

PLANNING COMMISSION
03/24/09 – 009

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS
HELD ON TUESDAY, MARCH 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 7:33 p.m. by Chair Fuller.

Roll Call: Vice Chair Fuller
Evola, Gilezan, Hamborsky, Ismail, Richardson, Vaughn (8:17 p.m.)

Absent: Nederhood, Vitale

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

Also in
Attendance: Council Member Sucher, PC Representative

Motion by Gilezan, seconded by Evola, that Planning Commission Members Nederhood, Vaughn, and Chair Vitale be excused from tonight's meeting.

MOTION CARRIED by the following vote:

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

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

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

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Motion by Richardson, seconded by Ismail, regarding **Approval of Minutes**, that the Planning Commission minutes dated February 24, 2009 be approved.

MOTION CARRIED by the following vote:

YES: Evola, Fuller, Gilezan, Hamborsky, Ismail, Richardson

NO: None

ABSENT: Nederhood, Vaughn, Vitale

The next item on the agenda was **Discussion: LEED Certification for New Public Buildings**. Building Official Tutag opened the discussion stating that LEED Certification is rating system for new construction and major renovation governed by U.S. Green Building Council (USGBC) to promote environmentally friendly and energy efficient buildings. He stated that this program would be beneficial to the City in that it would promote an energy cost savings in the future, however, there may be a 1% to 2% increase in upfront construction costs. Building Official Tutag recommends the City follow the LEED Silver Standard. Discussion ensued among Commission Members regarding the program.

Motion by Evola, seconded by Ismail, that the Planning Commission recommend that the City Council approve a **Resolution Adopting a Policy that All New Construction and Major Renovations of City-Owned or Funded Buildings Meet the United States Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) Certification Program Requirements**.

MOTION CARRIED by the following vote:

YES: Evola, Fuller, Gilezan, Hamborsky, Ismail, Richardson

NO: None

ABSENT: Nederhood, Vaughn, Vitale

The next item on the agenda was concerning **Scheduling a Public Hearing: To Amend the Following Sections of Chapter 50, Zoning, of the 2007 Grosse Pointe Woods City Code: Section 50-120 Authority of Council; Procedure; Protests, Sections 50-149 Variance Standards (NEW) and Section 50-37 Review by Planning Commission**.

Assistant City Attorney, C. Berschback reviewed the proposed changes to the ordinance and stated that the next step was to hold a Public Hearing. Discussion ensued among Commission Members. Assistant City Attorney, C. Berschback will incorporate the suggestions as discussed.

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Motion by Gilezan, seconded by Evola, that the Planning Commission schedule a **Public Hearing: To Amend Sections of Chapter 50, Zoning, of the 2007 Grosse Pointe Woods City Code: Section 50-120 Authority of Council; Procedure; Protests, Sections 50-149 Variance Standards (NEW); Section 50-148(c) Powers; and Section 50-37 Review by Planning Commission** on April 28, 2009 at 7:30 p.m. and that the proposed amendments reflect the discussed changes.

MOTION CARRIED by the following vote:

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

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

- Vernier Terrace project is still underway.
- Star Commonwealth released an ambiguous press release regarding plans for Cook Rd. property.
- Residential work is picking up due to good weather.

Commission Member Ismail gave the **March 2009 Council Report**:

- No items had impact on the Planning Commission.

Council Representative Sucher stated that the water tower project has been postponed for one year.

Commission Member Vaughn arrived at 8:17 p.m.

The following **Subcommittee Reports** were provided:

Dumpster Evaluation (*Evola/Hamborsky/Ismail/Vitale*) – Commission Member Evola and Building Official Tutag will schedule a meeting

2020 Plan (*Hamborsky/Ismail/Vitale*) – Commission Member Hamborsky stated that based on the discussion had at the Workshop prior to tonight's meeting regarding the direction in which to proceed makes it relevant to have a couple of additional sub-committee meetings before inviting Don Wortman, of Carlisle/Wortman Associates, Inc. to a meeting for input on how to proceed.

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The next subcommittee **meeting** tentatively scheduled for **Saturday, April 4, 2009 @ 8:00 a.m.** pending Chair Vitale's availability.

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

Motion by Evola, seconded by Ismail, to adjourn the Planning Commission meeting at 8:30 p.m. Passed unanimously.