

PLANNING COMMISSION  
01/26/10 – 001

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS  
HELD ON TUESDAY, JANUARY 26, 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 Vitale.

Roll Call: Chair Vitale  
Evola, Fuller, Gilezan, Hamborsky, Nederhood, Richardson, Vaughn

Absent: Dickinson

Also Present: Building Official Tutag  
Recording Secretary Babij Ryska

Attendance: Council Member Boddy, PC Representative  
Council Member Sucher

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

MOTION CARRIED by the following vote:

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

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

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

Motion by Richardson, seconded by Evola, regarding **Approval of Minutes**, that the Planning Commission minutes dated December 8, 2009 be approved as submitted.

PLANNING COMMISSION  
01/26/10 – 002

MOTION CARRIED by the following vote:

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

The next item on the agenda was **Appointments – Election of Chair and Vice-Chair/Secretary**. Chair Vitale asked for any nominations.

Motion by Vaughn, seconded by Evola, regarding Appointments, Election of **Chair**, that the Planning Commission nominate and elect Planning Commission Member **Fuller** as Chair.

MOTION CARRIED by the following vote:

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

Motion by Gilezan, seconded by Evola, regarding Appointments, Election of **Vice-Chair/Secretary**, that the Planning Commission nominate and elect Planning Commission Member **Vaughn** as Vice-Chair/Secretary.

MOTION CARRIED by the following vote:

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

Motion by Fuller, seconded by Evola, that the Planning Commission approve and adopt the **Rules of Order and Procedure** as presented.

MOTION CARRIED by the following vote:

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

The next item on the agenda was **Wall Sign: Woods Wholesale Wine, 20787 Mack Avenue**. Chair 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.

PLANNING COMMISSION  
01/26/10 – 003

Motion by Gilezan, seconded by Vaughn, that Chair 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: Evola, Fuller, Gilezan, Hamborsky, Nederhood, Richardson, Vaughn, Vitale  
NO: None  
ABSENT: Dickinson

Chair Vitale relinquished his seat to Chair-Elect Fuller while the Commission discussed this topic. Chair-Elect Fuller asked the petitioner to address the Commission regarding his sign variance request.

William Matouk, Woods Wholesale Wine, 20787 Mack, stated that he is willing to work with the City in order to get this sign installed as he has a considerable investment in the sign. Building Official Tutag indicated that the same sign was approved by the Planning Commission on March 25, 2003 for the front of the building.

Chair-Elect Fuller asked if anyone in the audience wished to speak in favor or in opposition to this variance request. No one wished to speak.

Commission Member Vaughn requested that the minutes reflect Commission Member Gilezan's remarks regarding this sign request. Mr. Vaughn stated that Mr. Gilezan's remarks would be helpful to future Commissions as they are reviewing signs because this sign might not be approved if it was not an existing sign.

Commission Member Gilezan stated the following reasons for supporting this sign application:

1. The ten factors presented by Building Official Tutag are comfortable and squarely applicable even though there is quite a deviation between what is specified and what is being proposed.
2. Mr. Matouk is a commercial business owner that has invested substantially in a very positive development in this property and in this instance, the improvements to the front side of the building make it necessary to move signage to the side of the building rather than going with the biggest sign possible to try to advertise.
3. Mr. Matouk significantly invested in a sign that was well tailored and acceptable to the Planning Commission not too long ago.

Commission Member Gilezan went on to say that for these reasons, he does not see this decision as providing a concerning precedent for future sign variance requests.

Motion by Hamborsky, seconded by Gilezan, regarding **Wall Sign Variance: Woods Wholesale Wine, 20787 Mack Avenue**, that the Planning Commission, upon review of the sign, has determined that allowing an exception of the provisions of Chapter 32 of the

PLANNING COMMISSION  
01/26/10 – 004

City Code would be in the best interest of the city and not against the spirit and intent of Chapter 32, and recommends that the City Council approve the variance request, provided that an agreement be reached and recorded on the deeds of 20779 Mack Avenue and 20787 Mack Avenue permitting the sign to overhang the roof at 20779 Mack Avenue and require removal of the sign if it will interfere with any future development at 20779 Mack Avenue.

MOTION CARRIED by the following vote:

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

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

MOTION CARRIED by the following vote:

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

Chair-Elect Fuller relinquished his seat back to Chair Vitale.

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

- New Business – Grosse Pointe Urgent Care, 20311 Mack Avenue is holding an Open House Thursday, January 28, 2010 at 6:30 p.m.
- A pharmacy is opening in the St. John Professional Building.
- The 14-acre Children's Home site is for sale.
- Working on an ordinance to address tracking and upkeep of foreclosed homes.
- Working with University Liggett to have the City do required inspections instead of the State.
- At this time Serenity Way at 20600 Fairway Lane is no longer in operation.

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

**January 4, 2010**

- Very short meeting and nothing of interest to the Planning Commission.

**January 18, 2010**

- Nothing of interest to the Planning Commission.

PLANNING COMMISSION  
01/26/10 – 005

Commission Member Vaughn will report on the February Council meetings.

The following **Subcommittee Reports** were provided:

**Dumpster Evaluation** (*Evola/ Vitale*) – Nothing to report.

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

Under **New Business**, Commission Member Hamborsky suggested that a workshop be planned for the next meeting to discuss the goals of the Planning Commission for 2010. Chair Vitale concurred. **Workshop** meeting scheduled for February 23, 2010 at 6:30 p.m.

Motion by Evola, seconded by Vaughn, to adjourn the Planning Commission meeting at 8:10 p.m. Passed unanimously.