

PLANNING COMMISSION
08/25/09 – 028

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS
HELD ON TUESDAY, AUGUST 25, 2009, IN THE CONFERENCE 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
Evola, Fuller, Gilezan, Hamborsky, Nederhood, Richardson, Vaughn

Absent: None

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

Also in
Attendance: Council Member Sucher, PC Representative

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: 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 Fuller, seconded by Evola, regarding **Approval of Minutes**, that the Planning
Commission Meeting minutes dated July 28, 2009 be approved.

MOTION CARRIED by the following vote:

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

The first item on the agenda was **Scheduling a Public Hearing to Amend the
Following Section of Division 6 C.F. Community Facilities District of the 2007
Grosse Pointe Woods City Code, Section 50-339 Permitted Uses.**

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Chair Vitale opened discussion and indicated the desire to have some language to present for a Public Hearing at next months meeting. The following items were discussed pertaining to the Community Facilities District:

- The removal Sections 50-539 (1) and (2)
- Revised listing of permitted uses in Section 50.539
- Addition of definition of Place of Worship in Section 50-1 in response to the revised listing of permitted uses
- Reference made to the Religious Land Use Act, to be further researched by the City Attorney
- Clarification of suggested permitted uses within the Community Facilities District

Motion by Richardson, seconded by Evola, that the Planning Commission schedule a **Public Hearing to Amend Division 6 C.F. Community Facilities District of the 2007 Grosse Pointe Woods City Code, Section 50-339 Permitted Uses** on September 22, 2009 and that the proposed amendment reflect the discussed changes.

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 **Discussion: Mixed Use District**. The City Attorney introduced the topic referring to his submittal of a draft Mixed Use Ordinance. The following items were discussed pertaining to the Proposed Mixed Use District Ordinance:

- Change title to Mixed Use Overlay District
- Zones of the City that the District will apply to
- Three story buildings will only be allowed in predetermined areas
- Parking requirements in a Mixed Use District

Commission Member Hamborsky suggested one more 2020 Subcommittee meeting prior to moving forward with this item. A 2020 Subcommittee meeting was scheduled for Thursday, September 10, 2009 at 8:00 a.m. in the Conference Room of City Hall.

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

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- There have been no further developments for the Mack & Lochmoor project.
- Vernier Terrace has been issued a list of violations
- A Tanning Salon is moving in on Mack Avenue
- We have a new landscape contractor to cut lawns of vacant properties, they are working out well
- Woods Fine Wine and Mobile will approach the Commission with sign variance requests next month

Commission Member Evola gave the **August 3, 2009 Council Report:**

- 5-year General Fund, Major, and Local Street funds forecasting model was approved

Council Member Sucher gave the **August 17, 2009 Council Report:**

- New Mack Avenue Diner Liquor License was denied
- Approved four Metro Towers antennas to sit atop telephone poles
- Stop sign program continues

Chair Vitale noted that Commission Member Fuller is scheduled to report on the September 2009 Council meetings.

The following **Subcommittee Reports** were provided:

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

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

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

- The R-4 District Ordinance amendment that was recommended to Council will be placed on the November Planning Commission agenda as the issue is currently at a standstill
- Discussion ensued regarding the vacancy on the Commission
- The Commission unanimously approved a resolution thanking Ahmed Ismail for his service on the Planning Commission

Commission Member Vaughn read into record the following **resolution** of gratitude for the service of former Commission Member **Ahmed Ismail:**

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WHEREAS, Commissioner Ahmed Ismail has retired from the Grosse Pointe Woods Planning Commission after many years of good and diligent service;

WHEREAS, Commissioner Ismail's experience and knowledge has been of great benefit to the Planning Commission and the residents of the City of Grosse Pointe Woods;

WHEREAS, Commissioner Ismail's enthusiasm, energy and commitment to our community has resulted in many important and innovative developments in our community;

WHEREAS, Commissioner Ismail's good practical counsel and guidance will be missed by the Planning Commission and the City of Grosse Pointe Woods;

NOW, THEREFORE, IT IS RESOLVED, that the Planning Commission hereby expresses its deep and sincere gratitude for Commissioner Ismail's many years of service to the Planning Commission.

Motion by Evola, seconded by Fuller, to adjourn the Planning Commission meeting at 8:58 p.m. Passed unanimously.