

PLANNING COMMISSION
07/24/07 - 047

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON JULY 24, 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, Richardson, Sucher,
Vaughn, Vitale

Absent: Ismail, Zolik

Also Present: Assistant City Attorney C. Berschback
Acting Recording Secretary Smith

Also in Attendance: Planning Commission Rep., Council Member Spicher

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

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Ismail, Zolik

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, Gilezan, Hamborsky, Richardson, Sucher, Vaughn, Vitale

NO: None

ABSENT: Ismail, Zolik

At this time Chair Hamborsky welcomed and thanked Council Member Spicher as Planning Commission Representative for his attendance at tonight's meeting.

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Motion by Vaughn, seconded by Evola, regarding **Approval of Minutes**, that the regular Planning Commission minutes of June 26, 2007, be AMENDED as reflected by the written changes proposed by Commissioner Vaughn and with the following additional changes:

Page 6, Item #2, leave in the word "parking" before the word "variance".
Page 6, Item #3, the phrase "by the general public" be added at the end.

MOTION CARRIED by the following vote:

YES: Evola, Gilezan, Hamborsky, Richardson, Sucher, Vaughn

NO: None

ABSENT: Ismail, Zolik

ABSTAIN: Vitale (as to minutes for Site Plan Review: Woods Fine Wines Parking Lot, 1937 Hawthorne)

The first item on the agenda was concerning **PUBLIC HEARING: REZONING OF 20800 MACK AVENUE, 20970 MACK AVENUE, 1861 HAWTHORNE, 1878 HAWTHORNE AND 1875 HOLLYWOOD FROM R-1C ONE-FAMILY RESIDENTIAL TO C COMMERCIAL.**

The Assistant City Attorney reported to the Planning Commission that the packet included written requests by the petitioners to postpone the public hearing.

Motion by Gilezan, seconded by Vitale, that the public hearing for the above referenced properties be POSTPONED indefinitely (no date).

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Ismail, Zolik

The **Building Official's Monthly Report** was waived based on Mr. Tutag's vacation.

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The **Council Report** was provided by Chair Hamborsky.

The Commission was advised that the City Council Zoning Board of Appeals (ZBA) denied the Sunrise Development zoning variance and approved the Kroger signage at the July 2, 2007 meeting. General discussions ensued regarding considering placing the topic of the R-4 Zoning District onto a future agenda.

There was nothing relevant to the Planning Commission addressed at the July 16 Council meeting.

The next item on the agenda was **New Business**. The following updates were provided:

Colonial Theme: Having redrafted the Colonial Theme into the new codification process, this sub-committee's goal is almost completed. The drawings and renderings supporting the Colonial Theme will be reviewed by the sub-committee and submitted to the Planning Commission at either the September or October meeting.

Crosswalks: The crosswalk plan has been designed and approved by the sub-committee and will be sent to the Planning Commission members as a .pdf file. The Planning Commission will be asked at a future date to consider recommending the crosswalk plan as a standard to be used in the future.

Residential Study: This sub-committee awaits future meetings and information from Building Official Tutag.

Dumpster Evaluation: This sub-committee awaits future meetings and information from Building Official Tutag.

Also under new business, Commission Member Sucher brought up the topic of possible training or in-service programs for Planning Commission Members.

September Workshop: Without objection, Chair Hamborsky indicated that a workshop meeting should be scheduled prior to the September Planning

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Commission Meeting with the Planning Commission reviewing the Master Plan to determine possible new topics for sub-committees.

Public Comment: The following individuals were heard:

Margaret Potter
1767 Allard

Ms. Potter was advised that the dumpster sub-committee is working with the business owners along Mack Avenue regarding its work.

The Planning Commission meeting was UNANIMOUSLY ADJOURNED AT 8:32 p.m.