

PLANNING COMMISSION
04/28/09 – 013

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS
HELD ON TUESDAY, APRIL 28, 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: Ismail

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

Also in
Attendance: Council Member Sucher, PC Representative

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

MOTION CARRIED by the following vote:

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

Motion by Richardson, 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: Ismail

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

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Motion by Evola, seconded by Richardson, regarding **Approval of Minutes**, that the Planning Commission Workshop and Planning Commission Meeting minutes dated March 24, 2009 be approved.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Ismail

THE MEETING WAS THEREUPON OPENED AT 7:37 P.M. FOR A PUBLIC HEARING REGARDING **ORDINANCE AMENDMENTS TO SECTIONS 50-37, 50-120, 50-148(c)(13), and 50-149 of Chapter 50, Zoning** of the 2007 Grosse Pointe Woods City Code.

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

- A COW Excerpt – 02/23/09
- B Letter – 03/17/09 (Assistant City Attorney C. Berschback)
 - (1) Letter – 12/23/08 (Assistant City Attorney C. Berschback)
 - (2) Section 50-43 Notice Requirements (*Exhibit 1-not applicable*)
 - (3) Section 50-120 Authority of council; procedure; protests (*Exhibit 2*)
 - (4) Section 50-149 Variance Standards (*Exhibit 3*)
 - (5) Section 50-37 Review by Planning Commission (*Exhibit 4*)
 - (6) Committee of the Whole Minutes – 02/23/09
- C PC Excerpt – 03/24/09
- D Letter – 04/01/09 (Assistant City Attorney C. Berschback)
 - (1) Section 50-37 Review by planning commission
 - (2) Section 50-120 Authority of council; procedure; protests
 - (3) Section 50-148(c)(13) Powers
 - (4) Section 50-149 Variance Standards (New)
- E Affidavit of Legal Publication (GP News) – 04/09/09

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Ismail

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

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The Assistant City Attorney requested that the minutes reflect that no audience was present at the meeting.

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

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

Motion by Vaughn, seconded by Evola, that the public hearing be closed at 7:41 p.m.
Passed unanimously.

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 the following additional amendments be included: the term 'property owner' to be replaced with the term 'petitioner' in section 50-149; paragraph in section 50-149(b)(1) be replaced with, 'The property cannot reasonably be used in a manner consistent with existing zoning'.

Motion by Vaughn, seconded by Gilezan, regarding Public Hearing regarding **ORDINANCE AMENDMENTS TO SECTIONS 50-37, 50-120, 50-148(c)(13), and 50-149 of Chapter 50, Zoning** of the 2007 Grosse Pointe Woods City Code., 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: Ismail

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

- First outdoor café permit issued to Josef's European Pastry Shop at 21150 Mack.
- Attended a joint meeting with AIA and SEMBOIA. Trend is moving toward Green Building which will add cost to construction up front but will benefit the environment in the future.

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- Movie Producer Rob Reiner is scouting area for locations to shoot a new movie.
- Dumpster project on hold for now per meeting with Commission Member Evola
 - Commission Member Evola stated the need to focus on 2020 plan but would like to send a letter to all businesses from the Commission regarding dumpsters.

Commission Member Richardson gave the **April 2009 Council Report:**

- Meetings were brief and no issues addressed directly impact the Planning Commission.
- Pertinent information was disclosed at the Committee-of-the-Whole meetings. Commission Member Richardson relinquished the floor to Council Member Sucher to report on the COW meetings.

Council Member Sucher gave the April 2009 Committee-of-the-Whole Reports:

- The City is in the middle of preparing the 2009/2010 Budget.
- Council is reviewing, but would like to avoid adoption of, an Ordinance that would regulate timeframes in which residents could use large sums of water in an effort to save money. At this time, the cost savings would not be significant.
- In an effort to increase revenues, it is likely that Council will approve a 1.75 mil increase. This would recoup some of the revenues lost in the declining property market.
- Council imposed a hiring freeze. Until further notice, Council must approve the hiring of currently vacant and new positions, excluding seasonal part-time. At this time, no layoffs are scheduled.

The following **Subcommittee Reports** were provided:

Dumpster Evaluation (*Evola/Hamborsky/Ismail/Vitale*) – this item was discussed under the Building Official's Monthly Report.

2020 Plan (*Hamborsky/Ismail/Vitale*) – Commission Members Hamborsky and Vaughn distributed handouts giving a draft overview of proposed changes to commercial district zoning to permit mixed use. Several issues were discussed including, locations of mixed-use zones and occupancy requirements for each level, and it was determined that the committee was moving in the right direction.

The next subcommittee **meeting** is scheduled for **Saturday, May 16, 2009 @ 8:00 a.m.**

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

Motion by Evola, seconded by Fuller, to adjourn the Planning Commission meeting at 9:33 p.m. Passed unanimously.