

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Planning Commission Meeting Agenda
March 22, 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 Workshop – 02/22/11
 - Planning Commission – 02/22/11
7. **REQUEST TO POSTPONE PUBLIC HEARING REGARDING THE RIVERS OF GROSSE POINTE, 900 COOK ROAD:**
 - Memo – 03/17/11 Building Official (Tutag)
 - Letter – 03/16/11 – The Rivers of Grosse Pointe (Levin)
8. **DISCUSSION: GROSSE POINTE WOODS MASTER PLAN**
 - Memo – 03/17/11 Building Official (Tutag)
 - (1) MAP (MI Assoc. of Planning) – Recommended Best Practices for 5-Year Review of Master Plan
 - (2) MML (MI Municipal League) – Master Plan – 5 Year Review
 - (3) Master Plan Goals & Objectives (pages 27-39) – Adopted May 2006
9. **BUILDING OFFICIAL’S MONTHLY REPORT:**
 - Building Department Report – February 2011
10. **COUNCIL REPORT:**
 - Commission Member Fuller
11. **INFORMATION ONLY - COUNCIL REPRESENTATIVE FOR NEXT MEETING:**
 - Commission Member Gilezan
12. **NEW BUSINESS:**
 - Sub-Committee Reports:
 - 2020 Plan (Hamborsky/Vitale/Fuller/Gilezan)
 - Business & Development (Nederhood/Evola/Dickinson/Richardson)
13. **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 WORKSHOP
02-22-11 – 01

MINUTES OF THE PLANNING COMMISSION WORKSHOP MEETING HELD ON FEBRUARY 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 6:37 p.m. by Chair Vaughn.

Roll Call: Chair Vaughn
Dickinson (7:26 pm), Fuller, Hamborsky (6:46 pm), Nederhood, Richardson,
Vitale

Absent: Evola, Gilezan

Also Present: Building Official Tutag
Traffic Safety Officer Koerber
City Attorney C. Berschback
Recording Secretary Babij Ryska

Attendance: Council Member Ketels (7:25 pm)
Council Member Granger (7:39 pm)

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

MOTION CARRIED by the following vote:

YES: Fuller, Nederhood, Richardson, Vaughn, Vitale

NO: None

ABSENT: Dickinson, Evola, Gilezan, Hamborsky

The first item on the agenda was concerning **Discussion and Introduction: The Rivers of Grosse Pointe, a Continuing Care Retirement Community (CCRC)**. Building Official Tutag gave an overview of the anticipated project. Developer Richard Levin addressed the Commission and explained the components of the proposed CCRC. Traffic Safety Officer Koerber stated that he went on site to study the potential traffic flow as well as fire safety issues. The developers have made the appropriate changes in the site layout to accommodate fire safety concerns. Building Official Tutag informed the Commission that the city enlisted Traffic Improvement Association to analyze the traffic study done by the developers. Those results are being reviewed by administration.

An open discussion ensued between the Commission and the developers regarding the aesthetics and logistics of the proposed project. The Commission requested that the developers supply photo realistic images of what residents would see when viewing the property after development. The developers stated that they plan to have a community meeting with the surrounding residents to answer questions and receive feedback prior to a Public Hearing.

The Planning Commission Workshop meeting was unanimously adjourned at 7:57 p.m.

PLANNING COMMISSION
02/22/11 – 005

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, FEBRUARY 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 8:10 p.m. by Chair Vaughn.

Roll Call: Chair Vaughn
Dickinson, Fuller, Hamborsky, Nederhood, Richardson, Vitale

Absent: Evola, Gilezan

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

Also in attendance: Council Member Ketels
Council Member Granger
George McMullen, Board of Review

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

MOTION CARRIED by the following vote:

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

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

Motion by Vitale, seconded by Dickinson, 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, Hamborsky, Nederhood, Richardson, Vaughn, Vitale
NO: None
ABSENT: Evola, Gilezan

Motion by Evola, seconded by Gilezan, regarding **Approval of Minutes**, that the Planning Commission Meeting minutes dated January 25, 2011 be approved.

MOTION CARRIED by the following vote:

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

PLANNING COMMISSION
02/22/11 – 006

The next item on the agenda was **Schedule a Public Hearing: Continuing Care Retirement Community (CCRC), The Rivers of Grosse Pointe, 900 Cook Road.** Building Official Tutag recommended that the public hearing be scheduled for March 22, 2011, at which time the Planning Commission will make a recommendation to City Council.

Motion by Hamborsky, seconded by Vitale, that the Planning commission **Schedule a Public Hearing for the proposed Continuing Care Retirement Community (CCRC), The Rivers of Grosse Pointe, 900 Cook Road for March 22, 2011.**

MOTION CARRIED by the following vote:

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

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

- Construction permit activity is picking up.
- Have new business interests for Mack Ave that will be applying soon.

Commission Member Evola is scheduled to report on the **February 2011 Council** meetings in March.

- Council Member Granger stated that Kevin Ketels was appointed to the vacant Council seat at the February 7, 2011 meeting.
- Chair Vaughn stated that on February 21, 2011 the Committee-of-the-Whole recommended that Council repeal the Neon Sign Prohibition from the Sign Ordinance. This item will be addressed at the next Council meeting.

Commission Member Fuller will attend the March Council meetings.

Under **New Business**, the following **Sub-committee Reports** were provided:

- **2020 Plan** – Commission Member Hamborsky stated that the sub-committee will need to hold a series of meetings to discuss the following:
 - Zoning/master concept – what are some achievable goals in the coming months and years.
 - Physical improvements in common/public areas such as, streetscape, cross walks, lighting, and alleys. Possible funding for these improvements, such as a DDA, TIFF, and communicating with the Grosse Pointe Woods Foundation.
 - LEEDs program and possible community involvement.

PLANNING COMMISSION
02/22/11 – 007

- **Business & Development** – Commission Member Nederhood stated that the sub-committee met with the Administrator to discuss ways to better communicate with businesses. The sub-committee will also meet with the Chamber of Commerce in March.

Motion by Hamborsky, seconded by Vitale, to adjourn the Planning Commission meeting at 8:45 p.m. Passed unanimously.

CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT

MEMORANDUM

TO: Planning Commission

FROM: Gene Tutag, Building Official

DATE: March 17, 2011

SUBJECT: Request to reschedule Public Hearing regarding
The Rivers of Grosse Pointe

Attached for your information is a letter from 'The Rivers of Grosse Pointe' requesting that the Public Hearing be rescheduled to April 26, 2011.

It is the prerogative of the Planning Commission to receive and place on file the above letter and to approve the rescheduling/postponement of the Public Hearing to the April 26th, 2011 Planning Commission meeting.

1 Attachment
The Rivers of Grosse Pointe Letter - 03/16/11 (R. Levin)

THE RIVERS OF GROSSE POINTE

March 16, 2011

Mr. Gene Tutag
Building Official
Safety Inspection Division
City of Grosse Pointe Woods
20025 Mack Plaza Drive
Grosse Pointe Woods, MI 48236

Re: The Rivers of Grosse Pointe CCRC Project


Dear Mr. Tutag:

As we discussed, we are requesting that the public hearing for the proposed Rivers of Grosse Pointe CCRC project to be located at 900 Cook Road, which is currently set for March 22, 2011, be rescheduled to the April 26, 2011 Planning Commission meeting. After reviewing the design of the cottage component of our project, we feel the need to consider revisions to the exterior design of the community, so as to provide better design coordination between the two. We believe this will be in the best interest of the overall project and the community as a whole.

We very much appreciate your cooperation to date, and look forward to continuing to work with you and your staff on this exciting project.

Very Truly Yours,

The Rivers of Grosse Pointe



Richard L. Levin, Manager

RLL/kvb

CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT

MEMORANDUM

TO: Planning Commission

FROM: Gene Tutag, Building Official

DATE: March 17, 2011

SUBJECT: Master Plan Review

As we have previously discussed, MCL 125.329(2) requires each community to review its master plan every 5 years to determine if it needs to be amended or if it is time to institute the process for a new master plan. The act however does not provide a process for a community to follow. The Michigan Association of Planning Recommended Best Practice suggests a process which is outlined below and attached for your reference.

Our current plan was adopted May 1, 2006.

The following factors should lead the Planning Commission to a decision whether to update a plan:

- To what degree have the goals, objectives, and strategies been met since the Plan was last adopted?
- Are base data (e.g., population, employment, housing, existing land use) current and do they correlate with the objectives of the Plan?
- Have there been changes in public opinion or political philosophy that differ from key values, goals, principles, and policies of the Plan?
- Have a number of zoning or capital improvement decisions been made that are inconsistent with the Plan or which require reconsideration of future land uses in an area?
- Have there been significant changes or proposed changes in the community that were not anticipated in the Plan?
- Have there been any developments of greater than local concern in the community or in nearby communities that affect underlying principles, strategies, or land uses in particular areas?
- Is the zoning district scheme consistent with future land use and the timing of capital facilities as embodied in the Plan?

I have compared the factors against our Master Plan and recommend to the Planning Commission that no changes are needed at this time.

If the Planning Commission recommends to the governing body that no update is needed and the governing body agrees, the Planning Commission should attach to the Plan a formal filing of the findings and action to reaffirm the Plan. If the governing body disagrees with the Planning Commission and believes the Plan should be updated, it should instruct the Planning Commission to initiate a Plan update and provide the necessary funds, or other staff resources to do so.

There is nothing in the act that would prevent the Planning Commission from doing a review at anytime if the need arises. There is no direct sanction in the statute against a community for not reviewing a Plan every five years. However, not doing so could jeopardize the validity of the Plan if there is a legal challenge on a land use decision made by the city.

FYI - The GPW Master Plan is on the City's Website at:

http://www.gpwmi.us/Docs/Publications/Master_Plan/GPWMasterPlan.pdf

3 Attachments

MAP – Recommended Best Practices for
5-Year Review of Master Plan
MML – Master Plan – 5 Year Review
2006 GPW Master Plan – Goals and Objectives



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Effective Dates to Review a Plan

- If a plan was adopted more than five years ago or will be five years old as of January 9, 2003, it must be reviewed now under the provisions of the 2001 amendments cited above.
- If a plan has been in place more than five years after January 9, 2003, it must be reviewed under provisions of the 2001 amendments cited above.

Process for Plan Review and Follow Up

- The planning commission or a committee of the planning commission should initiate the review to determine whether to commence a process to amend the plan or adopt a new plan.
- The planning commission should adopt review standards before a plan review and update begins. The following factors should lead the planning commission to a decision whether to update a plan:
 - To what degree have the goals, objectives, and strategies been met since the plan was last adopted.
 - Are base data (e.g., population, employment, housing, existing land use) current and do they correlate with the objectives of the plan.
 - Have there been changes in public opinion or political philosophy that differ from key values, goals, principles, and policies of the plan.
 - Have a number of zoning or capital improvement decisions been made that are inconsistent with the plan or which require reconsideration of future land uses in an area.
 - Have there been significant change or proposed changes in the community that were not anticipated in the plan.
 - Have there been any developments of greater than local concern in the community or in nearby communities that affect underlying principles, strategies, or land uses in particular areas.
 - Is the zoning district scheme consistent with future land use and the timing of capital facilities as embodied in the plan.
- The findings and action of the planning commission should be documented in the minutes of the planning commission and a certified copy of the minutes should be submitted to the governing body.
- If the planning commission determines that the plan needs to be updated or a new plan is necessary, the planning commission should identify the resources needed and request assistance in a correspondence to the governing body.
- If the planning commission recommends to the governing body that no update is needed, and the governing body agrees, the planning commission should attach to the plan, a formal filing of the findings and action to reaffirm the plan. If the governing body disagrees with the planning commission and believes the plan should be updated, it should instruct the planning commission to initiate a plan update and provide the necessary funds, or other staff resources to do so.

Legal Considerations

There is no direct sanction in the statute against a community for not reviewing a plan every five years. However, not doing so could jeopardize the validity of the plan if there is a legal



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challenge on a land use decision made by a community. There are several court cases that drew the age of a plan into question. See Section 10.10 in **Michigan Zoning and Planning**, 3rd Edition, by Clan Crawford, Jr., ICLE, Ann Arbor, 1988 (with annual updates).

Case Example

None as of yet.

References

- **Land Use Series**, Checklist #M1: For adoption of city and village plans in Michigan, #T1 For adoption of a township plan in Michigan, and #C1 For adoption of a county plan in Michigan, Michigan State University Extension, February 1, 2002.
<http://www.msu.edu/~schindl9/khsLUpamphlets.htm#pamphlets>
- American Planning Association, **Growing Smart Legislative Handbook**, 2002 Edition.
- New Zoning and Planning Amendments: Open Space Zoning Mandated & Coordination Requirements Added to Planning Enabling Acts, **Planning & Zoning News**, February 2002.

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Introduction

In 2002, the Michigan Legislature amended the Municipal Planning Act, PA 285 of 1931, to revise the legal processes necessary to adopt a municipality's new or amended master plan. Sometimes referred to as "The Coordinated Planning Act," the amendment greatly expanded the notification process and the degree of involvement of the legislative body. Communities undertaking development of a new master plan, or amending their existing plan, must now follow this process (See One-Pager *Plus* entitled *Updating the Master Plan – Mastering the Process*).

An additional provision of the act (MCL 125.329(2)) requires each community to review its master plan every five years to determine if it needs to be amended or if it is time to institute the process for a new master plan.

The Five Year Review

First, note that the act requires this review every five years following adoption of the master plan. It does not exempt plans adopted prior to the effective date of the act. As a result, the five-year review became retroactive resulting in the fact that a master plan adopted in 2001 (prior to the amendment of the Municipal Planning Act) will "expire" in 2006, unless a five-year review is conducted. The entire "coordinated planning process" is not required for this review and no notifications need be made. Instead, the planning commission need only conduct the review and document it in the minutes of the meeting.

Although the five-year review may be considered perfunctory, a necessary "fill in the blank" action, communities should take advantage of this opportunity to thoroughly review their plan to make sure it is still relevant. Involving the legislative body in this review is also critical. At a minimum, the following questions should be considered:

- Have there been major changes in the community not anticipated in the current master plan? This could include events such as new utilities, major road improvements, or large development approvals among other things.
- Are there instances where the planning commission has departed from the master plan? Do the reasons for these departures demonstrate a need for an overall revision of the master plan?
- Are the goals and policies set out in the plan still relevant? An effective master plan will have a series of carefully crafted goals and policies describing the community's vision for its future. Is the community still willing to take the actions necessary to implement them?
- How does the future land use map and text compare with zoning actions taken since the plan was first adopted? Do the land use descriptions need to be revised to account for new development? This element contains the land use descriptions and map that depict specific land use arrangements.

There may be minor changes, e.g. changes in demographics or other statistical information, but if they do not appear to affect the overall intent of the plan, going through the entire amendment process may be delayed until more substantive changes are needed. If, after a careful review is conducted, it is determined that changes are necessary – the process outlined by the Municipal Planning Act must be carefully followed.

Finally, while the Act requires this review every five years – communities should consider conducting this review annually, particularly in areas where development is active. As with the five-year review, this review should be documented to "refresh" the plan for the next five years.

Based on material provided by Steve Langworthy, LSL Planning, Inc.

CHAPTER 3

GOALS AND OBJECTIVES

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:

- Goals** are overall broad statements that provide a focus for future discussions.
- Objectives** 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

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

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

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

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 – February 2011**

Permits Issued:	90	
Rental Certificates:	15	Total Amount: \$ 15,506
Vacant/Foreclosure:	5	

CODE ENFORCEMENT

Abandoned/Foreclosure Compliance Notices Issued:	8
# of Complaints Investigated by Code Enforcement:	9
Closed Due to Compliance:	9
Open for Longer Compliance Time:	0
Citations Issued:	2
Early Trash Notices:	5
Code Violation Notices to Residents:	8
Tall Grass Notices Issued:	0
Stop Work notices to Contractors (working w/o permit):	2
Outside Storage:	1

NEW BUSINESS

Wellspring Dental, 20136 Mack Ave
Celtic Wealth Management, 20227 Mack Ave