

PLANNING COMMISSION  
11/23/10– 048

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS  
HELD ON TUESDAY, NOVEMBER 23, 2010, 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 Fuller.

Roll Call: Chair Fuller  
Dickinson, Evola, Gilezan, Hamborsky (7:36), Richardson, Vaughn, Vitale

Absent: Nederhood

Also Present: Building Official Tutag  
City Attorney C. Berschback  
Recording Secretary St. Peter

Attendance: Council Member Boddy, PC Representative  
Council Member Bryant  
Council Member Granger  
Council Member Howle  
Council Member Sucher

Motion by Gilezan, seconded by Vaughn, that 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

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

Chair Fuller welcomed Council Member Boddy, as Planning Commission Representative, and Council Members Bryant, Granger, Howle, and Sucher for being in attendance at tonight's meeting.

PLANNING COMMISSION  
11/23/10– 049

Motion by Evola, seconded by Vitale, regarding **Approval of Minutes**, that the Planning Commission Workshop and Planning Commission Meeting minutes dated October 26, 2010 be approved.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Nederhood

The next item on the agenda was the **Building Official's Letter Regarding Neon Signs – 11/18/10**. The City Attorney gave a brief history of the Neon Sign Ordinance. Building Official Tutag explained steps taken to gain compliance.

The next item on the agenda was concerning **Neon Sign Appeal: McCubbin's Barber Shop, 20563 Mack Avenue**. The following individual was heard:

David C. Reed, Jr.  
Proprietor/Owner  
McCubbin's Barber Shop

The next item on the agenda was concerning **Neon Sign Appeal: Elan Candies, 20651 Mack Avenue**. The following individual was heard:

Alan Domzalski  
Chief Operating Officer  
Sundance Beverage Company

The next item on the agenda was concerning **Neon Sign Appeal: Bank's Pointe Vacuum, 20187 Mack Avenue**.

The next item on the agenda was concerning **Neon Sign Appeal: Samira's Family Fashion, 21027 Mack Avenue**. The following individual was heard:

Samira Fayed  
Samira's Family Fashion

PLANNING COMMISSION  
11/23/10– 050

The next item on the agenda was concerning **Neon Sign Appeal: David C. Secord, D.D.S., 20259 Mack Avenue**. The following individual was heard:

David C. Secord, D.D. S.  
David C. Secord, D.D.S., M.S.

The next item on the agenda was concerning **Neon Sign Appeal: Merit Woods Pharmacy, 19325 Mack Avenue**. The following individual was heard:

Gary M. Wilson  
Wilson & Cain, P.A.

Discussion ensued among the Planning Commission regarding the appeals and additional comments were allowed by business owners filing an appeal.

Motion by Evola, seconded by Vaughn, that the Planning Commission will decide the Neon Sign Appeals of McCubbin's Barber Shop, 20563 Mack Avenue, and Elan Candies, 20651 Mack Avenue at tonight's meeting.

UPON ROLL CALL VOTE, motion CARRIED by the following vote:

Evola	Yes	Vitale	No
Gilezan	No	Fuller	Yes
Hamborsky	Yes	Dickinson	Yes
Richardson	Yes	Nederhood	Absent
Vaughn	Yes		

Motion by Hamborsky, seconded by Vaughn, that the Neon Sign Appeals of Bank's Vacuum, 20187 Mack Avenue; Samira's Family Fashion, 21027 Mack Avenue; David Secord, D.D.S., 20259 Mack Avenue; and Merit Woods Pharmacy, 19325 Mack Avenue be adjourned to a future meeting of the Planning Commission.

MOTION CARRIED by the following vote:

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

PLANNING COMMISSION  
11/23/10– 051

Motion by Dickinson, seconded by Vitale, that the Planning Commission **recommend the City Council deny** the Neon Sign Appeal of **McCubbin's Barber Shop**, 20563 Mack Avenue.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Nederhood

Motion by Gilezan, seconded by Richardson, that the Planning Commission immediately certify the previous motion.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Nederhood

Motion by Vaughn, seconded by Dickinson, that the Planning Commission **recommend the City Council deny** the Neon Sign Appeal of **Elan Candies**, 20651 Mack Avenue, based on the following findings: it is not in the best interest of the City to allow neon signs; allowing exceptions for individual signs does not keep with the spirit of the ordinance because it would make it impossible to enforce the sign ordinance.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Nederhood

Motion by Vaughn, seconded by Vitale, that the Planning Commission immediately certify the previous motion.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Nederhood

PLANNING COMMISSION  
11/23/10– 052

Motion by Evola, seconded by Vitale, that the Planning Commission Representative attending the December Council meeting present some of the concerns of tonight's meeting:

Substitute motion by Vaughn, seconded by Vitale, to amend the previous motion to state that "the Planning Commission is of the view that sufficient time should be given to Petitioners whose appeals are denied to replace their signs with conforming signs."

SUBSTITUTE MOTION CARRIED by the following vote:

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

Motion by Vaughn, seconded by Hamborsky, that the Planning Commission immediately certify the previous motion.

MOTION CARRIED by the following vote:

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

Motion by Vaughn, seconded by Vitale, that the Planning Commission hear the Neon Sign Appeals of Bank's Vacuum, 20187 Mack Avenue; Samira's Family Fashion, 21027 Mack Avenue; David Secord, D.D.S., 20259 Mack Avenue; and Merit Woods Pharmacy, 19325 Mack Avenue at a special meeting to be scheduled in early January 2011.

UPON ROLL CALL VOTE, motion FAILED by the following vote:

Gilezan	No	Fuller	No
Hamborsky	Yes	Dickinson	No
Richardson	No	Evola	No
Vaughn	Yes	Nederhood	Absent
Vitale	Yes		

Chair Fuller stated that the Neon Sign Appeals of Bank's Vacuum, 20187 Mack Avenue; Samira's Family Fashion, 21027 Mack Avenue; David Secord, D.D.S., 20259 Mack Avenue; and Merit Woods Pharmacy, 19325 Mack Avenue will be heard at the December 14, 2010 meeting.

PLANNING COMMISSION  
11/23/10– 053

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

- The Cook Road development is proceeding and the Building Department anticipates a submission to the Planning Commission for the January meeting.

Commission Member Vaughn gave the **November 2010 Council Report**:

- November 1<sup>st</sup> meeting: Toni DiClemente is retiring as the president of the Mack Avenue Business Association and a Toni DiClemente day was approved by the City Council.
- November 15<sup>th</sup> meeting: Dr. Policherla's variance request to operate an overnight sleep disorder clinic testing facility in the basement of his building was denied. Additionally, there was a discussion under New Business of a home owned by Serenity House at Fairway and Vernier. This facility has obtained a temporary license to operate out of the home. They cannot have any 24-hour or continuous nursing care. They can have 24-hour supervision by aides and other types of nurses.

Commission Member Vitale will attend the Council Meetings in December.

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

**2020 Plan** - Nothing to report.

**Business & Development** – Nothing to report.

Motion by Evola, seconded by Vaughn, to adjourn the Planning Commission meeting at 9:50 p.m. Passed unanimously.