

PLANNING COMMISSION  
03/23/10 – 010

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, MARCH 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 7:30 p.m. by Chair Fuller.

Roll Call: Chair Fuller  
Dickinson, Evola, Gilezan, Hamborsky (7:45 pm), 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

Motion by Vaughn, seconded by Evola, that Planning Commission Member Hamborsky be excused from tonight's meeting.

MOTION CARRIED by the following vote:

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

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

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

Motion by Vaughn, seconded by Evola, regarding **Approval of Minutes**, that the Planning Commission Workshop minutes dated February 23, 2010 be approved as submitted.

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MOTION CARRIED by the following vote:

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

Motion by Vaughn, seconded by Evola, regarding **Approval of Minutes**, that the Planning Commission minutes dated February 23, 2010 be approved as submitted.

MOTION CARRIED by the following vote:

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

The next item on the agenda was **Annual Capital Improvement Program**. Building Official Tutag relayed to the Planning Commission that due to budgetary constraints, there are no Capital Improvements scheduled for the 2010/2011 Fiscal Year.

The next item on the agenda was **Site Plan Review for Outdoor Patio: DaEdoardo Restaurant, 19767 Mack Avenue**. Commission Member Vitale requested that he be allowed to recuse himself from discussion and vote on this item because he has a professional involvement in this project. He also requested that he be allowed to remain in the room.

Motion by Gilezan, seconded by Evola, that Commission Member Vitale be recused from discussion and vote on this item and that he be allowed to remain in the room.

MOTION CARRIED by the following vote:

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

Building Official Tutag opened discussion by stating that the proposed plan complies with Section 50-370(14), Permitted Uses, of the Code. The Department Public Safety and the Department Public Works indicate they have reviewed the proposed plan and do not foresee any problems. Building Official Tutag, in his memo dated March 18, 2010, recommends approval of the proposed plan.

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Mike Blane, of Stuckey ▪ Vitale Architects, 27172 Woodward Ave, Royal Oak, MI 48067, addressed the Commission and stated they will comply with all requirements necessary. Discussion ensued regarding the distance of the patio to residential properties, various wall finishing's, types of table umbrellas, and hours of operation.

Motion by Vaughn, seconded by Gilezan, that the Planning Commission approve **Site Plan Review for Outdoor Patio: DaEdoardo Restaurant, 19767 Mack Avenue** as proposed and with the following conditions:

1. The plan is reviewed and approved for outside service by the MLCC.
2. Additional landscaping is provided along the west masonry wall.
3. Install bumper blocks at the head of the four off-street parking spaces shown on the plan.
4. Modify design of metal fence to eliminate any sharp pointed ends.
5. The north wall of the existing building be completely stuccoed.
6. There will be no entertainment on the patio.
7. The hours of operation of the patio will coincide with the hours of the restaurant, weather permitting and subject to review by the Planning Commission in one year.  
Hours are as follows:
  - a. Monday thru Thursday – 4:00 p.m. to 11:00 p.m.
  - b. Friday thru Saturday – 4:00 p.m. to 12:00 a.m.
  - c. Sunday – 4:00 p.m. to 10:00 p.m.

MOTION CARRIED by the following vote:

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

City Attorney stated a point of information; Commission Member Vitale's vote will not be reflected in the minutes because he is recused from voting.

The next item on the agenda was **Approval: 2009 Grosse Pointe Woods Planning Commission Annual Report.**

Motion by Evola, seconded by Vaughn, that the Planning Commission approve the **2009 Grosse Pointe Woods Planning Commission Annual Report.**

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 next item on the agenda was **Discussion: Review of City Council/Committee-of-the-Whole Items Pending**. Building Official Tutag stated that the following are outstanding items:

1. Mixed Use Ordinance
2. R-4 Ordinance/Assisted Living
3. Community Facilities Ordinance
4. LEED (Leadership in Energy & Environmental Design) Certification Program

Chair Fuller distributed a proposed 2010 Schedule that addressed each of the items. Discussion ensued among the Commission regarding the outstanding items. A joint meeting with the Committee-of-the-Whole is tentatively scheduled for April 26, 2010 to discuss the Mixed Use Ordinance.

The Community Facilities and R-4 Ordinances are not top priority at this time, however, it is important not to lose track of them. LEED will be placed on hold temporarily while Commission Member Vitale researches other programs.

The Commission will strive to schedule a meeting with the City Council to address the Planning Commission Priorities and the Master Plan in September 2010. Chair Fuller will submit a letter to the Mayor regarding the 2011 Master Plan.

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

- Attending a class at Oakland University tomorrow with ULI/SMECOG/MSA – Metro Market Place, invited anyone who is interested.
- Solar Panels are becoming more popular, we will need to take a look at what guidelines we want in place sometime in the near future.
  - In addition – we also need to look at white shingles and mini windmills.

Commission Member Hamborsky gave the **Council Report:**  
**March 1, 2010**

- Nothing of interest to the Planning Commission.

**March 15, 2010**

- Was unable to attend.

Commission Member Dickinson will report on the April Council meetings.

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The following **Subcommittee Reports** were provided:

**2020 Plan** (*Fuller/ Gilezan/ Hamborsky/ Vitale*) – Another meeting will be scheduled for April to further discuss the subcommittees plans and objectives.

**Business & Development** (*Evola/ Nederhood/ Richardson/ Vaughn*) – Met for the first time prior to tonight's meeting. The next **Business & Development Meeting** is scheduled for April 27, 2010 at 6:30 p.m.

Under **New Business**, Commission Member Hamborsky questioned who would present to the Committee-of-the-Whole on the April 26, 2010 joint meeting regarding the Mixed Use Ordinance. Consensus of the Commission was to have Commission Member Hamborsky present.

Motion by Evola, seconded by Vitale, to adjourn the Planning Commission meeting at 9:15 p.m. Passed unanimously.