

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Planning Commission Meeting Agenda
September 28, 2010
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 – 08/24/10
7. **REVIEW AND DISCUSSION: PC 2010 OBJECTIVES & SCHEDULE**
Facsimile - PC 2010 Objectives & Schedule - 09/21/10 (M. Fuller)
8. **BUILDING OFFICIAL'S MONTHLY REPORT:**
Building Department Report – August 2010
9. **COUNCIL REPORT:** September – Fuller (for Nederhood)
10. **INFORMATION ONLY - COUNCIL REPRESENTATIVE FOR NEXT MEETING:**
October – Richardson
11. **NEW BUSINESS:**
Sub-Committee Reports:
2020 Plan (Hamborsky/Vitale/Fuller/Gilezan)
Business & Development (Evola/Nederhood/Richardson/Vaughn)
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
08/24/10 – 036

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS
HELD ON TUESDAY, AUGUST 24, 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 (7:34 p.m.), Hamborsky (7:35 p.m.), Richardson,
Vaughn, Vitale

Absent: Nederhood

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

Attendance: Council Member Sucher

Motion by Evola, seconded by Vaughn, that Planning Commission Members Gilezan,
Hamborsky, and Nederhood be excused from tonight's meeting.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Gilezan, Hamborsky, Nederhood

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, Richardson, Vaughn, Vitale

NO: None

ABSENT: Gilezan, Hamborsky, Nederhood

Chair Fuller welcomed Council Member Sucher for being in attendance at tonight's meeting.

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Motion by Evola, seconded by Richardson, regarding **Approval of Minutes**, that the Planning Commission Workshop and Planning Commission Meeting minutes dated July 27, 2010 be approved as submitted.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Gilezan, Hamborsky, Nederhood

The next item on the agenda was regarding **Façade Change: Wellspring Dental, 20136 Mack Avenue**. Building Official Tutag outlined the applicants request and recommended approval with the condition the applicant makes repairs to the surface of the asphalt in the parking lot. Robert Cliffe, 818 W. 11 Mile, Royal Oak, MI 48067, on behalf of Dr. Paula Ottaway, was present to answer questions. Discussion ensued regarding the proposed renovations.

Motion by Vaughn, seconded by Dickinson, to approve the **Façade Change: Wellspring Dental, 20136 Mack Avenue** on the following conditions:

- Existing asphalt parking lot be striped and repairs be made as directed by the Building Department;
- Final landscape plan is subject to Building Department approval;
- Final lighting plan is subject to Building Department approval; and
- Construction start within six months and be completed within one year.

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 regarding the **Public Hearing for the Ordinance to Amend Chapter 50, Division 6, C.F. Community facilities District by adding Setion 50-340 Special Land Uses, to allow a Continuing Care Retirement Community (CCRC) as a Special Land Use Subject to Specific Lot and Building Regulations**. John Jackson of McKenna Associates, Inc. explained the need and purpose of the proposed Ordinance Amendment. He also outlined some specifications recommended in the proposal.

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THE MEETING WAS THEREUPON OPENED AT 8:01 P.M. FOR A PUBLIC HEARING **UNDER THE PROVISIONS OF MICHIGAN COMPILED LAWS, SECTIONS 125.3101 THROUGH 125.3702 AS AMENDED, AND IN ACCORDANCE THE 2007 GROSSE POINTE WOODS CITY CODE, TO AMEND CHAPTER 50, ZONING ORDINANCE, DIVISION 6, C.F. COMMUNITY FACILITIES DISTRICT BY ADDING SECTION 50-340 SPECIAL LAND USES, TO ALLOW A CONTINUING CARE RETIREMENT COMMUNITY (CCRC) AS A SPECIAL LAND USE SUBJECT TO SPECIFIC LOT AND BUILDING REGULATIONS.**

Motion by Evola, seconded by Vaughn, that for purposes of the public hearing the following items be received and placed on file:

- A. Resolutions (2) – 08/18/10 City Attorney (C. Berschback)
- B. PCW Excerpt – 06/22/10
- C. PCW Excerpts – 07/27/10
- D. PC Excerpt – 02/27/10
- E. Affidavit of Legal Publications - 08/05/10
- F. Affidavit of Property Owners Notified – 08/10/10
- G. Aerial Views

And an additional correspondence distributed by City Attorney C. Berschback:

- 1. Letter 08/17/10 – Pat Meathe

MOTION CARRIED by the following vote:

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

The Chair asked if anyone wished to speak in favor of the proposed amendments. The following individuals were heard:

Jeannie Fellows
Former resident of Grosse Pointe Farms

Marieke Allen
Resident of Grosse Pointe Farms

Susan Race
752 Anita

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The Chair asked if anyone wished to speak in opposition to the proposed amendments. The following individuals were heard:

Patrick Meathe
19777 Wedgewood

James Wieme
19947 W. Doyle Pl.

Thomas Sullivan
1852 Brys

Rosemary Czubinski
21911 River Rd., St. Clair Shores

John Sheoris
985 Crescent Ln.

LeeAnn Smith
19857 Wedgewood

Raymond Chown
915 Cook Rd.

Matthew Savage
19955 W. Doyle

Lisa Carmer
850 S. Brys

Gregory Ulrich
770 Pear Tree Ln

Motion by Gilezan, seconded by Vaughn, that the public hearing be closed at 8:53 p.m.
Passed unanimously.

The Chair opened discussion among Commission Members regarding the proposed Ordinance Amendment. A question and answer session ensued between Commission Members, Building Official, City Attorney, and Mr. Jackson regarding the concerns of the public.

Motion by Dickinson, seconded by Richardson, regarding the **the Ordinance to Amend Chapter 50, Division 6, C.F. Community facilities District by adding Setion 50-340 Special Land Uses, to allow a Continuing Care Retirement Community (CCRC) as a Special Land Use Subject to Specific Lot and Building Regulations**, that the Planning Commission adopt the following resolution recommending that City Council approve the proposed Ordinance Amendment:

**THE CITY OF GROSSE POINTE WOODS
PLANNING COMMISSION RESOLUTION AND REPORT
RECOMMENDING APPROVAL OF
AMENDMENTS TO COMMUNITY FACILITIES DISTRICT**

WHEREAS, the Planning Commission has reviewed proposed amendments to the CF Community Facilities District; and,

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WHEREAS, proposed amendments would amend the ordinance to allow a continued care retirement community as a special land use subject to specific lot and building regulations; and,

WHEREAS, a public hearing occurred on the proposed amendments to the ordinance at a regularly scheduled Planning Commission meeting on August 24, 2010.

NOW THEREFORE IT IS HEREBY RESOLVED AS FOLLOWS:

Based on discussion occurring at various workshops prior to the public hearing and discussion at the public hearing, the Planning Commission hereby recommends to the City Council that the Council adopt the proposed amendments as presented at the public hearing. This Resolution and Report shall be forwarded to the City Council for further action.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Nederhood

Motion by Evola, seconded by Gilezan, 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

Chair Fuller declared a recess at 9:21 p.m., and reconvened at 9:30 p.m.

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

- Hired a part-time employee to fill the vacancy in the Building Department.
- Papa Romano's Pizza is opening soon at 19437 Mack Ave.

Commission Member Hamborsky gave the **Council Report**:

August 2, 2010

- Nothing of interest to the Planning Commission.

August 16, 2010

- The Mixed Use Ordinance was approved.

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In light of Commission Member Nederhood's work schedule, Chair Fuller will attend the Council meetings in September.

The following **Subcommittee Reports** were provided:

2020 Plan (*Fuller/ Gilezan/ Hamborsky/ Vitale*) – Commission Member Hamborsky stated that the sub-committee will begin work again in September.

Business & Development (*Evola/ Nederhood/ Richardson/ Vaughn*) – Commission Member Evola will contact Commission Member Nederhood for an update.

There was no **New Business** to report.

Motion by Evola, seconded by Gilezan, to adjourn the Planning Commission meeting at 9:42 p.m. Passed unanimously.

Sue Stewart

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From: Fullerpost@aol.com
Sent: Tuesday, September 21, 2010 6:16 PM
To: Sue Stewart
Cc: Gene Tutag
Subject: Document for Planning Commission
Attachments: Planning Commission Schedule.doc

Please include the attached schedule in the next Planning Commission package. Thank you, Sue.

Mike

Planning Commission Objectives & 2010 Schedule

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|----------|---|---|
| Week of: | 2009 CARRYOVER ITEMS pending City Council /COW action: | |
| | <ul style="list-style-type: none"> • Mixed Use Ordinance <ul style="list-style-type: none"> ○ New Chapter 50, Zoning, Division 11 Mixed Use Overlay District ○ Forwarded to COW 12/8/09 ○ APPROVED August 16, 2010 • Community Facilities Ordinance <ul style="list-style-type: none"> ○ Amendments to Sections 50-1 (definitions), 50-338 & 50-339 ○ Council referred to COW 11/16/09 without a first reading ○ SUPERSEDED by CCRC development (see Other Potential Items below) • LEED Certification Program <ul style="list-style-type: none"> ○ Resolution forwarded to Council 3/24/09; referred to COW ○ <i>Non-priority pending further prompting by Planning Commission</i> • R-4 Ordinance / Assisted Living <ul style="list-style-type: none"> ○ Amendments to Sections 50-1 (definitions), 50-1, -313, -314, -316, -317 & -530 ○ Forwarded 9/23/08 for Council approval; tabled at first reading ○ <i>Non-priority pending further prompting by Planning Commission</i> | |
| | 2010 GOALS & OBJECTIVES to be scheduled: | |
| | <ul style="list-style-type: none"> • Planning Commission <ul style="list-style-type: none"> ○ Review & update Parking Ordinances • 2020 Plan Subcommittee <ul style="list-style-type: none"> ○ Sep/Oct – start planning for 2011 Master Plan Review (1st 5-year review) – <i>need to schedule COW re: Planning Priorities & 2011 Master Plan Review</i> ○ Study mechanisms to promote city development (grants, tax programs, etc.) ○ Encourage sustainable development • Business & Development Subcommittee <ul style="list-style-type: none"> ○ Attract new businesses & encourage people to live & work in GPW | |
| | OTHER POTENTIAL ITEMS: | |
| | <ul style="list-style-type: none"> • Former Children's Home property in Community Facilities (CF) district – <i>proposed Continuing Care Retirement Community (CCRC) in process</i> • Cellular Towers (new issue introduced in May) – <i>ATT Cell Tower proposal in process</i> • Alternative Energy (solar panels, windmills, white shingles, etc.) • Neon Sign Ordinance (note only – effective as of October 2010) | |
| | Jan 4 | Council |
| | Jan 11 | |
| | Jan 18 | Council |
| | Jan 25 | Planning Commission Jan 26 |
| | Feb 1 | Council |
| | Feb 8 | |
| | Feb 15 | |
| | Feb 22 | Council Planning Commission Feb 23 |
| | Mar 1 | Council 2020 Plan Subcommittee Mar 4 |
| | Mar 8 | |
| | Mar 15 | Council |
| | Mar 22 | Business & Development Subcommittee Mar 23 (1 st meeting) Planning Comm Mar 23 – complete 2009 Annual Report ; review open items |

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| Mar 29 | |
| Apr 5 | Council |
| Apr 12 | |
| Apr 19 | Council – COW discussion regarding Mixed Use Ordinance |
| Apr 26 | Planning Commission Apr 27 – CCRC preliminary proposal Business & Development Subcommittee Apr 27 |
| May 3 | Council |
| May 10 | |
| May 17 | Council |
| May 24 | Planning Comm May 25 – ATT Cell Tower variance request (approved & forwarded to ZBA) |
| May 31 | |
| Jun 7 | Council |
| Jun 14 | |
| Jun 21 | Council – ATT Cell Tower variance (approved by Zoning Board of Appeals) Planning Commission Jun 22 – workshop re: language for CCRC/CF & public hearing for Mixed Use Ordinance (approved & forwarded to Council) |
| Jun 28 | Business & Development Subcommittee Jun 28 – discussion with realtors |
| Jul 5 | |
| Jul 12 | Council – first reading of Mixed Use Ordinance (approved) |
| Jul 19 | Council |
| Jul 26 | Planning Commission Jul 27 – workshop for CCRC/CF draft ordinance; site plan & special land use review for ATT Cell Tower (approved & forwarded to Council) |
| Aug 2 | Council |
| Aug 9 | |
| Aug 16 | Council – second reading of Mixed Use Ordinance (FINAL APPROVAL) |
| Aug 23 | Planning Comm Aug 24 – public hearing for CCRC/CF Ordinance (app'd & frwd. to Council) |
| Aug 30 | |
| Sep 6 | |
| Sep 13 | Council – first reading of CCRC/CF Ordinance (approved) |
| Sep 20 | Council |
| Sep 27 | Planning Commission Sep 28 |
| Oct 4 | Council – second reading of CCRC/CF Ordinance |
| Oct 11 | |
| Oct 18 | Council – ATT Cell Tower public hearing & final review |
| Oct 25 | Planning Commission Oct 26 – potential preliminary CCRC site plan progress review |
| Nov 1 | Council |
| Nov 8 | |
| Nov 15 | Council |
| Nov 22 | Planning Commission Nov 23 – potential formal CCRC site plan public hearing & review |
| Nov 29 | |
| Dec 6 | Council |
| Dec 13 | Planning Commission Dec 14 |
| Dec 20 | Council |
| Dec 27 | |
| Jan 2011 | Council Jan 3 Council Jan 17 |

**City of Grosse Pointe Woods
BUILDING DEPARTMENT
Monthly Financial Report – August 2010**

Permits Issued: 167
Rental Certificates: 8 **Total Amount: \$21,702**

CODE ENFORCEMENT

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|--|----|
| # of Complaints Investigated by Code Enforcement: | 32 |
| Closed Due to Compliance: | 21 |
| Open for Longer Compliance Time: | 11 |
| Citations Issued: | 4 |
| Early Trash Notices: | 8 |
| Code Violation Notices to Residents: | 32 |
| Tall Grass Notices Issued: | 33 |
| Stop Work notices to Contractors (working w/o permit): | 18 |
| Outside Storage: | 4 |

NEW BUSINESS

All Pointes Security, 19491 Mack Ave.
Kumon Math Reading Success, 21147 Mack Ave.