

PLANNING COMMISSION  
02/26/08 - 006

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON FEBRUARY 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 7:36 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.  
Council Member Bryant  
Council Member Waldmeir (7:40 p.m.)

At this time Chair Evola welcomed new Planning Commission member, Michael Fuller.

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

NO: None

ABSENT: None

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

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Motion by Vitale, seconded by Zolik, regarding **Approval of Minutes**, that the regular Planning Commission minutes of January 22, 2008 be APPROVED as submitted.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

Council Member Waldmeir arrived at 7:40.

The first item on tonight's agenda was concerning **Discussion (Q & A) Alex Hritchu, WSU Student, Urban Planning Program:**

Chair Evola invited Mr. Alex Hritchu, a student from Wayne State University to the podium. At this time, Mr. Hritchu indicated he has been doing demographic/profile work pertaining to Grosse Pointe Woods which includes finding a development project (Boutique/Hotel) that may enhance the economic potential of our city within the next couple of years. Mr. Hritchu welcomed the Planning Commission to his dissertation at Wayne State University in April and indicated he would provide his report to the Planning Commission as well.

The next item on the agenda was concerning **Proposed Renovation & Addition Review: Woods Fine Wines, 20787 Mack Ave.**

At this time, Planning Commission Member Vitale requested to be recused from this agenda item due to his company working on the proposed project.

Motion by Gilezan, seconded by Zolik, that Commission Member Vitale BE RECUSED from the proposed renovation and addition review for Woods Fine Wines but be allowed to remain in chambers.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

ABSTAIN: Vitale

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The following individuals were heard:

Michael Blaneck, Architect, Stucky-Vitale  
27172 Woodward Ave., Royal Oak

Bill Matouk, Owner  
Woods Fine Wines

Motion by Ismail, seconded by Zolik, regarding Proposed Renovation & Addition Review: Woods Fine Wines, 20787 Mack Ave., that the Planning Commission APPROVE the plans dated February 18, 2008 for the renovation of the second floor and façade improvements with the stipulation that the HVAC equipment on the roof not be visible.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

PREVIOUSLY RECUSED: Vitale

The next item on the agenda was concerning **Continued Discussion: R-4 District.**

Assistant City Attorney C. Berschback provided an overview of the proposed ordinance drafts for Definitions in Section 50-1, Off-Street Parking Requirements in Section 50-530 and Division 5, R-4 High Density Multiple Dwelling District in Section 50-314 Permitted Uses as discussed at the January 22, 2008 Planning Commission meeting and at the November 26, 2007 Committee of the Whole meeting.

A round robin discussion ensued concerning parking spaces in Section 50-530 Off-street parking requirements for Senior Independent Living Development and Assisted Living. It was noted that this parking information was compiled from visual graphics, on-site visits to neighboring communities and from the Institute of Transportation Engineers Manual.

Discussion continued regarding the maximum height of a building. It was indicated the height would be a maximum of 36' from the grade to the top plate. The following suggestions were made:

- Consider adding - in no event can this height be more than three stories.

- Consider adding "and in no event the overall height will be \_\_\_\_\_ (*to be determined*) to the ridge".

At this time, Chair Evola invited Mr. Matt Kornmeier, owner of the Vernier Terrace Apartments on Vernier Road, to the podium.

Motion by Hamborsky, seconded by Zolik, regarding Continued Discussion: R-4 District, that the draft version of the revised R-4 District language be publicized for the purpose of having a Public Hearing and that the following final edits be included:

1. Any structure be limited to three stories above grade;
2. the overall height to the ridge of either a gable or mansard roof be limited to 50';
3. the yard setbacks be calculated from the overall height of the building.
4. the parking language be clarified to include employees on a per shift basis;
5. allow one parking space per employee per shift for Senior Independent Living and Assisted Living; and
6. that guest parking be included in Assisted Living.

Motion amended by Hamborsky, seconded by Zolik, that item #2 be changed from 48' to 50' and to include the roof framing not exceed 12' in height.

MOTION DENIED BY ROLL CALL VOTE:

Evola:	NO	Richardson:	NO
Fuller:	YES	Vaughn:	NO
Gilezan:	NO	Vitale:	NO
Hamborsky:	YES	Zolik:	YES
Ismail:	NO		

At this time, Chair Evola indicated the Planning Commission can either schedule a Public Hearing, appoint a sub-committee to research the requirement for Assisted and Senior Living in our community, or schedule another meeting to continue discussion.

Motion by Ismail, FAILED by lack of support, that the Building Inspector or Chair Evola be given authorization to obtain a quotation to provide a demographic study to verify that this use (Assisted/Senior Living) is in fact needed and present it at the next Planning Commission meeting.

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Upon further discussion, consensus was made that the Planning Commission needs to continue discussion at a Planning Commission Workshop meeting.

Motion by Gilezan, seconded by Ismail, that the Planning Commission continue this discussion at a 'stand alone' Planning Commission Workshop meeting scheduled on a separate day prior to the next regularly scheduled Planning Commission meeting to allow time for the Planning Commission to focus on the particular agenda topics pertaining to Assisted Living and Senior Living in the R-4 District.

MOTION CARRIED by the following vote:

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

Continued discussion ensued with consensus that Building Official Tutag contact Don Wortman from Carlisle Wortman for a possible consultation to the Planning Commission. If agreed, Mr. Wortman will attend the proposed Planning Commission Workshop meeting. All Planning Commission Members will submit questions for Mr. Wortman thru the Building Department.

The Chair declared a recess at 9:52 p.m., reconvened at 9:58 p.m.

The next item on the agenda was concerning **Discussion: C Commercial District Permitted Uses**. Building Official Tutag provided a brief overview and indicated changes have been made to the proposed Section 50-371 Special Land Uses.

A round robin discussion ensued concerning parking being incorporated onto private property in the commercial district by restricting it to either indoors or underground. It was indicated the intent of this is to improve the walk ability on Mack Avenue, increase green space and eliminate the amount of paved areas. It was noted that in addition to being very expensive it might be too restrictive for a developer. Additional considerations/suggestions were discussed:

- Item (7) c - insert the word "decorative" in front of hardscaped areas
- Increase building height to three stories on Mack Avenue so as to reflect the Master Plan (If we require 25% of the first floor to be commercial – would any developer want to build something that could only have two stories?)

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- Include Assisted Living, Convalescent Homes or Nursing Homes in the C-2 District?

Agreement was made to include this with the 'stand alone' Planning Commission Workshop in March 2008.

At this time Chair Evola proceeded to: **Council Report, February-Evola:**

Chair Evola reported that at the February 4<sup>th</sup> meeting it was noted there is an increase in ambulance service; and at the February 25<sup>th</sup> meeting, Mr. Michael Fuller was sworn in as the new Planning Commission Member and Council Member Dickinson was reappointed to the CDBG Advisory Council with Council Member Waldmeir as alternate.

**Building Official's Monthly Report:**

Mr. Tutag indicated Planning and Zoning training is available including Site Plan Review and Zoning Beyond the Basics. Contact Mr. Tutag or Sue Stewart if interested.

An inspection was made for a new business at the old Scully-Hendrie building on Mack today. Designers, antique dealers and furniture stores seems to be a new trend in our city and having these types of businesses may promote a more 'walkable' Mack Avenue.

Mr. Tutag distributed an article to the Planning Commission Members regarding off-street parking and indicated that it addresses communities similar to Grosse Pointe Woods.

The next item on tonight's agenda was concerning **New Business/Public Comment**. Chair Evola indicated the **Residential** and **Dumpster Evaluation Subcommittee Reports** were discussed previously at tonight's Planning Commission Workshop meeting where it was agreed that the Planning Commission would make the following motions at this regular Planning Commission meeting:

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Motion by Vaughn, seconded by Ismail, that the Planning Commission recommends to the City Council, upon review of the annual budget, that consideration be given to the addition of a Public Safety Officer to the City staffing, particularly to devote attention to the area between Mack and Harper.

MOTION CARRIED by the following vote:

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

Motion by Vaughn, seconded by Zolik, that the Planning Commission recommend to the City Council, upon review of the annual budget, that authorization be given for a new position of a full time assistant to the Building Department, particularly to devote a significant portion of time to focus on special projects and rental property issues.

MOTION CARRIED by the following vote:

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

Motion by Vaughn, seconded by Richardson, that the Planning Commission advise the City Council that the Planning Commission intends to conduct a focus group session with residents in the Mack to Harper area to discuss matters of interest to residents in that geographic area.

MOTION CARRIED by the following vote:

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

Discussion continued concerning **Subcommittee Reports -**

**2020 Plan** (*Hamborsky/Ismail/Vitale*) Chair Hamborsky indicated this subcommittee will meet prior to the next regular Planning Commission meeting.

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Also under **New Business:**

Discussion concerning attendance at the next regularly scheduled Planning Commission meeting on March 25 determined that a quorum could not be met.

Motion by Vaughn, seconded by Vitale, that the March 25, 2008 Planning Commission meeting be cancelled and rescheduled on April 1, 2008.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

Discussion regarding neon signs continued from tonight's Planning Commission Workshop meeting. It was agreed to continue this discussion at a Planning Commission Workshop meeting on April 1, 2008.

Motion by Fuller, seconded by Vaughn, to ADJOURN the Planning Commission meeting at 10:38 p.m.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None