

PLANNING COMMISSION
09/25/07 - 055

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON SEPTEMBER 25, 2007 IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:31 p.m. by Chair Hamborsky.

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

Absent: Gilezan, Richardson

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

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

Motion by Vaughn, seconded by Evola, that Commission Members Gilezan and Richardson be excused from tonight's meeting.

MOTION CARRIED by the following vote:

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

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

Chair Hamborsky welcomed and thanked Council Member Granger for being in attendance.

PLANNING COMMISSION
09/25/07 - 056

Motion by Evola, seconded by Vaughn, regarding **Approval of Minutes**, that the regular Planning Commission minutes of August 28, 2007, be APPROVED as submitted.

MOTION CARRIED by the following vote:

YES: Evola, Hamborsky, Ismail, Sucher, Vaughn, Vitale, Zolik

NO: None

ABSENT: Gilezan, Richardson

The first item on tonight's agenda was concerning **Discussion/Approval of Design Standards Guidelines**. The two Quality Materials and Architectural Elements sheets containing sketches with descriptive text, as provided by David Scurto through the RRC (Redevelopment Ready Communities) program, will be available at the Building Department for future reference. Chair Hamborsky indicated these revisions, as well as the proposed revised resolution, were previously reviewed by the Planning Commission at tonight's Planning Commission Workshop meeting:

Quality Materials:

- The upper right graphic's text would read as **Natural or Cultured Stone**
- The lower left graphic's text would read as **Natural or Cultured Stone Accents** and the word *Fieldstone* be deleted.
- The lower right graphic's text would read as **Wood Trim, Wood or Cementitious Siding** and the words *No Vinyl or Aluminum Siding, Transparent or Opaque Glass* and *No mirrored glass* be deleted.

Architectural Elements:

- The graphic's text in the second row, second column would read as **Gooseneck Lighting** and the text *No Backlighting* would be deleted.

Motion by Vaughn, seconded by Evola, regarding the Design Standards Ordinance, that the Planning Commission ACCEPT the resolution and the Quality Materials and Architectural Elements as proposed with revisions.

PLANNING COMMISSION
09/25/07 - 057

Motion amended by Vaughn, seconded by Evola, regarding the Design Standards Ordinance, that the Planning Commission ACCEPT the Quality Materials and Architectural Elements as proposed with revisions and that the Planning Commission ACCEPT the resolution by *adding* "non-exclusive" between the words "specific" and "examples", *deleting* "how", and *replacing the word* "can" with "should" in the third line of the last paragraph to read as follows:

GROSSE POINTE WOODS

PLANNING COMMISSION

RESOLUTION REGARDING DESIGN STANDARDS AND GUIDELINES

WHEREAS, the Planning Commission recently recommended to the Grosse Pointe Woods City Council that a new Design Standards Ordinance #50-373 be incorporated into the City Code, and

WHEREAS, the new Design Standards Ordinance Section 50-373(b)(2) references "graphic examples of design elements" which further define expectations regarding an acceptable design, and

WHEREAS, the Planning Commission has been advised that the new Code Book is scheduled to be enacted in October 2007, and the Planning Commission desires to recommend graphic examples to the City Council before the effective date of the new Code.

NOW THEREFORE, upon motion duly made and seconded,

IT IS HEREBY RESOLVED that the Planning Commission recommends that the Grosse Pointe Woods City Council adopt the attached Design Standards Guidelines to show specific nonexclusive examples of assorted design components that should be utilized within a total design.

MOTION CARRIED by the following vote:

YES: Evola, Hamborsky, Ismail, Sucher, Vaughn, Vitale, Zolik

NO: None

ABSENT: Gilezan, Richardson

PLANNING COMMISSION
09/25/07 – 058

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

- In discussion last week with Matt Kornmeier, owner of the Vernier Terrace Apartments, Matt indicated Sunrise would not be coming back with revised plans and that he would be putting the property on the market. On this note, Mr. Tutag and Mr. Berschback will meet to start drafting language for the Planning Commission to include Assisting Living as a permitted use in the City's ordinance.

Upon further discussion, it was agreed that the Planning Commission should meet with the Committee-of-the-Whole (COW) to discuss this and other important items soon. Chair Hamborsky indicated a Planning Commission Workshop will be held next month to compile a topic list for discussion with COW.

- Business owners have requested that outdoor cafes be permitted in Grosse Pointe Woods. It was agreed this topic be discussed at a later date.
- Notices have been sent out to businesses regarding exterior maintenance, i.e. parking lots. A lot of compliance has already been met and follow-up will continue.

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

Commissioner Ismail indicated he was not able to attend the first meeting, but he did attend the second meeting in September. At the September 17, 2007 meeting Belding Cleaners was denied a variance request and both Commission Members Ismail and Sucher indicated the insurance agenda item was quite 'interesting'.

Commissioner Sucher indicated he attended the first meeting in September. At the September 10, 2007 meeting there was a Public Hearing and the City Council recommended Approval of the Transfer of a Class C Liquor License from Champs. Mack Avenue Construction was discussed at length again and some residents proposed areas for crosswalks. At this time, Council Member Granger indicated the crosswalks issue will be taken up by the Construction Committee.

PLANNING COMMISSION
09/25/07 - 059

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

Crosswalks (*Gilezan/Ismail/Vitale*) Commissioner Vitale indicated three particular areas have been identified for potential crosswalks on the plan provided by AEW. Council Person Granger added this plan would be directed to the appropriate committee and she will notify the Planning Commission when their next meeting is scheduled.

Residential Study (*Evola/Richardson*) A meeting was held this past month with discussion regarding rental properties. Another meeting is scheduled for October 18, 2007 at 7:30 a.m. and Public Safety Director Makowski will be asked to attend to discuss Public Safety issues.

Dumpster Evaluation (*Evola/Hamborsky/Ismail/Vitale*) As previously discussed at tonight's Planning Commission Workshop, this sub-committee's group tour of neighboring communities was very informative and will be referenced in the future.

Sandwich Board Signs (*Sucher/Tutag*) is not considered a Subcommittee. However; as previously discussed at tonight's Planning Commission Workshop, Building Official Tutag and Commission Member Sucher will work together and draft a document for presentation to the Planning Commission.

Higher Density Zoning (*Hamborsky/Ismail/Sucher/Vitale*) The first meeting will be scheduled on Wednesday, October 3, 2007 at 7:30 a.m.

Also under **New Business**:

Building Official Tutag indicated a letter was received from property owners requesting **Rezoning 19790, 19794, 19798, 19802, 19806, 19810, 19818, 19822, 19830, 19834, 19838, and 19846 Mack Avenue from (RO-1) Restricted Office to (C) Commercial**. This area is on the east side of Mack, between Dorthen and Huntington, and has an alley. Building Official Tutag suggested the Planning Commission follow the same procedure as a previous rezoning and schedule an informational meeting.

PLANNING COMMISSION
09/25/07 - 060

Motion by Evola, seconded by Ismail, regarding rezoning 19790, 19794, 19798, 19802, 19806, 19810, 19818, 19822, 19830, 19834, 19838, and 19846 Mack Avenue from (RO-1) Restricted Office to (C) Commercial, that the Planning Commission APPROVE THE SCHEDULING OF AN INFORMATIONAL MEETING.

Motion amended by Evola, seconded by Ismail, regarding rezoning 19790, 19794, 19798, 19802, 19806, 19810, 19818, 19822, 19830, 19834, 19838, and 19846 Mack Avenue from (RO-1) Restricted Office to (C) Commercial, that the Planning Commission APPROVE the scheduling of an INFORMATION MEETING, and that the Planning Commission SCHEDULE A PUBLIC HEARING at the next available meeting, subject to notification requirements being met.

MOTION CARRIED by the following vote:

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

Motion by Evola, seconded by Vitale, to ADJOURN the Planning Commission meeting at 8:58 p.m.

MOTION CARRIED by the following vote:

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