

PLANNING COMMISSION
09/22/09 – 032

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS
HELD ON TUESDAY, SEPTEMBER 22, 2009, IN THE COUNCIL-COURT ROOM OF THE
MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:35 p.m. by Chair Vitale.

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

Absent: None

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

Attendance: Council Member Sucher, PC Representative

Motion by Evola, seconded by Fuller, 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: None

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

Motion by Vaughn, seconded by Gilezan, regarding **Approval of Minutes**, that the Planning Commission Workshop and Planning Commission Meeting minutes dated August 25, 2009 be approved.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

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THE MEETING WAS THEREUPON OPENED AT 7:37 P.M. FOR A **PUBLIC HEARING TO AMEND DIVISION 6 C.F. COMMUNITY FACILITIES DISTRICT, SECTION 50-1 DEFINITIONS, SECTION 50-338 PURPOSE AND SECTION 50-339 PERMITTED USES**, OF THE 2007 GROSSE POINTE WOODS CITY CODE.

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

- A. PCW Excerpt – 08/25/09
- B. PC Excerpt – 08/25/09
- C. Memo – 09/15/09 (Assistant City Attorney C. Berschback)
Proposed Ordinance (Sections 50-1, 50-338 and 50-339)
- D. Memo – 09/19/09 (G. Tutag)
 - (1) DRAFT: Division 6 C.F. Community Facilities District – 08/20/09
 - (2) Current Ordinance – Division 6 C.F. Community Facilities District
 - (3) GPW Master Plan, Background Studies Community Facilities page 16
And GPW Master Plan, Community Facilities – Map 2
 - (4) GPW Zoning Ordinance # 88 – 11/03/52
Page 12 Section ©
 - (5) GPW Zoning Ordinance – 06/18/40
Section 6 – Other Buildings and Uses – District A
- E. Affidavit of Legal Publication – 09/03/09
- F. Affidavit of Property Owners Notified – Community Facilities District – 09/03/09

MOTION CARRIED by the following vote:

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

The Assistant City Attorney gave an overview of the Proposed Ordinance amendments.

The Chair asked if anyone wished to speak in favor of the proposed amendments. No one wished to speak.

The Chair asked if anyone wished to speak in opposition to the proposed amendments. No one wished to speak.

Motion by Evola, seconded by Vaughn, that the public hearing be closed at 7:40 p.m.
Passed unanimously.

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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. It was the consensus of the Commission that additional amendments be included as discussed.

Motion by Evola, seconded by Vaughn, regarding Public Hearing regarding **ORDINANCE AMENDMENTS TO DIVISION 6 C.F. COMMUNITY FACILITIES DISTRICT OF THE 2007 GROSSE POINTE WOODS CITY CODE, SECTION 50-1 DEFINITIONS, SECTION 50-338 PURPOSE AND SECTION 50-339 PERMITTED USES**, that the Planning Commission recommend City Council adopt the proposed amendments to Chapter 50, Zoning, with additional amendments as discussed.

MOTION CARRIED by the following vote:

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

Motion by Vaughn, seconded by Evola, regarding **KIP Scanner/Copier**, that the Planning Commission contribute \$963.00 to the Building Department for expenses related to service and preventative maintenance (through June 2010) for copying and scanning documents.

MOTION CARRIED by the following vote:

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

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

- The owner of D'Edoardo's is interviewing demolition contractors to grade and seed the acquired site and will submit plans by spring for an outdoor café.
- A new bakery called Delights will be going in the north end of town.
- K. Allen Furs building has been sold. Lazars Furs from Windsor will be locating in the building. Closing is taking place on October 23rd.
- Vernier Terrace is moving along with their repairs mentioned at the last meeting; landscaping, parking, etc.

Commission Member Fuller gave the **August 2009 Council Report**:

- Basement excavation litigation has been completed.
- There was some discussion to increase the budget to replace trees and to increase that aspect of the character of the City.
- There was a misinterpretation that EMS was going to be privatized. Many citizens came up to make public comments with a repeating theme that the citizens moved to the City for its character and many services in the community.

Commission Member Gilezan is scheduled to report on the October 2009 Council meetings.

Hearing no objections, the following items were discussed under **New Business**:

- Randy Walker, 957 Kenmore was in favor of D'Eduardo's plan to create an outdoor café.

The following **Subcommittee Reports** were provided:

Dumpster Evaluation - Nothing to report.

Motion by Hamborsky, seconded by Gilezan, regarding **2020 Plan**, that Commission Member Vaughn and Commission Member Fuller be appointed to that Subcommittee.

MOTION CARRIED by the following vote:

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

Motion by Evola, seconded by Vaughn, to adjourn the Planning Commission meeting at 8:35 p.m. Passed unanimously.