

PLANNING COMMISSION

11/24/09 – 039

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS  
HELD ON TUESDAY, NOVEMBER 24, 2009, IN THE COUNCIL-COURT ROOM OF THE  
MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:31 p.m. by Chair Vitale.

Roll Call: Chair Vitale  
Dickinson, Fuller, Gilezan (7:35 pm), Hamborsky (7:34 pm), Nederhood,  
Richardson, Vaughn (7:34 pm)

Absent: Evola

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

Attendance: Council Member Sucher, PC Representative  
Council Member Granger, Alt PC Representative (7:45 pm)  
Council Member Boddy

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

MOTION CARRIED by the following vote:

YES: Dickinson, Fuller, Nederhood, Richardson, Vitale

NO: None

ABSENT: Evola, Gilezan, Hamborsky, Vaughn

Motion by Fuller, seconded by Richardson, 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, Fuller, Nederhood, Richardson, Vitale

NO: None

ABSENT: Evola, Gilezan, Hamborsky, Vaughn

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

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Chair Vitale welcomed Allen G. Dickinson back to the Planning Commission. Mr. Dickinson had previously served as a Planning Commission Member.

Motion by Richardson, seconded by Fuller, regarding **Approval of Minutes**, that the Planning Commission Workshop and Planning Commission Meeting minutes dated October 27, 2009 be approved.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Evola

The next item on the agenda was **Site Plan Review, Truck Well Enclosure: Kroger, 20422 Mack Avenue**. Jeffery Scott, of Jeffery Scott Architects, and Frank Brown, of Kroger were present for questions.

Building Official Tutag introduced the topic indicating that the proposed project would enclose the existing truck wells. Mr. Tutag recommended approval of the site plan subject to the following provisions:

1. Continued compliance with a resolution dated May 5, 1997 issued by the City of Grosse Pointe Woods that no deliveries will be allowed between the hours of 9:00 p.m. and 7:00 a.m.
2. Heavy wall construction with a density of at least 10 lb/sq ft. This recommendation is typically exceeded with a standard CMU.
3. Continuous roof with a density of at least 5 lb/sq ft. This is likely achieved with a steel and membrane roof construction with stone ballast or concrete roof tiles.
4. Openings for trailer entry to the truck well area should be closed off during nighttime loading/unloading activities. Doors should have a density of at least 2.5 lb/sq ft and seal reasonably well to the pavement.
5. Ventilation equipment should be located on the roof and should have air inlet and discharge openings directed away from residential properties.
6. The total sound emanated by ventilation fans to the outdoor environment should not exceed the sound power rating listed in the Table 1.
7. Fresh air openings should be constructed from ductwork with 1" acoustic lining and have length of at least 10' with at least 2 elbows and inlet opening extending below the roof deck by at least 2'.

8. Sound absorption materials should be installed inside the enclosed loading dock area to help control sound that will otherwise tend to build up from the hard reflective surfaces. The materials should be located on walls and overhanging should be constructed of a 2" thick sound absorbing element that may be enclosed in a protective cloth or thin membrane. A total of 1,000 sq ft of sound absorption panels with a minimum value as listed in Table 2. This performance is approximately equivalent to 33 (4' x 8' x 2") cloth enclosed Cloud Lite® panels produced by MBI products.

Chair Vitale asked if anyone in audience wished to speak in favor or in opposition of the proposed project. No one wished to speak.

A brief discussion ensued regarding operation times, screening of equipment, and additional lighting.

Motion by Vaughn, seconded by Hamborsky, regarding **Site Plan Review, Truck Well Enclosure: Kroger, 20422 Mack Avenue**, that the plan be approved subject to the preceding recommendations of the Building Official.

MOTION CARRIED by the following vote:

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

The next item on the agenda was **Continued Discussion: 2020 Plan**. Chair Vitale indicated the possibility of sending a draft to Committee-of-the-Whole to get input from Council prior to scheduling a Public Hearing. City Attorney Berschback outlined some concerns of Building Official Tutag with the language and intent of the draft Mixed Use Overlay District Ordinance. The Commission discussed the following items in detail:

- Building Height, maximum height of 40 feet with a maximum building face of 36 feet.
- Landscape Buffers, City Attorney Berschback will work with sub-committee members to clarify proposed language regarding placement of buffers.
- Residential Unit Density, this section will be stricken from the proposed ordinance.

Chair Vitale set a 2020 Sub-Committee meeting for Friday, December 4, 2009 at 8:00 a.m.

City Attorney Berschback will look into getting this item on a Committee-of-the-Whole Agenda.

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

- An article in the September issue of Michigan Planning & Zoning News discussed technology in the Planning Commission. We will be looking into the potential cost of technology that would allow the Commission and audience to view submitted material on a large screen as a whole.
- We are receiving applications for Sandwich Boards. Currently businesses are only required to pay a one-time fee. Would like to look into an annual fee.
- Census Bureau has said that approximately 40 properties are not in Grosse Pointe Woods, one being Sunrise Assisted Living on Mack. We are in the process of gathering information, such as water bills, to prove otherwise.
- Dr. Scotts has been demolished, they did a great job, an outdoor patio is to come.

Chair Vitale gave the **Council Report**:

### **November 2, 2009**

- Nothing of interest to the Planning Commission.

### **November 16, 2009**

- Appointment of Allen G. Dickinson to the Planning Commission.
- First reading of Division 6 C.F. Community Facilities District, Section 50-1 Definitions, Section 50-338 Purpose and Section 50-339 Permitted Uses. Council received a letter from Starr Commonwealth in opposition. The Ordinance has been tabled until the Council meets with Starr Commonwealth to discuss the matter. That meeting is scheduled for December 2, 2009 at 3:00 pm.

Commission Member Dickinson will report on the December 2009 Council meetings.

The following **Subcommittee Reports** were provided:

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

**2020 Plan** (*Fuller/ Hamborsky/ Vaughn/ Vitale*) – Discussed earlier in the meeting.

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

Motion by Vaughn, seconded by Richardson, to adjourn the Planning Commission meeting at 8:57 p.m. Passed unanimously.