

PLANNING COMMISSION  
06/22/10 – 023

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS  
HELD ON TUESDAY, JUNE 22, 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, Nederhood, Richardson, Vaughn,  
Vitale

Absent: None

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

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

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, Nederhood, Richardson, Vaughn,  
Vitale  
NO: None  
ABSENT: None

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

Motion by Evola, seconded by Vitale, regarding **Approval of Minutes**, that the Planning  
Commission Workshop and Planning Commission Meeting minutes dated May 25, 2010 be  
approved as submitted.

MOTION CARRIED by the following vote:

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

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**THE MEETING WAS THEREUPON OPENED AT 7:34 P.M. FOR A PUBLIC HEARING TO AMEND CHAPTER 50, ZONING, OF THE GROSSE POINTE WOODS CITY CODE IN ACCORDANCE WITH THE MICHIGAN ZONING ENABLING ACT: ARTICLE I IN GENERAL, SECTION #50-1 DEFINITIONS; ARTICLE III DISTRICT REGULATIONS, DIVISION 7, C COMMERCIAL BUSINESS DISTRICT, SECTIONS #50-370 PERMITTED USES AND #50-371 SPECIAL LAND USES; DIVISION 9, RO-1 RESTRICTED OFFICE DISTRICT, SECTION #50-448 PERMITTED USES; AND BY ADDING NEW SECTION #50-465 SPECIAL LAND USES, TO ALLOW THREE STORY MIXED USE.**

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

- A COW Excerpt (Joint Mtg w/PC) – 04/26/10
- B PC Excerpt – 05/25/10
- C Section 50-1 Definitions with Illustration page #CD50:19(a)
- D Section 50-370 Permitted Uses (C District)
- E Section 50-371 Special Land Uses (C District)
- F Section 50-448 Permitted Uses (RO-1)
- G Section 50-465 Special Land Uses (RO-1 District)
- H Affidavit of Legal Publication – 06/03/10
- I Affidavit of Property Owners Notified – 06/04/10
- J GIS Mapping of Properties Notified - 06/03/10

MOTION CARRIED by the following vote:

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

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

Bill Bradley  
1670 Ford Ct.

Michael Beaton  
1810 Oxford Rd.

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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

Roger Mourad  
1660 Ford Ct.

Thomas Sullivan  
1852 Brys Dr.

Richard Milhem  
478 Colonial Ct.

Elizabeth Baergen  
1600 Ford Ct.

Russell Toles  
1640 Ford Ct.

Daniel Church  
481 Colonial Ct., Grosse Pointe Farms

Michael Stanley  
1851 Hunt Club

Eric Kociba  
1838 Hollywood Ave

Motion by Evola, seconded by Vaughn, that the public hearing be closed at 8:14 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, and Assistant City Attorney regarding the concerns of the public.

Motion by Hamborsky, seconded by Evola, regarding the proposal **TO AMEND CHAPTER 50, ZONING, OF THE GROSSE POINTE WOODS CITY CODE IN ACCORDANCE WITH THE MICHIGAN ZONING ENABLING ACT: ARTICLE I IN GENERAL, SECTION #50-1 DEFINITIONS; ARTICLE III DISTRICT REGULATIONS, DIVISION 7, C COMMERCIAL BUSINESS DISTRICT, SECTIONS #50-370 PERMITTED USES AND #50-371 SPECIAL LAND USES; DIVISION 9, RO-1 RESTRICTED OFFICE DISTRICT, SECTION #50-448 PERMITTED USES; AND BY ADDING NEW SECTION #50-465 SPECIAL LAND USES, TO ALLOW THREE STORY MIXED USE**, that the Planning Commission recommend City Council adopt the proposed amendments to Chapter 50, Zoning.

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Discussion ensued regarding the possibility of dividing the motion to separate the Commercial and Restricted Office Districts. The following substitute motion was moved to address the Commercial Business District only.

Substitute Motion by Vaughn, seconded by Vitale, regarding the proposal **TO AMEND CHAPTER 50, ZONING, OF THE GROSSE POINTE WOODS CITY CODE IN ACCORDANCE WITH THE MICHIGAN ZONING ENABLING ACT: ARTICLE III DISTRICT REGULATIONS, DIVISION 7, C COMMERCIAL BUSINESS DISTRICT, SECTIONS #50-370 PERMITTED USES AND #50-371 SPECIAL LAND USES; TO ALLOW THREE STORY MIXED USE**, that the Planning Commission recommend City Council adopt the proposed amendments to Chapter 50, Zoning.

Motion by Vaughn, seconded by Vitale, to amend the previous substitute motion to include **ARTICLE I IN GENERAL, SECTION #50-1 DEFINITIONS.**

Motion carried by the following ROLL CALL vote:

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

The following motion was moved to address the Restricted Office District only.

Motion by Hamborsky, seconded by Evola, regarding the proposal **TO AMEND CHAPTER 50, ZONING, OF THE GROSSE POINTE WOODS CITY CODE IN ACCORDANCE WITH THE MICHIGAN ZONING ENABLING ACT: ARTICLE I IN GENERAL, SECTION #50-1 DEFINITIONS; DIVISION 9, RO-1 RESTRICTED OFFICE DISTRICT, SECTION #50-448 PERMITTED USES; AND BY ADDING NEW SECTION #50-465 SPECIAL LAND USES, TO ALLOW THREE STORY MIXED USE** that the Planning Commission recommend City Council adopt the proposed amendments to Chapter 50, Zoning.

Motion carried by the following ROLL CALL vote:

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

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Motion by Richardson, seconded by Evola, that the Planning Commission immediately certify the two previous motions.

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 **Consultant: McKenna Associates, Inc.** Building Official Tutag requested that the Planning Commission approve payment of the invoice for work done on the Community Facilities Ordinance revisions.

Motion by Evola, seconded by Richardson, that the consultant invoice from **McKenna Associates, Inc.** dated June 4, 2010, in the amount of \$1,770.00, be approved for payment:

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: Neon Signs in Grosse Pointe Woods.** Building Official Tutag submitted a list of current businesses that still have neon signs. The ban becomes effective October 2010, notices will be sent to businesses that have neon signs.

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

- Submitted a monthly report to the Planning Commission outlining Building Department activity for May 2010.
- Busy with tall grass notices, owners are charged for lots that the City cuts plus a 30% administrative fee.
- Two new businesses have opened. American Real Estate Services and The Ear Center, Inc.
- Will provide a list of vacant buildings.

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

**June 7, 2010**

- Nothing of interest to the Planning Commission.

**June 21, 2010**

- Council held a public hearing on variances for the proposed 100' AT&T Cell Tower. The variances were approved and the issue is coming back to the Planning Commission for a site plan approval.

Commission Member Gilezan will report on the July Council meetings.

The following **Subcommittee Reports** were provided:

**2020 Plan** (*Fuller/ Gilezan/ Hamborsky/ Vitale*) – Nothing to report.

**Business & Development** (*Evola/ Nederhood/ Richardson/ Vaughn*) – Commission Member Nederhood stated that the subcommittee scheduled a meeting with local Realtors on June 28, 2010 at 7:00 p.m., to discuss ways to promote Grosse Pointe Woods.

Under **New Business**, Chair Fuller stated that the need to schedule a Public Hearing for the AT&T Cell Tower Site Plan Review for July 27, 2010.

Motion by Vaughn, seconded by Evola, that the Planning Commission schedule a **Public Hearing for the AT&T Cell Tower Site Plan Review on July 27, 2010.**

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 Evola, to adjourn the Planning Commission meeting at 9:16 p.m. Passed unanimously.