

PLANNING COMMISSION
03/22/11 – 008

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

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

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

Absent: None

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

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

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

Motion by Evola, seconded by Richardson, that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

MOTION CARRIED by the following vote:

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

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

Motion by Dickinson, seconded by Vitale, regarding **Approval of Minutes**, that the Planning Commission Meeting Workshop minutes dated February 22, 2011 be approved.

MOTION CARRIED by the following vote:

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

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Motion by Evola, seconded by Fuller, regarding **Approval of Minutes**, that the Planning Commission Meeting minutes dated February 22, 2011 be approved, subject to the correction of the Maker and Supporter of the motion on the bottom of page one.

MOTION CARRIED by the following vote:

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

The next item on the agenda was **Request to Postpone Public Hearing Regarding the Continuing Care Retirement Community (CCRC), The Rivers of Grosse Pointe, 900 Cook Road**. Building Official Tutag explained that the developers are requesting a postponement of the public hearing in order to consider revisions to the design of the cottage component of the project. He recommended the public hearing be postponed to April 26, 2011.

Motion by Vitale, seconded by Hamborsky, regarding the Request to **Postpone Public Hearing Regarding the Continuing Care Retirement Community (CCRC), The Rivers of Grosse Pointe, 900 Cook Road**, that the Planning Commission reschedule the Public Hearing to **April 26, 2011**.

MOTION CARRIED by the following vote:

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

The next item on the agenda was regarding **Discussion: Grosse Pointe Woods Master Plan**. According to MCL 125.329(2) requires that communities review their master plan every five (5) years to determine amendment needs. Building Official Tutag informed the Commission that this review process does not preclude them from amending the master plan at a later date and did not recommend any changes. Discussion ensued among Commission Members regarding the master plan.

Motion by Vitale, seconded by Evola, regarding the **Grosse Pointe Woods Master Plan**, that the Commission has conducted the official review of the master plan in accordance with MCL 125.329(2) and approves it without changes.

MOTION CARRIED by the following vote:

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

Consensus of the Commission called for a Workshop meeting on May 24, 2011 to further discuss the master plan.

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

- The department was busy last month working on The Rivers project.
- Council approved the landscape abatement contract.
- Wellspring Dental was issued a temporary Certificate of Occupancy with the understanding that the outdoor work will be completed when weather permits.
- A few new businesses are opening on Mack Ave.; Celtic Wealth Management, Bow Wow Bake Shop, and Galeria Mariposa.
- Permit activity has increased.
- In accordance with the foreclosure ordinance about two properties are registering per week.

Commission Member Evola gave the **February 28, 2011 Council Report**:

- Melanie Babij Ryska was appointed Deputy City Clerk.
- Council Member Ketels was appointed as Planning Commission Representative as well as to the Construction and Public Relations Committees.
- Council Member Bryant was appointed to the 2011 Community Development Block Grant Advisory Council.
- Council repealed all instances of neon from the sign ordinance; the repeal became effective March 10, 2011.
- Council forwarded the 2010 Planning Commission Annual Report to the Committee-of-the-Whole.

Commission Member Fuller gave the **March 21, 2011 Council Report**:

- For administrative reasons, Council once again repealed all instances of Neon from the sign ordinance.

Commission Member Gilezan will attend the April Council meetings.

The following **Subcommittee Reports** were provided:

- **2020 Plan** – Commission Member Hamborsky stated that the sub-committee will be scheduling a Saturday meeting in the next few weeks.
- **Business & Development** – Commission Member Nederhood stated that the sub-committee will be meeting with the Chamber of Commerce on Thursday, March 24, 2011.

Under **New Business**, the Commission addressed the possible need to review the sign ordinance in light of the recent changes. Discussion ensued regarding the proper procedure to review the ordinance.

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Motion by Vaughn, seconded by Evola, that the Planning Commission establish a sub-committee consisting of Commission Members Evola, Fuller, and Chair Vaughn to determine a procedure for reviewing the sign ordinance; conclusions of the sub-committee will be discussed at a Special Planning Commission meeting.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

Motion by Evola, seconded by Gilezan, to adjourn the Planning Commission meeting at 9:03 p.m.
Passed unanimously.