

PLANNING COMMISSION
09/23/08 – 047

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS
HELD ON TUESDAY, SEPTEMBER 23, 2008, 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 Evola.

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

Absent: Ismail

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

Also in Attendance: Council Member Sucher, PC Representative
Council Member Dickinson
Council Member Waldmeir

Motion by Richardson, 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, Richardson, Vaughn, Vitale, Zolik
NO: None
ABSENT: Ismail

Motion by Richardson, 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, Richardson, Vaughn, Vitale, Zolik
NO: None
ABSENT: Ismail

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

PLANNING COMMISSION
09/23/08 – 048

Motion by Vaughn, seconded by Gilezan, regarding **Approval of Minutes**, that the Planning Commission minutes dated August 26, 2008 be approved as submitted.

MOTION CARRIED by the following vote:

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

THE MEETING WAS THEREUPON OPENED AT 7:34 P.M. FOR A PUBLIC HEARING REGARDING **ORDINANCE AMENDMENTS TO SECTIONS 50-1, 50-313, 50-314, 50-316, 50-317, and 50-530 of Chapter 50, Zoning** of the 2007 Grosse Pointe Woods City Code.

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

- 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

MOTION CARRIED by the following vote:

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

PLANNING COMMISSION
09/23/08 – 049

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

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. No one wished to be heard.

The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. The following individuals were heard:

- Lisa Abbey, 20690 Vernier Circle.
- Jim Denison, 20605 Vernier Circle.

Motion by Vaughn, seconded by Richardson, that the public hearing be closed at 7:44 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.

Motion by Vaughn, seconded by Fuller, regarding Public Hearing regarding amendments to Sections 50-1, 50-313, 50-314, 50-316, 50-317, and 50-530 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 an additional amendment that a building may not exceed 45 feet from the finished grade to the top of the ridge of the roof.

Motion carried by the following Roll Call vote:

Vitale	Yes	Hamborsky	Yes
Zolik	Yes	Ismail	Absent
Evola	Yes	Richardson	Yes
Fuller	Yes	Vaughn	Yes
Gilezan	Yes		

The next item on the agenda was a **Site Plan Review for Premises Currently Known as 891-1001 Vernier.**

Building Official Tutag gave an overview of the project, outlining the background information and proposed use of the property.

PLANNING COMMISSION
09/23/08 – 050

Robert Salomon of Beztak Properties, along with his associates, Mark Abanatha of Alexander V. Bogaerts + Associates, P.C. and Ralph Nunez of Design Team Limited, provided information about the project.

Upon the request of Commission Member Vaughn and hearing no objection, Chair Evola allowed public comment regarding the proposed project. The following individuals were heard:

- Mike Holton, no address given.
- Lisa Abbey, 20690 Vernier Circle.
- Jim Denison, 20605 Vernier Circle.
- Kim Detrick, 20615 Vernier Circle.

Motion by Vaughn, seconded by Fuller, that the Planning Commission adopt and recommend to the City Council, the **Resolution Regarding Site Plan Review for All Seasons of Grosse Pointe Woods:**

WHEREAS, the Grosse Pointe Woods Planning Commission conducted a site plan review on September 23, 2008, and

WHEREAS, the Planning Commission has compared the site plan review, including all documents, prints and plans with the standards for approval found in Section 50-41.

NOW THEREFORE, IT IS HERBY RESOLVED AS FOLLOWS:

1. The Planning Commission hereby finds that the standards for approval itemized in Section 50-41(1) through (14) are hereby met. The Planning Commission hereby adopts the September 16, 2008 memorandum of the Building Official consistent with the plan submitted by Beztak Corporation.
2. Approval of the site plan is conditioned upon the following:
 1. A variance is granted of Section #50-530(8)(1)(2) for 154 off street parking spaces.
 2. Identify handicapped parking in underground garage.
 3. Provide guard for open sides of ramp to underground garage.
 4. Sign is not included with this review, separate submission required.
 5. A soil erosion permit is required form GPW and not Wayne Count as indicated on the plans, as Grosse Pointe Woods is a MEA.
 6. Provide detail of utility screening, ramp guardrail and north fence, subject to the Building Official's approval.

PLANNING COMMISSION
09/23/08 – 051

7. Compliance with Fire Department, Public Works, and TIA review comments, except the TIA recommendation regarding angling of the parking spaces in the circular drive.
 8. A photometric plan shall be submitted; indicating no light from the site will intrude onto adjacent areas.
 9. Details of “dog run and pet pal” area are provided, subject to the Building Official’s approval.
 10. Hours of commercial deliveries to be allowed only from 8:00 a.m. to 7:00 p.m.
 11. Placement of mechanical equipment on the roof.
 12. A dumpster enclosure will utilize the same brick as the exterior of the main building.
 13. Brick selection to be approved by Building Official.
3. The Planning Commission hereby recommends that the Zoning Board of Appeals grant a variance to the Petitioner under Section 50-317(3) (parking) based on the facts contained in the site plan review documents and information received at the hearing.
4. The Planning Commission directs the Chairman to sign this Resolution and forward it to the ZBA for further proceedings consistent with the Zoning Chapter.

Motion carried by the following Roll Call vote:

Zolik	Yes	Ismail	Absent
Evola	Yes	Richardson	Yes
Fuller	Yes	Vaughn	Yes
Gilezan	Yes	Vitale	Yes
Hamborsky	Yes		

Motion by Richardson, seconded by Vaughn, that the Planning Commission **Immediately Certify** the **Resolution Regarding Site Plan Review for All Seasons of Grosse Pointe Woods**.

MOTION CARRIED by the following vote:

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

Chair Evola called a five minute recess at 9:10 p.m., and reconvened at 9:15 p.m.

PLANNING COMMISSION
09/23/08 – 052

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

- The Department is concentrating on cleaning up the alley's.
- Successfully enforcement of the Neon Sign Ordinance.
- Increase in the purchase and renovations of foreclosed homes in the area.
- Permit activity has increased slightly.
- Code enforcement is very busy.

The next item on tonight's agenda was concerning **September Council Report**:

Council Member Sucher stated that there was nothing to report from the September 8, 2008 Council Meeting.

Chair Evola stated that at the September 15, 2008 Meeting, Council appointed new Grosse Pointe Woods Foundation – Board of Directors.

The following **Subcommittee Reports** were provided:

Dumpster Evaluation (*Evola/Hamborsky/Ismail/Vitale*) – Building Official Tutag stated that there was nothing new with the project.

2020 Plan (*Hamborsky/Ismail/Vitale*) – Commission Member Hamborsky requested to be placed on a Council agenda, possibly in November 2008, for input on the presentation given to Council at their August 18, 2008 meeting.

There were no new items to be discussed under **New Business**.

Motion by Zolik, seconded by Vaughn, to adjourn the Planning Commission meeting at 9:24 p.m. Passed unanimously.