

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.