

PLANNING COMMISSION
04/22/08 - 020

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON **APRIL 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 7:37 p.m. by Chair Evola.

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

Absent: Ismail, Vitale, Zolik

Also Present: Building Official Tutag
Asst. City Attorney C. Berschback
Recording Secretary Stewart

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

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

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Ismail, Vitale, Zolik

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

Motion by Vaughn, 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: Vaughn, Fuller, Evola, Gilezan, Hamborsky, Richardson

NO: None

ABSENT: Ismail, Vitale, Zolik

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Motion by Vaughn, seconded by Gilezan, regarding **Approval of Minutes**, that the regular Planning Commission minutes of April 01, 2008 be APPROVED as submitted.

MOTION CARRIED by the following vote:

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

The first item on tonight's agenda was concerning **Introduction of Project: Comerica Bank, 20200 Mack Avenue.**

At this time, Planning Commission Member Richardson asked to be recused from this item on tonight's agenda as he has had former business relations with Comerica Bank.

Motion by Gilezan, seconded by Fuller, to recuse Commission Member Richardson from this particular matter on the agenda but permit him to remain in the room during the discussion.

MOTION CARRIED by the following vote:

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

The following person was heard:

David Barczys
Niagara Murano Architects

At this time Mr. Barczys presented color renditions of projected plans for the Planning Commission members to review and comment on. Mr. Barczys indicated that Comerica Bank wants to improve the exterior appearance of the branch office at 20200 Mack Avenue and may install a campus-style setting in the parking area between the Comerica branch office and the Comerica office building, both of which are located on the same Mack Avenue block.

Chair Evola and the Planning Commission members thanked Mr. Barczys for his presentation and indicated they look forward to his presentation at the next Planning Commission meeting on May 27, 2008.

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

- On April 21, 2007 Mark Wollenweber, Gene Tutag and Sue Stewart attended WSU student Alex Hritchu's dissertation regarding a proposed Boutique Hotel in Grosse Pointe Woods. Mr. Hritchu will be invited to present a similar presentation to the Planning Commission at the May 27th meeting.
- The dumpster survey is completed and ready for review by the Dumpster Evaluation sub-committee.
- Code Enforcement efforts have picked up. The Building Department has increased compliance efforts in all areas.
- Construction projects have increased, although not a lot of big jobs.

The next item on tonight's agenda was concerning **Council Report, April - Hamborsky**. Council Representative Sucher reported for Commission Member Hamborsky and indicated the April 7th and 21st meetings were consumed with financial matters and the budget preparation continues.

With the approval of the Chair, Council Member Sucher continued with other items of discussion. Mr. Sucher distributed copies of new city signs drawn by DPW, and indicated that these signs were going out for bid and will replace the current weather-worn signs at the city's north and south entrances on Mack. Mr. Sucher indicated the Planning Commission is not required or requested to make any formal action regarding these signs, although it had been noted that there are a few architects on the Planning Commission, so comments are welcome.

At this time, discussion ensued concerning the repaving project on Mack Avenue from Vernier to Moross. Council Member Sucher provided details and also indicated the project is expected to begin in June and should be completed some time in October.

Additional comments concerning the Planning Commission's recommendations to the City Council related to personnel hiring and Council Member Sucher indicated the Council elected not to take any action at this time. Mr. Sucher also referred to the Planning Commission's recommendation regarding forming a focus group and indicated that the City Council did not want the Planning Commission to pursue this action at this time. Mr. Sucher also indicated that because of these recommendations, there is now a better understanding of the need for closer communications between the Council and the Planning Commission in the future.

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The next item on tonight's agenda was concerning **New Business/Public Comment**.

Chair Evola commented that a great service was provided at the DPW yard for the City's Hazardous Waste Day, especially for shredding of documents. Upon further discussion, it was noted that another Hazardous Waste Day is scheduled in the fall on October 18th.

At this time **Subcommittee Reports** were provided:

Dumpster Evaluation (*Evola/Hamborsky/Ismail/Vitale*) – Chair Evola indicated that Building Official Tutag had previously indicated the spreadsheet was complete and Mr. Tutag added that a subcommittee meeting could be scheduled at any time to review it.

2020 Plan (*Hamborsky/Ismail/Vitale*) – Chair Hamborsky indicated an attempt to schedule a 2020 Plan meeting was unsuccessful and that another meeting should be scheduled in the next week.

Upon further discussion, it was noted that sub-committee meetings should be scheduled through the Planning Commission Chair and that all members of the Planning Commission are to be properly notified prior to each meeting.

Also under New Business: Discussion continued from tonight's previous Planning Commission Workshop meeting regarding **Neon Signs**.

Motion by Richardson, seconded by Gilezan, that the Planning Commission recommend to the City Council that the only changes to Section 32-35 regulating neon signs be the inclusion of the section providing for a five year sunset provision on neon signs.

Discussion ensued and it was noted that internally illuminated signs are allowed in windows but must be included in the 20% maximum allowed coverage. Assistant City Attorney will provide a letter with the history of the Planning Commission ideas that went into this decision.

MOTION CARRIED by ROLL CALL VOTE:

Gilezan	Yes	Vitale	Absent
Hamborsky	No	Zolik	Absent
Ismail	Absent	Evola	Yes
Richardson	Yes	Fuller	Yes
Vaughn	No		

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At this time Building Official Tutag requested to add to the **Building Official's Monthly Report** and indicated that a few Mack Avenue Business owners have requested that the City provide some form of approval process for outdoor cafés on city sidewalks. Mr. Tutag indicated the cafés would have to be regulated by the city and approved by Wayne County. Mr. Tutag suggested a workshop be scheduled in the near future to discuss this further. Assistant City Attorney C. Berschback added that an indemnification agreement would have to be signed.

Discussion returned to the subject of **Neon Signs**.

Motion by Vaughn, seconded by Hamborsky, that the Planning Commission recommend to the City Council that we not amend the sign ordinance to permit neon 'open' signs because we believe there are other viable alternatives available to business owners to have illuminated 'open' signs without using neon as illumination.

MOTION CARRIED by ROLL CALL Vote:

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

No public comment was made at this time.

Motion by Vaughn, seconded by Hamborsky, to ADJOURN the Planning Commission meeting at 8:35 p.m.

MOTION CARRIED by the following vote:

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