

PLANNING COMMISSION
08/28/07 - 051

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON AUGUST 28, 2007 IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:32 p.m. by Chair Hamborsky.

Roll Call: Chair Hamborsky
Commissioners: Evola, Gilezan, Ismail, Richardson, Sucher, Vaughn, Vitale, Zolik
Absent: None
Also Present: Building Official Tutag
Assistant City Attorney C. Berschback
Recording Secretary Stewart

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

Motion by Evola, seconded by Ismail, regarding **Approval of Minutes**, that the regular Planning Commission minutes of July 24, 2007, be AMENDED as follows:

- Page 1, last sentence, *delete* "Spicer" and *insert* "Spicher"
- Page 3, Council Report should read as: "The Commission was advised that the Zoning Board of Appeals (ZBA) denied the Sunrise Development zoning variance and approved the Kroger signage variance at the July 2, 2007 meeting. General discussions ensued regarding considering placing the topic of the R-4 Zoning District onto a future agenda."

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MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

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

- Peoples State Bank will be open the first week in September.
- The Building Department's two summer interns have gone back to school and hopefully will return next year.
- Some new businesses are opening and the vacancy rate will be updated soon.
- The Mack Avenue paving project has affected area businesses.
- SJH&MC is close to being complete. The parking lot is presently being landscaped.
- Residential construction is starting to pick up again.
- Construction is slowly continuing at Salvatorre Scallopini.

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

At the August 6th City Council meeting Bucci's request to upgrade a Tavern License to a Class C Liquor License was approved and the Mack Avenue paving project was discussed as a number of business owners were very dissatisfied.

At the August 6th ZBA meeting the minutes from the July 2nd ZBA meeting were approved, thus marking the start date for Sunrise's 30 day appeal clock.

At the August 20th City Council meeting the Mack Avenue paving project was once again discussed at length. There were some concerns by both residents and businesses over the lack of pedestrian crosswalks.

At the August 20th ZBA meeting Woods Fine Wines' variance requests were approved.

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At this time, discussion ensued regarding 4' walls versus 6' walls between businesses and residential properties. It was commented that a 4' wall with the appropriate landscaping is adequate and would look better when the landscaping develops.

The next item on tonight's agenda was concerning **New Business** –

Discussion continued from tonight's Planning Commission Workshop regarding Sub-Committees:

Colonial Theme – Ready for adoption and awaiting exhibits/sketches to be included. A Planning Commission Workshop is scheduled for September 25th at 6:30 p.m. to finalize this sub-committee.

Crosswalks - Commission member Vitale provided a typical crosswalk sample. Assistant City Attorney C. Berschback will create a crosswalk resolution for next month's meeting to use as a guideline for future reference. Upon further discussion, it was agreed this sub-committee contact City Administrator Mark Wollenweber to discuss possible implementation of additional crosswalks on Mack Avenue.

Residential Study – Meeting scheduled on August 30, 2007.

Dumpster Evaluation – Meeting at City Hall on September 6, 2007 for a joint tour of neighboring cities.

Also under New Business and following up to tonight's discussion from the Planning Commission Workshop meeting:

Motion by Vitale, seconded by Evola, that the Planning Commission form a NEW SUB-COMMITTEE for the study of Higher Density Zoning and that the committee members will be Hamborsky, Ismail, Sucher and Vitale.

MOTION CARRIED by the following vote:

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

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At this time, Commission Member Sucher asked the Planning Commission if Sandwich Board signs should continue to be reviewed. Additional discussion concluded with Building Official Tutag and Commission Member Sucher agreeing to meet and discuss sandwich board sign ordinance language. This item will be discussed at the September 25th Planning Commission Workshop.

Motion by Evola, seconded by Vitale, to CLOSE the Planning Commission meeting at 8:15 p.m.

MOTION CARRIED by the following vote:

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