

PLANNING COMMISSION
04/01/08 - 014

MINUTES OF THE (RESCHEDULED March 25TH) MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON **APRIL 01, 2008** IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 6:40 p.m. by Chair Evola.

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

Absent: None

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

Also in Attendance: Council Member Sucher, Planning Commission Rep.
Council Member Granger, Alt. PC Rep. (7:45 p.m.)

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

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

Motion by Vaughn, seconded by Vitale, regarding **Approval of Minutes**, that the regular Planning Commission minutes of February 26, 2008 be AMENDED as:

Page 4, ***strike out*** the last sentence of the first full paragraph: "It was noted that Sunrise is not coming back."

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MOTION CARRIED by the following vote:

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

The first item on tonight's agenda was concerning **Continued Discussion:
Senior Living/R-4 District.**

Assistant City Attorney C. Berschback provided a brief overview. Mr. Berschback indicated that Mr. Don Wortman, from Carlisle-Wortman, met with the Planning Commission at a workshop meeting on March 13, 2008, and at that time Mr. Wortman stated the R-4 ordinance draft was appropriate. It was suggested that a clause be included regarding deliveries during certain hours.

Discussion ensued concerning Section 50-316 (1) *Height and area regulations*. There are two different types of height dimensions: 1) from the grade to the top plate, and 2) the 'total height' to the ridge of a mansard or sloped roof. It was indicated the setbacks will assist in the height limit allowed. Consensus was to revise this section by **inserting** language regulating:

- Height not to exceed an overall height of 48' nor more than 3 stories

In addition to the above insertion, the Planning Commission will refer to the Design Standards Guidelines to encourage architectural ambience and promote neighboring compatibility.

The following items were also discussed:

- #50-315 - Prohibit living units below the property grade
- #50-317(g) *On-Site Parking and Drives* – At the end of the last sentence, **insert** "except if there is underground parking."
- #50-317(m) *Open Space* – Last sentence, **strike out** "have direct access from the unit"
- #50-317(n) *Planted Areas* - At the end of the second sentence, **insert** "and adjacent properties."

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- #50-317(q) *Multifamily Architectural Style* – At the beginning of the second sentence, **strike out** “Although a Colonial architectural style for multifamily residential structures is preferred,”.
- #50-317(x) *Mechanical and Utility Equipment* – Second sentence, **strike out** “from the street”
- #50-530 *Off-street parking requirements, Section a. Residential uses #3. Senior Independent Living Development* – **strike out** “full time” (x2)
- #50-530 *Off-street parking requirements, Section a. Residential uses #3. Senior Independent Living Development* – After employees, **insert** “/contract labor” (x2)
- #50-530 *Off-street parking requirements, Section c. Business and commercial uses #14. Senior Independent Living Development* – **strike out** “full time”
- #50-530 *Off-street parking requirements, Section c. Business and commercial uses #14. Senior Independent Living Development* – After employees, **insert** “/contract labor”
- #50-530(r) *Façade and Roof Articulation* – Form two sentences into one **Strike out** “mitigate the barrack-like appearance of flat walls and roofs of excessive” and **insert** the word “and” before secondary....

Motion by Vaughn, seconded by Ismail, to direct the City Attorney to make changes to the ordinance draft as discussed this evening and to schedule a Public Hearing to review the ordinance at the May 27, 2008 Planning Commission meeting.

MOTION CARRIED by ROLL CALL VOTE:

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

The next item on tonight’s agenda was concerning **Continued Discussion: C Commercial District Permitted Uses**. Assistant City Attorney C. Berschback provided a brief overview of the ordinance draft. Per Section #50-371 Special Land Uses, assisted living, nursing homes and convalescent homes can be allowed as a

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Special Land Use in the commercial district provided that certain guidelines be met as indicated in the draft. Mr. Berschback indicated that currently assisted living, nursing homes and convalescent homes are not permitted uses anywhere in the city under the current ordinance, and that variances had been granted for the two existing facilities.

Motion by Vaughn, seconded by Vitale, to recommend that a Public Hearing not be held on this ordinance change at this time.

Discussion ensued concerning allowing assisted living, senior living, nursing homes and convalescent homes as permitted uses in the C-2 District only.

Substitute motion by Hamborsky, seconded by Ismail, to direct the City Attorney and Staff to develop similar language as presented tonight in the Special Land Use Section #50-371, but to tailor that language exclusively for use in the C-2 District and to include Senior Independent Living with the existing uses listed (Assisted Living, Nursing and Convalescent Homes).

MOTION CARRIED by ROLL CALL Vote:

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

Motion by Vaughn, seconded by Vitale, that the Planning Commission not recommend a Public Hearing be held on the original ordinance for Section #50-371, that was proposed to amend the Commercial District on Special Land Use.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

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

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- Dumpsters are being checked and a report will be compiled in the next few weeks. Seems that a lot of businesses have larger dumpsters than needed.
- City Attorney C. Berschback and Mr. Tutag attended an advanced zoning training class yesterday.
- Construction permits (additions, dormers, etc.) are increasing
- Several new businesses coming in, Super Suppers will be opening on April 15th
- Salvatore Scalopini is making progress and rough inspections have been made.

The next item on tonight's agenda was concerning **Council Report, February-Gilezan**. Commission Member Richardson reported for Commission Member Gilezan and indicated that there was nothing relevant to report to the Planning Commission.

At this time, Building Official Tutag added training is available at numerous locations from May 27th through June 26th for the Michigan Planning Enabling Act and the Updated Michigan Zoning Enabling Act. Handouts were provided to the Planning Commission Members and it was recommended to contact Gene or Sue if interested.

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

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

Residential Study Chair Evola indicated this report was completed and reported as such on February 26, 2008 with recommendations to the City Council.

Dumpster Committee (*Evola/Hamborsky/Ismail/Vitale*) – Building Official Tutag had previously reported on this.

2020 Plan (*Hamborsky/Ismail/Vitale*) Chair Hamborsky indicated no activity at this time.

No public comment was made at this time.

At this time, it was agreed that Mr. Don Wortman from Carlisle Wortman be requested to attend the Public Hearing concerning Senior Living/R-4 District.

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Assistant City Attorney and Building Official Tutag will check the budget and, if funds are sufficient, Mr. Tutag will contact Mr. Wortman to request his attendance at the Public Hearing on May 27, 2008.

Motion by Zolik, seconded by Gilezan, to ADJOURN the Planning Commission meeting at 9:18 p.m.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None