

PLANNING COMMISSION
10/23/07 - 060

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON OCTOBER 23, 2007 IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:40 p.m. by Chair Hamborsky.

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

Absent: Ismail

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

Also in Attendance: Council Member Granger, Alt. Planning Commission Rep.

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

MOTION CARRIED by the following vote:

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

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

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Chair Hamborsky welcomed and thanked Council Member Granger, Alternate Planning Commission Representative, for being in attendance at tonight's meeting.

Motion by Evola, seconded by Richardson, regarding **Approval of Minutes**, that the regular Planning Commission minutes of September 25, 2007, be APPROVED as submitted.

MOTION CARRIED by the following vote:

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

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

- Permit activity is slowing down, which is normal for this time of the year.
- The two new homes on Renaud and Ridgemont are almost complete.
- Mr. Tutag met this week with a contractor to discuss demolition and rebuilding a home on Oxford Road.
- Mr. Tutag stated he has been reviewing a publication titled "Walkable Communities" and indicated it provides ideas for areas like Mack Avenue. Mr. Tutag will provide copies and a link to the web to those interested.
- There has been an increase of various complaints to the Building Department. The Building Department and Public Safety CEOs took a proactive approach toward rodent control by hand-delivering rodent prevention fliers to homes and businesses in the northwest quadrant as there were a few isolated instances.

Upon further discussion, it was noted that some people mistake squirrels and opossums for rats. Mr. Tutag indicated Grosse Pointe Woods has a very good relationship with the neighboring communities and they will continue to work with us if problems arise. Our City's combined water-sewer system has continual flow so rodents would not tend to habituate there. Both CEO's are Licensed Pesticide Applicators and can set bait, but must follow strict application guidelines.

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The next item on tonight's agenda was concerning **Council Report, October – Richardson:**

Commission Member Richardson indicated he attended both meetings and that there was nothing relevant to the Planning Commission on October 1, 2007. At the October 15, 2007 meeting, the Design Standards Guidelines was adopted and a second reading to adopt the 2007 City Code which becomes effective on November 4, 2007 was approved.

The next item on tonight's agenda was concerning **New Business**. Subcommittee reports were provided:

Crosswalks (*Gilezan/Ismail/Vitale*) Chair Hamborsky pre-empted the report to indicate this committee is retired but that crosswalks will continue to be discussed. Commission Member Vitale added that the Higher Density Zoning Subcommittee will include crosswalks and other items to their long term plan in what their vision of Mack Avenue should be. Due to this long range plan, Chair Hamborsky indicated that the title of that Subcommittee's name, Higher Density Zoning, is no longer appropriate and the committee members would like to rename it 2020 Plan.

Motion by Vitale, seconded by Sucher, to RENAME the subcommittee titled *Higher Density* to *2020 Plan*.

MOTION CARRIED by the following vote:

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

Residential Study (*Evola/Richardson*) A meeting was held on October 18, 2007 with James Fowler, Deputy Director of Public Safety. Another meeting will be scheduled to compile information and come up with a plan.

Dumpster Evaluation (Evola/Hamborsky/Ismail/Vitale) Still awaiting information from Department of Public Works. At this time, Building Official Tutag indicated Dave Peters is a business owner and is taking his own proactive action such as installing a screen for a dumpster at one of his commercial properties.

Although not considered a subcommittee, Building Official Tutag and Commission Member Sucher met to discuss the **Sandwich Board** ordinance. Suggested changes to the ordinance were regarding height, area, raw materials, colors and re-certification. It was noted that the Planning Commission had previously indicated permits should be issued for temporary signs. The proposed draft of the Sandwich Board ordinance may be on next month's Planning Commission Workshop agenda.

The last Subcommittee to report was:

2020 Plan (formerly Higher Density Zoning) (*Hamborsky/Ismail/Sucher/Vitale*) Two meetings were held this past month. As per Assistant City Attorney C. Berschback's notice, the Planning Commission is scheduled to meet with the Committee-Of-The-Whole on Monday, November 26, 2007.

At this time, City Attorney Berschback reminded the Chair the Planning Commission Workshop meeting is still in adjournment. The Chair indicated that although this topic pertains to both meetings, the Planning Commission Workshop meeting would be revisited at the end of this meeting for proper adjournment.

Discussion ensued and consensus was made that the proposed list of items for discussion with COW are futuristic and, at the same time, reflect the City's Master Plan. To avoid spending hours of unnecessary time, the PC is requesting Council's direction for future implementation.

A consolidated list of items for review at the joint COW/PC meeting will include:

Mixed Use Zoning (Height and Density);
Assisted Living (Permitted Use); and
Introduction to the 2020 Plan.

Additional 2020 Plan subcommittee meetings will be scheduled on October 31st and November 14th at 7:30 a.m. to discuss/develop a presentation for the joint COW/PC meeting.

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Also under **New Business:**

A Public Hearing for Rezoning Mack Avenue, between Huntington and Dorthen, will be held at the November Planning Commission meeting.

Motion by Zolik, seconded by Vaughn, to ADJOURN the Planning Commission meeting at 8:55 p.m.

MOTION CARRIED by the following vote:

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