

PLANNING COMMISSION
07/22/08 – 038

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS
HELD ON TUESDAY, JULY 22, 2008, IN THE COUNCIL-COURT ROOM OF THE
MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:30 p.m. by Chair Evola.

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

Absent: Gilezan, Ismail, Vitale, Zolik

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

Also in Attendance: Council Member Sucher, PC Representative

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

MOTION CARRIED by the following vote:

YES: Evola, Fuller, Hamborsky, Richardson, Vaughn

NO: None

ABSENT: Gilezan, Ismail, Vitale, Zolik

Motion by Vaughn, 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, Hamborsky, Richardson, Vaughn

NO: None

ABSENT: Gilezan, Ismail, Vitale, Zolik

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

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Motion by Vaughn, seconded by Richardson, regarding **Approval of Minutes**, that the Planning Commission minutes dated June 24, 2008 be approved as submitted.

MOTION CARRIED by the following vote:

YES: Evola, Fuller, Hamborsky, Richardson, Vaughn

NO: None

ABSENT: Gilezan, Ismail, Vitale, Zolik

Motion by Vaughn, seconded by Richardson, regarding **Approval of Minutes**, that the Planning Commission – Public Hearing minutes dated June 30, 2008 be approved as submitted.

MOTION CARRIED by the following vote:

YES: Evola, Fuller, Hamborsky, Richardson, Vaughn

NO: None

ABSENT: Gilezan, Ismail, Vitale, Zolik

The first item on tonight's agenda was concerning the **Proposed Façade Change: Comerica Bank, 20200 Mack Avenue**.

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 **Proposed Façade Change: Comerica Bank, 20200 Mack Avenue**, that the Planning Commission approve the site plan as submitted without alternate "A" as a roofing option and that the work on the façade change begin within six (6) months and be completed within one (1) year.

Motion carried by the following Roll Call vote:

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

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The next item on the agenda was concerning **Continued Discussion: Outdoor Café Ordinance**.

Assistant City Attorney, C. Berschback reviewed the changes to the proposed ordinance and stated that the next step was to hold a Public Hearing at the August 26, 2008 Planning Commission meeting.

Discussion ensued among Commission Members. It was determined that the \$2,000,000 liability insurance for establishments that serve alcohol would remain until clarification was given to the Commission regarding the feasibility of the amount. The Commission requested the City Administrator give a recommendation on the liability insurance amount. Additionally, minor grammatical changes were made.

Motion by Hamborsky, seconded by Vaughn, that the Planning Commission schedule a **Public Hearing for the Proposed Outdoor Café Ordinance** on August 26, 2008 and that the Proposed Ordinance reflect the discussed changes.

Motion carried by the following Roll Call vote:

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

The next item on the agenda was concerning **Discussion: Proposed Work Plan**. The Commission agreed to address this issue under the 20/20 Report.

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

- Salvatore Scallopini scheduled to open July 23rd.
- New business – Big Salad is progressing well.
- Younger businesses will attract a younger client base.
- Three HUD houses in the City. HUD has a program for municipalities to purchase these homes; we would have to maintain them if we decided to purchase them.
- Received 53 tall grass complaints last month, we continue to address this problem.
 - Meeting on July 23rd with other Pointes to discuss the handling of complaints: reasons and solutions.

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- Currently charge 30% administration fee for lots the City ends up maintaining.
- Will be sending letters to those in violation of the new Neon Sign Ordinance.

Commission Member Fuller gave the **June 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.

2020 Plan (*Hamborsky/Ismail/Vitale*) – Commission Member Hamborsky reviewed and distributed notes from the last meeting as well as information for the presentation to City Council on August 18, 2008. He discussed action items that the subcommittee will be focusing during the presentation. Council Representative Sucher recommended the Commission give some of the information to City Council prior to the August 18th meeting.

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

Motion by Vaughn, seconded by Evola, that discussion of changing the Planning Commission Bylaws and Procedures to be in compliance with the new Michigan Planning Enabling Act appear on the August 26, 2008 Planning Commission agenda.

MOTION CARRIED by the following vote:

YES: Evola, Fuller, Hamborsky, Richardson, Vaughn

NO: None

ABSENT: Gilezan, Ismail, Vitale, Zolik

Motion by Vaughn, seconded by Fuller, to adjourn the Planning Commission meeting at 9:25 p.m. Passed unanimously.