

PLANNING COMMISSION
08/26/08 – 042

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS
HELD ON TUESDAY, AUGUST 26, 2008, IN THE COUNCIL-COURT ROOM OF THE
MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:34 p.m. by Chair Evola.

Roll Call: Chair Evola
Gilezan, Hamborsky, Richardson, Vaughn

Absent: Fuller, Ismail, Vitale, Zolik

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

Also in Attendance: Council Member Sucher, PC Representative
Council Member Granger, Alt PC Representative
Mayor Novitke
City Administrator Wollenweber
City Clerk Hathaway

Motion by Vaughn, seconded by Hamborsky, that Planning Commission Members Fuller, Ismail, Vitale, and Zolik be excused from tonight's meeting.

MOTION CARRIED by the following vote:

YES: Evola, Gilezan, Hamborsky, Richardson, Vaughn

NO: None

ABSENT: Fuller, Ismail, Vitale, Zolik

Motion by Vaughn, seconded by Gilezan, 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, Gilezan, Hamborsky, Richardson, Vaughn

NO: None

ABSENT: Fuller, Ismail, Vitale, Zolik

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

PLANNING COMMISSION
08/26/08 – 043

Motion by Vaughn, seconded by Richardson, regarding **Approval of Minutes**, that the Planning Commission Workshop minutes dated July 22, 2008 and Planning Commission minutes dated July 22, 2008 be approved as amended.

MOTION CARRIED by the following vote:

YES: Evola, Gilezan, Hamborsky, Richardson, Vaughn

NO: None

ABSENT: Fuller, Ismail, Vitale, Zolik

Chair Evola welcomed City Administrator Wollenweber and Council Member Granger for being in attendance at tonight's meeting.

Motion by Hamborsky, seconded by Richardson, that the meeting be opened at 7:38 p.m. for a **Public Hearing** regarding Ordinance Amendments to Chapter 50, Zoning, of the 2007 Grosse Pointe Woods City Code by adding Section 50-538, **Outdoor Café Permit** and related subsections to create procedures, standards and conditions regulating Outdoor Cafés.

MOTION CARRIED by the following vote:

YES: Evola, Gilezan, Hamborsky, Richardson, Vaughn

NO: None

ABSENT: Fuller, Ismail, Vitale, Zolik

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. No one wished to be heard.

Motion by Gilezan, seconded by Vaughn, that the public hearing be closed at 7:47 p.m. Passed unanimously.

Motion by Vaughn, seconded by Gilezan, regarding Public Hearing regarding Amendments to Chapter 50, Zoning, of the 2007 Grosse Pointe Woods City Code by adding Section 50-538, **Outdoor Café Permit** and related subsections to create procedures, standards and conditions regulating Outdoor Cafés, that the Planning Commission approve the Amendment and recommend City Council adopt the proposed amendments to Chapter 50, Zoning.

PLANNING COMMISSION
08/26/08 – 044

MOTION CARRIED by the following vote:

YES: Evola, Gilezan, Hamborsky, Richardson, Vaughn

NO: None

ABSENT: Fuller, Ismail, Vitale, Zolik

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

Building Official Tutag introduced the topic by outlining background information and proposed use of the property.

Robert Salomon of Beztak Properties introduced himself to the Commission and outlined the proposed site plan. Discussion ensued between the Commission Members and Mr. Salomon regarding the details of the plan.

No action was taken on this item.

The next item on the agenda was an **Amendment to the Previously Approved Proposed Façade Change: Comerica Bank, 20200 Mack**.

Building Official Tutag introduced the topic by outlining some of the proposed changes.

David Barczys of Niagara Murano Architecture introduced himself to the Commission and outlined the proposed façade changes. Discussion ensued between the Commission Members and Mr. Barczys regarding the details of the plan.

Motion by Vaughn, seconded by Hamborsky, regarding the **Amendment to the Previously Proposed Façade Change: Comerica Bank, 20200 Mack Avenue**, that the Planning Commission approve the site plan as submitted with the stipulation that they must include a HVAC screen to be approved by the Building Department.

Motion carried by the following Roll Call vote:

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

PLANNING COMMISSION
08/26/08 – 045

The next item on the agenda was **CONTINUED DISCUSSION: RULES OF ORDER AND PROCEDURE IN COMPLIANCE WITH THE NEW MICHIGAN PLANNING ENABLING ACT (MPEA)**.

Assistant City Attorney C. Berschback introduced the topic and suggested that the Commission focus on two elements of the new MPEA, amending the Rules of Order and Procedure to allow for a Secretary, and amending the Bylaws regarding conflict of interest.

Discussion among Commission Members ensued. Assistant City Attorney C. Berschback asked that all Commission Members contact him with any suggestions.

Chair Evola called a Workshop Meeting for the purpose of discussing amending the Rules of Order and Procedure on Tuesday, September 23, 2008, at 6:30 p.m.

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

- Building permit activity has increased.
- Home sales in the area has increased.
- Mixed Use properties are very prevalent in other jurisdictions, both in and out of State. Will provide photographs of some examples.

Commission Member Vaughn gave the **July Council Report**.

The following **Subcommittee Reports** were provided:

Dumpster Evaluation (*Evola/Hamborsky/Ismail/Vitale*) – Building Official Tutag stated that there was nothing new with the project, but he is working on it.

2020 Plan (*Hamborsky/Ismail/Vitale*) – Commission Member Hamborsky stated that he was happy with the outcome of the presentation given to the City Council at the August 18, 2008 Committee-of-the-Whole meeting. He would like to keep the momentum going with the communication between the Commission and Council.

Chair Evola welcomed City Clerk Hathaway for being in attendance at tonight's meeting.

PLANNING COMMISSION
08/26/08 – 046

Under the **New Business** portion of the agenda the following items were discussed:

Chair Evola informed the Commission that a new Public Hearing must be held to Amend Sections 50-1, Definitions; 50-313, Purpose; 50-314, Permitted Uses; 50-316, Multiple Dwellings; 50-317, Design Guidelines; 50-530, Off Street Parking Requirements of Chapter 50, Zoning of the 2007 Grosse Pointe Woods City Code due to a notice mailing error.

Assistant City Attorney C. Berschback stated that the new Public Hearing is scheduled for Tuesday, September 23, 2008, at 7:30 p.m.

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