

PLANNING COMMISSION
02/24/09 – 005

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS
HELD ON TUESDAY, FEBRUARY 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 7:32 p.m. by Chair Vitale.

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

Absent: None

Also Present: City Administrator Wollenweber
Building Official Tutag
Public Works Director Ahee
City Attorney C. Berschback
Recording Secretary Babij

Also in
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, Ismail, Nederhood, Richardson, Vaughn, Vitale
NO: None
ABSENT: None

Chair Vitale welcomed Council Member Sucher, as Planning Commission Representative, City Administrator Wollenweber, and Public Works Director Ahee for being in attendance at tonight's meeting.

Motion by Vaughn, seconded by Evola, regarding **Approval of Minutes**, that the Planning Commission minutes dated January 27, 2009 be approved as amended.

MOTION CARRIED by the following vote:

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

The next item on the agenda was **Continued Discussion: Grosse Pointe Woods Planning Commission Report - 2008**. Commission Member Evola opened the discussion stating she had worked with the Building Department to incorporate changes requested by Commission Members. Consensus of the Commission was to add the following amendments to the proposed report:

- Listing the names of the Commission Members that served in 2008
- Adding a closing sentence to the 2020 Plan Sub-Committee section regarding future activity
- Adding the title Planned Activities for 2009 on the last page after the Expense Report section
- Adding a signature line for the Chair of the corresponding year

Commission Member Evola will review and submit to Council the amended 2008 Planning Commission Report.

Motion by Vaughn, seconded by Ismail, regarding **Continued Discussion: Grosse Pointe Woods Planning Commission Report - 2008**, that the Planning Commission approve the 2008 Planning Commission Report, as amended, and that Commission Member Evola review the final report and submit to the City Council.

MOTION CARRIED by the following vote:

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

The next item on the agenda was **Review of Capital Improvement Project: Proposed Water System Reservoir at 1200 Parkway, Grosse Pointe Woods**.

Building Official Tutag introduced the topic stating that the Planning Commission needs to either approve or deny the project, with reason, based on the project being consistent with the City's Master Plan. Discussion ensued among Commission Members regarding esthetics of the project.

Motion by Evola, seconded by Ismail, regarding the **Capital Improvement Project: Proposed Water System Reservoir at 1200 Parkway**, that the Planning Commission request that the City Attorney prepare a resolution, to be presented to the City Council, approving the water reservoir project as proposed for the following reasons:

- The reservoir and pump house will improve the adequacy of the water system within the city, provide equal or greater firefighting capacity, provide long term cost savings, and provide for an employee water supply.

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- The reservoir and pump house are compliant with the Master Plan as the improvement to the water system will enhance the adequacy of a public utility that has a direct influence on the City's ability to attract and/or retain businesses or residents.

MOTION CARRIED by the following vote:

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

- Attended the MML Economic Development in Downtowns and Foreclosure Conference and received a lot of valuable information regarding attracting businesses to the City.
 - We have a minimal amount of vacancies in our downtown area compared to other communities.
- Continue to work on a 2009/2010 Budget.
- Working directly with the Community Center to regulate park permits, project is steadily progressing.

Chair Vitale gave the **February 23, 2009 Council Report**:

- Council was presented with a playscape variance request. The Petitioner requested an 8-foot variance. Council did not approve the request.

Under **New Business**, Chair Vitale informed Commission Members of the discussions had with Treasurer/Comptroller Irby regarding the Planning Commissions **2009/2010 Budget**. Chair Vitale distributed a draft agenda and asked the Commission for input. Discussion ensued, after which the Commission agreed to allow Chair Vitale to submit the requested budget to Treasurer/Comptroller Irby.

The following **Subcommittee Reports** were provided:

Dumpster Evaluation (*Evola/Hamborsky/Ismail/Vitale*) – Commission Member Evola stated there was nothing to report.

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2020 Plan (*Hamborsky/Ismail/Vitale*) – Commission Member Hamborsky reported that the subcommittee met a couple of weeks ago and discussed researching existing zoning language and possible changes to allow for mixed-use buildings. Commission Member Vaughn expressed the interest in looking at a possible overlay district. Discussion ensued and it was determined that workshop regarding this topic is in order.

Chair Vitale called a Workshop Meeting for the purpose of discussing the 2020 Plan on Tuesday, March 24, 2009 at 6:30 p.m.

Motion by Evola, seconded by Fuller, to adjourn the Planning Commission meeting at 9:00 p.m. Passed unanimously.