

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.

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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

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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

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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.

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**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 that the Neighborhood Club is pursuing a variance request with the Zoning Board of Appeals to conduct a consignment sale on Mack Avenue.
- 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 ~~t~~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.