

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Planning Commission Meeting Agenda
February 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 – 01/25/11
7. **SCHEDULE A PUBLIC HEARING: CONTINUING CARE RETIREMENT COMMUNITY (CCRC), THE RIVERS OF GROSSE POINTE, 900 COOK ROAD**
Letter of Request – 02/15/11 (R. Levin)
8. **BUILDING OFFICIAL'S MONTHLY REPORT:**
Building Department Report – January 2011
9. **COUNCIL REPORT:**
January – Evola
10. **INFORMATION ONLY - COUNCIL REPRESENTATIVE FOR NEXT MEETING:**
March - Fuller
11. **NEW BUSINESS:**
Sub-Committee Reports:
2020 Plan (Hamborsky/Vitale/Fuller/Gilezan)
Business & Development (Nederhood/Evola/Dickinson/Richardson)
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.

NOTE TO PETITIONERS:

Please make every effort to be present at the meeting so that public officials
may get the benefit of your input on the matter before them.

PLANNING COMMISSION
01/25/11 – 001

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, JANUARY 25, 2011, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:35 p.m. by Chair Fuller.

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

Absent: None

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

Also in attendance: George McMullen, Board of Review

Motion by Vaughn, seconded by Evola, 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

Motion by Evola, seconded by Gilezan, regarding **Approval of Minutes**, that the Planning Commission Meeting minutes dated December 14, 2010 be approved.

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 **Appointments – Election of Chair and Vice-Chair/Secretary**. Chair Fuller asked for any nominations.

Motion by Vitale, seconded by Evola, regarding Appointments, Election of **Chair**, that the Planning Commission nominate and elect Planning Commission Member **Vaughn** as Chair.

MOTION CARRIED by the following vote:

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

PLANNING COMMISSION
01/25/11 – 002

Motion by Vaughn, seconded by Evola, regarding Appointments, Election of **Vice-Chair/Secretary**, that the Planning Commission nominate and elect Planning Commission Member **Nederhood** as Vice-Chair/Secretary.

MOTION CARRIED by the following vote:

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

Motion by Gilezan, seconded by Dickinson, that the Planning Commission approve and adopt the **Rules of Order and Procedure** as presented.

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 **Discussion: Grosse Pointe Woods Planning Commission Annual Report 2010.**

Motion by Evola, seconded by Vaughn, that the Planning Commission approve the **2010 Grosse Pointe Woods Planning Commission Annual Report** and send the report to Council.

Substitute motion by Evola, seconded by Vaughn, that the Planning Commission approve the **2010 Grosse Pointe Woods Planning Commission Annual Report** and send the report to Council with the following revisions:

1. pg 4 – under Business & Development Sub-committee Report, after "Administration" add "and other appropriate groups"
2. pg 3 – the third bullet point under September be moved to June
3. pg 4 – the fifth bullet point under October be changed from "Three main concerns:" to "Three main areas of focus were:"
4. pg 4 – under Business & Development Sub-committee Report, "Three main concerns:" be changed to "Three main areas of focus were:"
5. pg 4 – Under 2020 Plan add "Fostered the recently adopted Mixed Use Zoning Revision. Will continue to work on additional pro-development initiatives."
6. pg 5 – "Expense Report" be changed to "Budget Report"

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 **Planning Commission schedule review presented by Chair Fuller**. Chair Fuller provided a summary of the objectives and projects of 2010. He then presented a working document for the 2011 objectives of the Planning Commission. Discussion then ensued regarding the procedure for handling the Master Plan.

Chair Fuller **scheduled a Workshop Meeting** on Tuesday, February 22, 2011 at 6:30 p.m. to discuss the Master Plan.

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

- The proposed Continuing Care Retirement Care at the Cook Road property is moving along. The developers are currently conducting a light and traffic study.
- University Liggett project is also moving along. They are doing a traffic study.
- The commercial vacancy rate on Mack Ave is just below 7%. There has been new interest and we should have some new business' opening soon.
- Review of City Capital Improvements – The Mayor and Administration will likely inform the Planning Commission that no projects are slated that require their approval.

Commission Member Richardson, on behalf of Commission Member Dickinson, gave the **January 2011 Council Reports**:

- January 3rd meeting: For reasons beyond his control Commission Member Dickinson was unable to attend.
- January 17th meeting: Committee-of-the-Whole recommended Council authorize the purchase of new Public Safety Scout Cars.
 - Council promoted Andrew Pazuchowski to Director of Public Safety.
 - Committee-of-the-Whole recommended the appointment of Kevin Ketels to fill the Council Vacancy – he is to be sworn in February 7th.
 - Mark Wollenweber is now serving as Interim City Manager in Ferndale.
 - All neon sign appeals were denied.

Commission Member Evola will attend the February Council Meetings and report them in March.

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

2020 Plan – Commission Member Hamborsky scheduled a **sub-committee meeting for Friday, February 11, 2011 at 8:00 a.m.** to discuss the next plans of action.

Business & Development – Commission Member Nederhood informed the sub-committee that he would be in contact with them to set a meeting in the next few weeks. Commission Member Vaughn stepped down as a member of the Business & Development sub-committee.

PLANNING COMMISSION
01/25/11 – 004

Motion by Vaughn, seconded by Evola, to appoint Commission Member Dickinson to the Business and Development Sub-committee.

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 Vaughn, to adjourn the Planning Commission meeting at 8:22 p.m.
Passed unanimously.



February 15, 2011

City of Grosse Pointe Woods
Planning Commission
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Re: The Rivers of Grosse Pointe (the "Project")
900 Cook Road, Grosse Pointe Woods, MI 48236

Dear Honorable Planning Commission Members:

As developer of *The Rivers of Grosse Pointe*, a proposed Continuing Care Retirement Community, we respectfully request your Planning Commission to consider the Project for Special Land Use and Site Plan Approval at the scheduled public hearing on March 22, 2011. The Project is in accordance with Ordinance #835 (the "Ordinance"), which was recently amended to allow a CCRC as a Special Land Use in a Community Facilities District.

As proposed, *The Rivers of Grosse Pointe* would include a Continuing Care Retirement Community, as defined in the Ordinance, which will combine residential accommodations with health facilities and services for Elderly Persons and/or Eligible Residents, in accordance with the Ordinance. The community will have separate housing for those who live independently, assisted living for those who need more support, and a nursing home component for those needing skilled nursing care so as to accommodate the needs of our community residents along a continuum of care, as their needs change over time.

Thank you for your consideration. In the meantime, if you have any questions or need additional information, please feel free to contact me.

Very Truly Yours,

The Rivers of Grosse Pointe

Richard L. Levin
Manager

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

Permits Issued:	110		
Rental Certificates:	16	Total Amount:	\$ 18,512
Vacant/Foreclosure:	7		

CODE ENFORCEMENT

Abandoned/Foreclosure Compl. Notices Issued:	7
# of Complaints Investigated by Code Enforcement:	8
Closed Due to Compliance:	6
Open for Longer Compliance Time:	2
Citations Issued:	8
Early Trash Notices:	17
Code Violation Notices to Residents:	16
Tall Grass Notices Issued:	0
Stop Work notices to Contractors (working w/o permit):	5
Outside Storage:	3

NEW BUSINESS

None