

PLANNING COMMISSION  
01/22/08 - 001

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON JANUARY 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 7:46 p.m. by Chair Hamborsky.

Roll Call: Chair Hamborsky  
Commissioners: Evola, Gilezan, 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 Bryant  
Council Member Granger, Alt. PC Rep. (8:20 p.m.)

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

Chair Hamborsky welcomed and thanked Council Member Sucher as Planning Commission Representative and Council Member Bryant for being in attendance at tonight's meeting. Chair Hamborsky also welcomed Mr. Alex Hritchu of Wayne State University's Masters in Urban Planning Program, who is working on an Economic Development Assessment and Strategy Report entailing the Grosse Pointe Woods community.

Motion by Vaughn, seconded by Richardson, regarding **Approval of Minutes**, that the regular Planning Commission minutes of December 11, 2007 be APPROVED as submitted.

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MOTION CARRIED by the following vote:

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

The next item on the agenda was concerning **Appointments, Election of Chair.**

Motion by Gilezan, seconded by Vaughn, regarding Appointments, Election of Chair, that the Planning Commission ELECT Planning Commission Member Carroll Evola as Chair.

MOTION CARRIED by the following vote:

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

The next item on the agenda was concerning **Appointments, Election of Vice-Chair.**

Motion by Gilezan, seconded by Ismail, regarding Appointments, Election of Vice-Chair, that the Planning Commission ELECT Planning Commission Member Michael Zolik as Vice-Chair.

MOTION CARRIED by the following vote:

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

The next item on the agenda was regarding the annual **Adoption of Rules of Order and Procedures.**

Motion by Evola, seconded by Gilezan, that the Planning Commission ADOPT the Rules of Order and Procedures.

MOTION CARRIED by the following vote:

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

The next item on the agenda was concerning **Discussion: Senior Living/R-4 District**. Building Official Tutag provided a brief overview regarding the November 26<sup>th</sup> Committee of the Whole meeting where Assisted Living and revisions to the R-4 District in the ordinance were discussed. It was indicated the preliminary draft is a starting point with changes to the ordinance where some problem areas have been identified by either:

- The interpretation of the ordinance; or
- which section of the ordinance to use, or
- "Assisted Living" not being defined in the ordinance at all.

Council Member Granger arrived at approximately 8:20 p.m.

The following ordinance changes/additions were identified:

In Section 50-1, Definitions: Definitions were added for Assisted Living and Senior Independent Living (Federal Housing Act of 1995). In addition, the definition for multiple dwelling was modified.

In Section 50-530, Off-street parking requirements: Parking requirements were added for Senior Independent Living and Assisted Living. These requirements were taken from the Institute of Traffic Engineers Manual titled "Parking Generation – 3<sup>rd</sup> Edition". Upon further discussion it was agreed the Senior Independent Living Development parking requirement be adjusted to include staff. Mr. Tutag will provide pertinent pages from the Traffic Engineers Manual at the next meeting.

In Section 50-371 Special land uses: Assisted Living Facilities, Nursing or Convalescent Homes have been added as permitted uses in the C District as special uses. It was considered that more detailed discussion is needed regarding the last paragraph, (7)(e). Site plans for the Library, Sunrise I and Sunrise II will be provided at the next meeting to help envision green space.

In Division 5, R-4 High Density Multiple Dwelling District: Section 50-314, Permitted Uses, Assisted Living Facilities and Senior Independent Living Developments have been added. Old Section 50-316, Multiple dwellings generally, has been replaced with Multiple dwellings, Assisted Living Facilities and Senior Independent Living Developments.

Sketches will be provided with the next draft revision. It was suggested to explore Special Land Use in this district.

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Chair Hamborsky indicated that although this meeting is not a Public Hearing, public comments are welcome. The following individuals were heard:

Janet Braunstein  
2168 Ridgemont

Laura Verona  
1198 Brys

Jim Denison  
20605 Vernier Cr.

At this time, Council Member Sucher indicated there are two questions the City Council may require an answer to and the Planning Commission should be prepared to answer them:

1. Do we need Assisted Living?
2. If there is Assisted Living, where should it be located?

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

- Upcoming seminars will be held in Lansing next month (Sucher & Bryant have already shown interest)
- Site plan review classes will be offered – the closest facility would be in Warren at the old tank plant site.
- Community Central Bank is under construction.
- New house being built at 521 Oxford.
- Building Department has been enforcing the sign ordinance.
- Overall construction has been slow, but we're still busy.
- Salvatore Scallopini's is showing progress.

The next item on tonight's agenda was concerning **Council Report, January**

**2008 – Zolik:** Commissioner Zolik indicated that at the January 7<sup>th</sup> meeting the ZBA denied a request for a use variance as the petitioners failed to show a hardship and that the owner from Oxford Beverage spoke in opposition to the neon sign ordinance. There was nothing relative to the Planning Commission at the January 31<sup>st</sup> meeting.

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The next item on tonight's agenda was concerning **New Business/Public Comment**. At this time subcommittee reports were provided:

**Residential Study** (*Evola/Richardson*) Commission Member Evola indicated this will be discussed at next month's Planning Commission Workshop.

**Dumpster Evaluation** (*Evola/Hamborsky/Ismail/Vitale*) Commission Member Evola indicated this committee will contact the Rizzo representative and schedule a meeting soon.

**2020 Plan** (*Hamborsky/Ismail/Vitale*) Chair Hamborsky indicated no recent activity but this committee would be meeting soon.

The next item on the agenda was concerning **New Business**: Commission Member Zolik and Council Member Sucher recommend reading December's Zoning & Planning News as it has an interesting article with suggestions for the Planning Commission.

At this time, Commission Member Gilezan and all the Planning Commission members thanked Commission Member Hamborsky for his dedication and outstanding job as Chair to the Planning Commission in the last year.

Motion by Evola, seconded by Vitale, to ADJOURN the Planning Commission meeting at 9:28 p.m.

MOTION CARRIED by the following vote:

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