

CITY OF GROSSE POINTE WOODS, MICHIGAN

20025 Mack Plaza Dr.

Planning Commission Meeting Agenda

September 23, 2008

7:30 p.m.

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. ACCEPTANCE OF AGENDA
5. RECOGNITION OF COUNCIL REPRESENTATIVE/S
6. APPROVAL OF MINUTES: Planning Commission – 08/26/08
7. **SECOND PUBLIC HEARING UNDER THE MICHIGAN COMPILED LAWS, SECTIONS 125.3101 THROUGH 125.3702 AS AMENDED, TO CONSIDER AMENDMENTS TO THE FOLLOWING SECTIONS OF CHAPTER 50, ZONING, OF THE 2007 GROSSE POINTE WOODS CITY CODE:**
 - SECTION 50-1 DEFINITIONS.** ADDS DEFINITION FOR ASSISTED LIVING FACILITY, SENIOR INDEPENDENT LIVING DEVELOPMENT, AND AMENDS MULTIPLE DWELLING.
 - SECTION 50-313 PURPOSE.** DELETES REFERENCE TO MIXED USE.
 - SECTION 50-314 PERMITTED USES.** ADDS ASSISTED LIVING FACILITIES AND SENIOR LIVING DEVELOPMENTS IN THE R-4 DISTRICT WITH CONDITIONS.
 - SECTION 50-316 MULTIPLE DWELLINGS.** DELETES EXISTING SECTION 50-316 AND ADDS NEW HEIGHT/AREA REGULATIONS.
 - SECTION 50-317 DESIGN GUIDELINES.** ADDS NEW COMPREHENSIVE DESIGN GUIDELINES.
 - SECTION 50-530 OFF STREET PARKING REQUIREMENTS.** ADDS REQUIREMENTS FOR NEW PERMITTED USES.
 - A. COW Minutes/Excerpt – 11/26/07
 - B. PC Excerpt – 01/22/08
 - C. PC Excerpt – 02/26/08
 - D. PCW Minutes/Excerpt – 03/13/08
 - E. PCW Excerpt – 04/01/08
 - F. PC Excerpt – 04/01/08
 - G. PC Excerpt – 05/27/08
 - H. PC Excerpt – 08/26/08
 - I. Affidavit of Legal Publication (GP News) – 09/04/08
 - J. Affidavit of Utilities Notified Re: Shorepointe Condos – 09/04/08
 - K. Affidavit of Property Owners Notified Re: Shorepointe Condos – 09/04/08
 - L. Affidavit of Utilities Notified Re: Vernier Terrace Apts – 09/04/08
 - M. Affidavit of Property Owners Notified Re: Vernier Terrace Apts – 09/04/08
 - N. Letter – 06/17/08 (Assistant City Attorney C. Berschback)
 - O. Facsimile Letter – 09/17/08 (Assistant City Attorney C. Berschback)
 1. Section 50-1 Definitions – 02/01/08 (3 pages - 1, 4, & 10)
 2. Division 5. R-4 High Density Multiple Dwelling District
Sections 50-313 thru 50-317 – 04/04/08 (pages 1 thru 7)
 3. 50-530 Off-Street Parking Requirements – 04/04/08 (pages 1 thru 4)
 4. Public Comment Summary – Special PC Mtg – 06/30/08

8. **CONTINUED SITE PLAN REVIEW FOR PREMISES CURRENTLY KNOWN AS 891-1001 VERNIER (ALL SEASONS OF GROSSE POINTE WOODS):**

- A. PC Excerpt – 08/26/08
- B. Memo – 08/21/08 – Building Official (Tutag)
- C. Letter of Request – 08/11/08 - Beztak Land Company (Salomon)
- D. Memo – 09/15/08 – DPS Director (Makowski)
- E. Memo – 09/15/08 – DPS Fire Inspector (Lafer)
- F. Memo – 09/16/08 – DPW Director (Ahee)
- G. Memo – 09/16/08 – Building Official (Tutag)
 - (1) Site Plan Review Meeting Checklist
 - (2) Master Plan Future Land Use Map – 10/18/05
 - (3) Master Plan Land Use Designations, page 42
 - (4) 1949 Aerial View (2 pages)
 - (5) 1940 GPW Zoning Ordinance (7 pages) – 06/18/40
 - (6) GPW Ord #50-317(8) Floor Area Ratio Illustration
 - (7) Traffic Improvement Association (TIA) Letter – 09/10/08 (D. Allyn)
- H. Cover Sheet – 09/09/08
- I. P-1.0 Topographic Survey – 09/09/08
- J. P-2.0 Preliminary Demolition Plan – 09/09/08
- K. P-3.0 Preliminary Site Plan – 09/09/08
- L. P-4.0 Preliminary Grading & Utility Plan – 09/09/08
- M. P-5.0 Preliminary Details – 09/09/08
- N. L-1.0 Conceptual Landscape Planting Plan – 09/10/08
- O. L-2.0 Specifications and Details – 09/10/08
- P. Sheet 1 Parking Level Plan – 09/10/08
- Q. Sheet 2 First Floor Plan – 09/10/08
- R. Sheet 3 Second Floor Plan – 09/10/08
- S. Sheet 4 Third Floor Plan – 09/10/08
- T. Sheet 5 Typical One and Two Bedroom Units
- U. Sheet 6 Elevations – 09/10/08
- V. Sheet 7 Front Elevation (color rendition) – 09/10/08
- W. Sheet 8 Left Side Elevation – 09/10/08
- X. Sheet 9 Rear Elevation – 09/10/08
- Y. E-mail Letter – 09/16/08 (M. Abanatha)
Outdoor Lighting (6 pgs)

9. **BUILDING OFFICIAL'S MONTHLY REPORT**

10. **COUNCIL REPORT:** September – Vitale

11. **NEW BUSINESS/PUBLIC COMMENT:**

Sub-Committee Reports: Dumpster Evaluation (Evola, Ismail, Vitale)
2020 Plan (Hamborsky, Ismail, Vitale)

12. **ADJOURNMENT**

Gene Tutag, Building Official
313-343-2426

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT) POSTED
AND COPIES GIVEN TO NEWSPAPERS

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NOTE TO PETITIONERS

Please make every effort to be present at the meeting so that public officials
may get the benefit of your input on the matter before them.