 05/10/11
  - (7) Sheet MA1.0 – Existing Campus Plan – 05/10/11
  - (8) Sheet MA1.1 – Proposed Campus Plan – 05/10/11

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- (9) Sheet MA1.2 – Site Plan 1<sup>st</sup> Floor – 05/10/11
- (10) Sheet MA1.3 – Site Plan Lower Level – 05/10/11
- (11) Sheet MA1.4 – Site Plan 2<sup>nd</sup> Floor – 05/10/11
- (12) Sheet AO-1 – Code Summary – 05/10/11
- (13) Sheet AO.2 – Code Plans 1<sup>st</sup> Floor Plan – 05/10/11
- (14) Sheet AO.3 – Code Plans Lower Level 2<sup>nd</sup> & 3<sup>rd</sup> Floor Plan – 05/10/11
- (15) Sheet A1.0 – Proposed Lower Level Campus Plan – 05/10/11
- (16) Sheet A1.0b – Connector & Library Lower Level – 05/10/11
- (17) Sheet A1.1 – Proposed 1<sup>st</sup> Floor Campus Plan – 05/10/11
- (18) Sheet A1.1a – Middle School Renovations 1<sup>st</sup> Floor – 05/10/11
- (19) Sheet A1.1b – Connector & Library 1<sup>st</sup> Floor – 05/10/11
- (20) Sheet A1.1c – Lower School Renovations – 05/10/11
- (21) Sheet A1.1d – Upper School South Stair Renovations – 05/10/11
- (22) Sheet A1.2 – Proposed 2<sup>nd</sup> Floor Campus Plan – 05/10/11
- (23) Sheet A1.2a – Middle School Renovations 2<sup>nd</sup> Floor – 05/10/11
- (24) Sheet A1.3 – Proposed Roof Campus Plan – 05/10/11
- (25) Sheet A1.3a – Middle School Renovations Roof Plan – 05/10/11
- (26) Sheet A1.3b – Connector Roof Plan – 05/10/11
- (27) Sheet A3.1 – Exterior Building Renovations – 05/10/11

P. Letter 06/23/11 – City Attorney

- (1) Proposed Resolution for Approval
- (2) Proposed Resolution for Denial

Motion carried by the following vote:

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

NO: None

ABSENT: Nederhood

Following individuals presented overviews regarding the proposed project:

Hank Altman  
Centerbrook Architects  
Centerbrook, CT

Nick Fomenko, Project Transportation Engineer  
Milone & MacBroom  
Cheshire, CT

Joseph Healy for University Liggett School  
Resides in Grosse Pointe Woods

Dan Koerber  
Grosse Pointe Woods Traffic Safety Officer

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. The following individuals were heard:

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Roberta Simone-Popovic  
1171 Torrey

John Sheoris  
985 Crescent Lane

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

Harold Ruttan  
1181 Torrey

Motion by Evola, seconded by Vitale, that the public hearing BE CLOSED at 8:38 p.m. PASSED UNANIMOUSLY.

At the request of the Chair, the following individual responded to questions:

Dave Allen  
Traffic Improvement Association

Motion by Vitale, seconded by Evola, regarding Public Hearing: Site Plan Review and Special Land Use, University Liggett, 1045 Cook Road, Grosse Pointe Woods, MI, that the City Council concur with the recommendation of the Planning Commission and adopt the following resolution approving this request:

**PLANNING COMMISSION RESOLUTION  
REGARDING RECOMMENDED APPROVAL WITH CONDITIONS OF  
UNIVERSITY LIGGETT SCHOOL**

Minutes of a regular meeting of the Planning Commission of the City of Grosse Pointe Woods, County of Wayne, State of Michigan, held on Tuesday, June 28, 2011, at 7:30 o'clock p.m., Eastern Standard Time.

PRESENT: Members \_\_\_\_\_.

ABSENT: Member \_\_\_\_\_

The following preamble and resolution were offered by Member \_\_\_\_\_ and seconded by Member \_\_\_\_\_.

**WHEREAS**, University Liggett School ("Liggett") has submitted an application for site plan review and special land use at 1045 Cook Road, Grosse Pointe Woods, and;

**WHEREAS**, a public hearing occurred on June 28, 2011 for the project which entailed site plan review under Sec. 50-34 through Sec. 50-42, and special land use approval under Sec. 50-32, and;

**WHEREAS**, the Planning Commission has received and place on file numerous documents in support of the application including memos from the Building Department, Public Safety Department, and City Attorney;

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**NOW THEREFORE IT IS HEREBY RESOLVED AS FOLLOWS:**

1. Site Plan Review: The Planning Commission hereby recommends to Council that the site plan be approved with conditions. The Planning Commission adopts as findings the facts and the information contained in the memos submitted by staff, including but not limited to, the Building Department Memo, Public Safety Department Memo, the City Engineer letter and the City Attorney letter.

2. Special Land Use Approval: With respect to special land use approval under Sec. 50-32, the Planning Commission hereby recommends that the City Council approve the special land use request with conditions. The Planning Commission finds that the general requirements for special land use approval have been met as outlined by the information received and placed on file at the public hearing.

3. Conditions of approval:

- a) That a right turn lane just east of Chalfonte to the entrance drive to the Lower School drive and improvements to the existing parking shown on the proposed Middle School circulation plan dated 6/3/2011, prepared by Milone & MacBroom (copy attached) be constructed and implemented, as indicated in correspondence dated June 17, 2011 from David F. Allyn, City Administrator Al Fincham dated June 21, 2011 and from Traffic Safety Officer Daniel T. Kroeber dated June 16, 2011. (copy's attached).
- b) No permits are issued until an engineering review of the required right turn lane and water or sewer taps has been accomplished.
- c) The applicant will comply with all the fire protection issues listed in correspondence from Philip R. Sherman P.E. dated June 15, 2011 and that the existing top soil is removed from the fire lane and, that the installation of horns and strobe listed in item 3.a. of the aforementioned, be at the direction of the Fire Inspector. (copy attached).
- d) Work to commence within 6 months of City Council approval and be completed within one year.

4. Immediate Certification: This motion is immediately certified.

AYES:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED

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City Clerk

**CERTIFICATION**

I, Lisa Kay Hathaway, Clerk of the City of Grosse Pointe Woods, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Planning Commission on June 28, 2011, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and will be, or have been, made available as required by said Act.

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Lisa Kay Hathaway  
City Clerk

Motion carried by the following vote:

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

Motion by Evola, seconded by Fuller, that the previous motion be immediately certified.

Motion carried by the following vote:

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

The Chair declared a recess at 9:24 p.m., and reconvened at 9:31 p.m.

The next item on the agenda was the **Building Official's Monthly Report**, and the following was reported:

- Andiamo will be opening an outdoor café soon, which will be located on Mack Avenue.
- Permit activity has been busy.

Commission Member Nederhood was absent, and therefore unable to provide the **May 2, 2011 Council Report**.

The following **Subcommittee Reports** were provided:

- **2020 Plan** – Commission Member Hamborsky stated that the subcommittee has not yet met and has nothing to report.
- **Business & Development** – Nothing to report. The Chair suggested that the Commission consider appointing a Chair to this sub-committee.

Motion by Vaughn, seconded by Fuller, that Planning Commissioner Evola be appointed Chair of the Business and Development Sub-Committee.

Motion carried by the following vote:

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

- **Special Sign Ordinance** – The Chair asked the Commission to submit names for recommended

appointments to serve on this Committee.

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

- Flooded areas surrounding University Liggett. The City Attorney stated he is referring affected property owners to the Director of Public Works. A follow-up report was requested to be returned to the Planning Commission.
- The City Attorney advised the Commission regarding the recent recommendation regarding ordinance relating to consignment sales and permitted uses, which was to make no changes to the ordinance, that a new/similar request is being made by the Neighborhood Club on Mack Avenue in Grosse Pointe Woods, and will be addressed by the Zoning Board of Appeals on August 1, 2011.

Motion by Dickinson, seconded by Hamborsky, to adjourn the Planning Commission meeting at 9:42 p.m. Passed unanimously.

Respectfully submitted,

Lisa Kay Hathaway  
City Clerk



## ***CHAPTER 3*** ***GOALS AND OBJECTIVES***

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The adoption of community goals and objectives is a vital step in the planning process. The desires and needs of the residents must be properly incorporated into the Master Plan so that workable solutions can be achieved. The development of goals and objectives therefore requires careful analysis of the citizens input and comprehensive discussion by the Planning Commission and City Officials.

## ***Citizen Input***

Citizen input is the core of any planning effort. In order for the goals of the Plan to be achievable, general consensus regarding the vital issues to the community must be reached. The City of Grosse Pointe Woods has had the opportunity to utilize the visioning workshop technique in this Master Planning endeavor. The input received from this workshop, together with Planning Commission and City Council input, forms the basis of the goals and objectives contained within this chapter. The process and results of the workshop are described below.

## ***Master Plan Workshop***

The goal of conducting a Master Plan Workshop is to attempt to gather citizen input on a variety of topics and to encourage conceptualization of a desired future for the community. The visioning process provides a vehicle for people of diverse viewpoints to identify and agree upon the common dreams they have for their community, and encourages people to express, with words, a desired future.

The City held a Master Plan Workshop on May 18, 2004. Approximately one hundred (100) people attended the workshop, along with City Council Members, Planning Commissioners, and others interested in future planning for the City. The Workshop started with a brief overview of the evening's agenda, an explanation of the current Master Planning efforts, and a presentation of the role of Workshop in the Master Planning process. After this introduction, participants broke into nine (9) groups, each of which discussed the same four (4) topics. The topics of discussion included the following:

- Neighborhoods – Preserving Character and Quality.
- Businesses on Mack Avenue – Vitality and Mix.
- Traffic/Parking – Improving Circulation and Parking Supply.
- Zoning/Land Use – Ideas for Redevelopment.

Planning Commissioners and community stakeholders facilitated the small group discussions, while recording the participants' comments. The types of activities completed during this portion of the Workshop included the following:

- Round robin listing of ideas and brainstorming.
- Discussion and clarification of ideas.
- Voting and prioritization.

After each group voted, the larger group reconvened and each group facilitator presented the "Priority Vision Statements" from their group. All Vision Statements generated that evening are included as Appendix A to the Master Plan.

Several strong, central themes emerged from the Master Plan Workshop, each of which is summarized as follows:

- Maintenance of the existing high quality single-family neighborhoods garnered the greatest support. There was also a realization that denser senior housing developments are necessary and "Big Foot" housing should continue to be regulated.

The group acknowledged the presence of rental housing within the City but requested that it be inspected on a regular basis to ensure that it complies with the City Codes.

- The City should focus on maintaining the community as an attractive place to live including continuing to provide a high level of city services, quality parks and recreational facilities and sponsoring community events.
- Increased retail diversity along Mack Avenue was indicated to be a key concern and essential to continued viability. More variety of restaurants, retail and entertainment establishments, which are open beyond 5 p.m., would attract people to the area, and an improved/expanded pedestrian network would make the area more walkable for local residents. The City should also consider mixed use zoning districts along Mack Avenue that would allow a mixture of commercial, office and residential uses, including upper level residential above commercial uses.

- Mack Avenue improvements, along with incentives to encourage businesses to locate on Mack Avenue, would result in a more business friendly environment. Some attendees also would like to see the current “Colonial” design theme requirements revised in a way that would still mandate quality, traditional design features for new projects.
- Convenient parking along Mack Avenue is a priority concern. Consideration should be given to purchasing the first few houses along the Mack Avenue alley in order to accommodate more parking. The cost for these acquisitions could be assessed to the adjacent businesses. The expansion of several other parking areas should be considered where appropriate (i.e. Lochmoor Hardware and where vacant storefronts remain unoccupied).
- Traffic flow on Mack Avenue and around schools was of concern. The existing traffic volumes at the Mack Avenue/Vernier Road intersection are the highest within the City. Traffic improvements at the intersection of Mack Avenue/Vernier Road, as well as the entire stretch of Mack Avenue in the City, need to be considered. These changes should reduce traffic on the residential streets.

Overall, participants in the Master Plan Workshop expressed vision statements that reflected a desire for continued enhancement to the residential and non-residential areas of the City. The City’s quality schools, residential areas and recreational facilities, were highlighted and the workshop participants identified opportunities for improving the overall quality of the City. The workshop helped to establish the Master Plan goals and objectives, each of which is provided on the following pages.

## Goals and Objectives

In terms relevant to community planning, goals and objectives give the Master Plan the philosophical guidance it needs to address the present issues and advance plans into the future. They are defined as follows:

- |                   |   |
|-------------------|---|
| <b>Goals</b>      | are overall broad statements that provide a focus for future discussions.   |
| <b>Objectives</b> | are more specific planning statements used to qualify the goals and provide more detailed direction for planning efforts. |

The following goals and objectives are a combination of results of the community visioning session, recent background studies, the 1979 Land Use Plan goals and other applicable reports.

### ***NEIGHBORHOODS – PRESERVING CHARACTER AND QUALITY***

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***GOAL 1: The City of Grosse Pointe Woods must maintain high quality neighborhoods and attractive homes.***

#### ***OBJECTIVES:***

- 1-1 Maintain and enhance the single-family character of existing neighborhoods, with quality parks, commercial areas, public services, and schools.***
- 1-2 Encourage the development of new, high quality senior housing opportunities, such as attached condominiums, multi-family or assisted living complexes.***
- 1-3 Strengthen and protect the viability of residential neighborhoods by separating commercial areas along Mack Avenue from residential areas with well-designed buffers and transitions.***
- 1-4 Encourage the development of commercial businesses along Mack Avenue that primarily offer the types of goods and services used by local residents.***

- 1-5 Encourage the maintenance of and/or improvements to local streets and sidewalks to ensure safe access to the City's residential neighborhoods, while discouraging extraneous non-residential traffic, and to provide pedestrian linkages to the City's commercial districts.*
- 1-6 Encourage through traffic to bypass residential neighborhoods. Examine the residential/commercial interfaces to eliminate existing conditions that encourage higher speeds and "cut through" in residential neighborhoods.*
- 1-7 Investigate programs which will encourage re-investment or redevelopment of aged housing.*
- 1-8 Continue aggressive enforcement action on property maintenance and building code regulations.*
- 1-9 Continue to strictly enforce property maintenance codes for rental housing and develop additional regulations where required.*
- 1-10 Promote neighborhood identity through neighborhood schools, neighborhood parks, and neighborhood associations.*
- 1-11 Explore programs which will promote the City as an attractive community in which to live. These programs could include enhancement of the City's web-site, community calendar, promotional brochure, etc.*
- 1-12 Continue quality City services and ensure efficient administration of City services.*
- 1-13 Maintain quality parks and continue improvements to recreational facilities.*

**GOAL 2:** *Preserve, protect and enhance the architectural style of the existing neighborhoods.*

**OBJECTIVES:**

- 2-1 *Encourage redevelopment or remodeling of existing single-family homes in a manner consistent with the surrounding neighborhood.*
- 2-2 *Create development guidelines and zoning regulations that will encourage a mix of residential housing styles (ranch, colonial, etc.), while maintaining neighborhood integrity and design compatibility.*
- 2-3 *Continue and enhance programs for the planting of street trees, maintenance of street trees and replacement in a timely manner in residential areas.*
- 2-4 *Encourage neighborhood/subdivision improvement associations as a means to promote resident involvement and improvements to neighborhood/subdivision living environments.*
- 2-5 *Continuously monitor current zoning regulations and variance requests to assure that housing that is inconsistent with the surrounding neighborhood is not permitted.*
- 2-6 *Encourage maintenance and enhancement of tree stock on private property.*

## **BUSINESS ESTABLISHMENTS ON MACK AVENUE – VITALITY AND MIX**

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**GOAL 3:** *Enhance the viability of Mack Avenue as a retail and service center.*

**OBJECTIVES:**

- 3-1 *Consider implementing incentives for new businesses to locate, or existing businesses to improve or expand, in the City.*

- 3-2 *Continue to promote commercial and service vitality by emphasizing portions of the Mack Avenue corridor as entertainment and cultural centers, i.e. restaurants, library, retail center, etc.*
- 3-3 *Encourage the location of new retail tenants, including "upscale" and/or nationally recognized retail chains.*
- 3-4 *Encourage merchants to cooperate in setting uniform or complimentary store hours, undertaking promotional activities, and the use of creative and innovative techniques for retailing.*
- 3-5 *Encourage the expansion and development of local business associations to benefit and support the City's commercial district.*
- 3-6 *Consider the organization of governmental bodies, such as a Downtown Development Authority, with authorization to fund redevelopment or planning projects within the Mack Avenue corridor.*

**GOAL 4: *To maintain the aesthetic appearance of Mack Avenue.***

**OBJECTIVES:**

- 4-1 *Update and promote the City of Grosse Pointe Woods Storefront Design Guidelines and Master Plan that would include incentives for businesses to comply.*
- 4-2 *Promote the use of high quality materials and architectural detailing that complements the City's traditional style.*
- 4-3 *Continue public investments in streetscape improvements, such as new benches, refuse receptacles, brick pavers, bike racks and street furniture along the Mack Avenue corridor.*
- 4-4 *Where appropriate, install public plaza areas, art, sculpture, outdoor seating areas.*
- 4-5 *Enhance gateway entrances into the City with well landscaped plazas and entry signs.*
- 4-6 *Where appropriate, consider the introduction of well-designed vertical elements along Mack Avenue. This could include multiple story buildings, clock towers, architectural features and/or tree plantings to break up the single story continuum along Mack Avenue.*



- 4-7 *Common design elements on individual sites should be pursued to help develop an identity for the entire corridor. The design elements should include, but not be limited to, the following:*

*Consistent buffering, greenbelts, and landscape planting within the corridor.*

*Consistent parking lot and directional signage and site lighting throughout the corridor.*

*New buildings should be reviewed for architectural compatibility with the character of the area. New buildings should respect the existing, surrounding design characteristics.*

- 4-8 *Establish programs for continued landscape maintenance along Mack Avenue including tree and shrub pruning to ensure that commercial establishments are not obscured by foliage and that clear sight lines are maintained at intersections.*

- 4-9 *Evaluate the present "Colonial theme" design requirements.*

**GOAL 5: *Encourage a mix of uses within the Mack Avenue corridor.***

**OBJECTIVES:**

- 5-1 *Provide for a mixed-use designation to accommodate the mixture of existing land uses and to promote redevelopment where appropriate. Desirable mixed uses include the following:*

*Office Uses, including medical and dental.*

*Limited Retail*

*Residential (single, multiple-family, senior housing)*

- 5-2 *Consider developing mixed use zoning that would allow for retail ground level use with upper level office and/or residential uses.*

- 5-3 *Provide design guidelines for treatment of buffers to create a smooth transition between residential areas and non-residential uses.*

**GOAL 6:** *Provide a pedestrian friendly environment.*

**OBJECTIVES:**

- 6-1 *Promote a safe pedestrian and attractive environment for walking and shopping. This can be accomplished through brick pavers and streetscape improvements.*
- 6-2 *Where appropriate, encourage business owners or restaurant owners to develop outdoor cafes and attractive plazas along Mack Avenue.*
- 6-3 *Provide additional crosswalks with emphasis on access to Parcels Middle School and the Library, as well as key intersections along the Mack Avenue corridor.*
- 6-4 *Provide adequate street furniture and greenbelt buffers to encourage safe pedestrian use.*
- 6-5 *Encourage the development of pedestrian linkage between the commercial corridor and the residential neighborhoods.*

**GOAL 7:** *Improve the appearance of the alleys running parallel to Mack Avenue.*

**OBJECTIVES:**

- 7-1 *Review placement and design of lighting within all alleys adjacent to Mack Avenue.*
- 7-2 *Promote adequate and clearly designated parking spaces between the commercial uses and the alleys.*

- 7-3 *Develop and promote design guidelines to improve the appearance of the rear building façades. Encourage use of rear entrances as second entrances where appropriate.*
- 7-4 *Promote a long term program to convert overhead utilities to underground.*
- 7-5 *Develop and promote design standards for buffers (landscaping, walls, berms, fences, etc.) between the alleys and adjoining residential properties by encouraging the use of complimentary quality buffers within the same alley.*
- 7-6 *Improve enforcement of property maintenance codes in rear of building and alley areas. Develop additional regulations where necessary to ensure improved alley function and appearance.*

## **TRAFFIC/PARKING – IMPROVING CIRCULATION AND PARKING SUPPLY**

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**GOAL 8:** *Enhance existing traffic circulation system to serve more efficiently residents and businesses located within the City.*

### **OBJECTIVES:**

- 8-1 *Consider alternative designs for Mack Avenue which enhance circulation of vehicular safety and maximize parking.*
- 8-2 *Identify high traffic areas and explore possible solutions. Explore grant programs through Wayne County, SEMCOG or MDOT for the improvement of traffic flow and safety on Mack Avenue.*

**GOAL 9:** *Promote sufficient, accessible and attractive parking along or adjacent to Mack Avenue.*

**OBJECTIVES:**

- 9-1 *Consider conducting a comprehensive parking study which inventories public and private spaces, assesses parking demand and recommends detailed solutions for parking improvements on an area by area basis.*
- 9-2 *Strengthen and expand Mack Avenue shopping opportunities by providing convenient and adequate parking.*
- 9-3 *Create a public/private partnership to develop additional parking lots along Mack Avenue for servicing businesses on Mack Avenue, including potential development of a parking impact fee.*
- 9-4 *Promote shared parking lots, especially along the Mack Avenue alleys in order to maximize parking efficiency.*
- 9-5 *Promote parking in the rear of businesses.*
- 9-6 *Identify landscape options which would also provide more space for screening/buffering of the adjacent single-family homes.*

## **ZONING/LAND USE – IDEAS FOR REDEVELOPMENT**

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**GOAL 10:** *Review and periodically update the Zoning Ordinance.*

**OBJECTIVES:**

- 10-1 *Consider options which would allow mixed use zoning and redevelopment alternatives for certain areas along Mack Avenue.*
- 10-2 *Periodically evaluate of the applicability and appropriateness of the existing zoning regulations for land use, setbacks and density.*

- 10-3 Periodically evaluate the adopted Sign Ordinance to ensure the effectiveness and reasonableness of current regulations.*
- 10-4 Periodically evaluate and/or modify the list of permitted and special land uses within the Zoning Ordinance.*
- 10-5 Develop additional zoning tools to promote and allow for continued re-development interest.*

***GOAL 11: Ensure ongoing interest and implementation of the City's Master Plan.***

***OBJECTIVES:***

- 11-1 Continuously promote and utilize as a reference the various ongoing missions defined within the Master Plan.*
- 11-2 Establish and promote funding to implement various aspects of this Master Plan.*
- 11-3 Develop a schedule to review the Master Plan on a specific, periodic basis.*
- 11-4 Implement annual reporting regarding the status of the Master Plan objectives.*

**City of Grosse Pointe Woods  
BUILDING DEPARTMENT  
Monthly Financial Report – June 2011**

Permits Issued:	230	
Rental Certificates:	16	Total Amount: \$ 28,017
Vacant/Foreclosure:	5	

**CODE ENFORCEMENT**

Abandoned/Foreclosure Compl. Notices Issued:	3
# of Complaints Investigated by Code Enforcement:	35
Closed Due to Compliance:	32
Open for Longer Compliance Time:	3
Citations Issued:	6
Early Trash Notices:	12
Code Violation Notices to Residents:	15
Tall Grass Notices Issued:	69
Stop Work notices to Contractors (working w/o permit):	13
Outside Storage:	5

**NEW BUSINESS**

Bow Wow Bake Shoppe, LLC, 21035 Mack Avenue