

PLANNING COMMISSION  
06/30/08 – 033

MINUTES OF A SPECIAL MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, JUNE 30, 2008, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:31 p.m. by Chair Evola.

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

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

Also in Attendance: Council Member Sucher, Planning Commission Rep.

Motion by Vaughn, seconded by Fuller, that Planning Commission Member Zolik be excused from tonight's meeting.

MOTION CARRIED by the following vote:

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

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

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

PLANNING COMMISSION  
06/30/08 – 034

Motion by Vaughn, seconded by Gilezan, that the following items be received and placed on file:

- A. Letter 06/30/08 – Gerald A. Kreuger of Lake Shore Rd., Grosse Pointe Shores
- B. Letter 06/30/08 – Patricia A. Moran of Vernier Rd., Grosse Pointe Shores

MOTION CARRIED by the following vote:

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

THE MEETING WAS THEREUPON OPENED AT 7:33 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 Evola, seconded by Vaughn, that for purposes of the public hearing the following items be received and placed on file:

- A. Presentation by Don Wortman, Carlisle/Wortman Associates, Inc.
- B. COW Minutes/Excerpt – 11/26/07
- C. PC Excerpt – 01/22/08
- D. PC Excerpt – 02/26/08
- E. PCW Minutes/Excerpt – 03/13/08
- F. PCW Excerpt – 04/01/08
- G. PC Excerpt – 04/01/08
- H. PC Excerpt – 05/27/08
- I. Affidavit of Legal Publication – 06/05/08
- J. Affidavit of Property Owners Notified – 06/13/08
  - 1. Vernier Terrace Apts
  - 2. Shorepointe Condos
- K. Affidavit of Utilities Notified - 06/13/08
- L. Letter – 06/17/08 (Assistant City Attorney C. Berschback)
  - 1. Section 50-1 Definitions – 02/01/08 (3 pages - 1, 2, &10)
  - 2. Division 5. R-4 High Density Multiple Dwelling District
  - 3. Sections 50-313 thru 50-317 – 04/04/08 (pages 1 thru 7)
  - 4. 50-530 Off-Street Parking Requirements – 04/04/08 (pages 1 thru 4)
- M. Letter in Favor – 06/30/08 – Gerald A. Kreuger of Lake Shore Rd., Grosse Pointe Shores
- N. Letter in Favor – 06/30/08 – Patricia A. Moran of Vernier Rd., Grosse Pointe Shores

PLANNING COMMISSION  
06/30/08 – 035

Motion carried by the following vote:

YES: Evola, Fuller, Gilezan, Hamborsky, Ismail, Richardson, Vaughn, Vitale

NO: None

ABSENT: Zolik

The Assistant City Attorney and Don Wortman provided an overview of the proposed ordinance amendments.

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

- Robert Solomon, a Vice President with Beztec Company, 31731 Northwestern Hwy., Farmington Hills, spoke in favor. His company is developing a plan for senior apartments at the Vernier Terrace location. No assisted living is contemplated. He mentioned a traffic study showing seniors do not drive as much as other age groups and a marketing study showing demand. The majority of parking would be underground. Approximately 124 units would be proposed.
- Sharon Maier of Services for Older Citizens (SOC), 20842 Erben St. in St. Clair Shores, spoke in support of the ordinance on behalf of SOC. She discussed the concept of "aging in place" and that seniors would prefer to live close to their children and vice versa.
- John Judge, 577 Thorntree Rd, has been a resident for 39 years, is retired, volunteers with seniors, and indicated it would be nice to make this type of housing available to our seniors.

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

- Pam Lightbody, 20640 Vernier Circle, indicated she was not opposed to age restrictive living, and not generally opposed to assisted living as a use, but felt that assisted living was not a land use term but more of a marketing term.
- Jim Denison, 20605 Vernier Circle, indicating that senior housing would be a good use, but the main issue relates to the height and size of any development. He provided some comparisons of any proposed building for the R-4 District comparing them with the new library and the Sunrise building on Mack Avenue. He indicated that perhaps assisted living might be an appropriate use and that certainly senior housing would be an appropriate

PLANNING COMMISSION  
06/30/08 – 036

use, but felt that the size of any development should be limited to two stories with a total overall height not to exceed 35 feet.

- Barbara Verona, 20610 Vernier Circle, indicated senior housing is a good idea and was in support of Mr. Denison's comments regarding size and height.
- Mary Berry, 21831 Chalon St. in St. Clair Shores, lives close to Shorepointe and questioned whether any deed restrictions are still in place for the Shorepointe Condominiums.
- Larry Detrick, 20615 Vernier Circle, questioned the definition of assisted living and certain specifications regarding the size of units in the ordinance.
- Lisa Leveck, 20690 Vernier Circle, indicated she felt the proposed height in the R-4 District was unacceptable and that the number of proposed units by the developer seems to be at odds with the Master Plan. She indicated we should encourage senior housing but was concerned about the density issue.
- David Verona, 20610 Vernier Circle, indicated a need for better definitions of assisted living and better definitions for set backs and heights.
- Rose Nagy, 22160 Chalon St., St. Clair Shores, indicated that she had never seen a Master Plan, however, the current Sunrise facility already takes up a lot of parking and the proposed apartments are too expensive.

Motion by Vaughn, seconded by Vitale, that the public hearing be closed at 8:30 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 and Mr. Wortman. The Building Official noted that the current ordinance could allow a larger, taller building to be placed in R-4 districts. In addition, it was noted that under the current ordinance commercial uses could be utilized on the first and second floor of any building that would be put there.

Extensive discussion ensued as to the exact definition of Assisted Living. It was stated that the State of Michigan's definition is vague and therefore could be open to interpretation. A question and answer discussion ensued between the Commission Members and Mr. Soloman, of Beztec Company, regarding their plans for the Vernier Terrace location. Mr. Soloman ensured the Commission that their plan is for Independent Housing and that each unit would be a fully equipped apartment

PLANNING COMMISSION  
06/30/08 – 037

unlike most Assisted Living Housing. Other issues that were briefly discussed included parking, traffic, and set back distances.

A concern of what a building like this would do to property values in the area arose and the Commission asked if there were any realtors present. Gloria Kotas, Realtor, of University St. in Grosse Pointe, stated that there is a great need for senior housing and the Pointes have to be more competitive with other communities, many seniors are leaving the area to find housing.

Motion by Vaughn, seconded by Ismail, 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 the removal of the term 'assisted living' from the terminology.

Motion by Vaughn, seconded by Ismail, to amend the previous motion by adding that all agenda items, documents received and placed on file, and a summary of the public comment be forwarded to the City Council.

Motion by Vaughn, seconded by Ismail, to amend the previous motion to only remove the term 'assisted living' from Sec. 50-314, Permitted uses, and Sec. 50-316, Multiple dwellings, and that the term 'assisted living' remain in Sec. 50-1, Definitions, and Sec. 50-530, Off-street parking requirements.

Motion carried by the following Roll Call vote:

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

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

Motion by Vitale, seconded by Ismail, to adjourn the Planning Commission meeting at 9:34 p.m. Passed unanimously.