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MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON JUNE 26, 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: Building Official Tutag  
Assistant City Attorney C. Berschback  
Recording Secretary Stewart

Also in Attendance: Council Member Granger (8:28)

Motion by Gilezan, seconded by Evola, 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 Vaughn, seconded by Evola, 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

Motion by Gilezan, seconded by Evola, regarding **Approval of Minutes**, that the regular Planning Commission minutes of May 22, 2007, be AMENDED as:

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Page 5, Last line, DELETE the word "repealed" and INSERT "amended".

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Ismail, Zolik

The first item on the agenda was concerning **RESCHEDULING OF PUBLIC HEARING REGARDING THE REZONING OF 20800 MACK AVENUE, 20870 MACK AVENUE, 1861 HAWTHORNE, 1878 HAWTHORNE AND 1875 HOLLYWOOD FROM R-1C - ONE-FAMILY RESIDENTIAL TO C - COMMERCIAL.**

Rescheduling is required due to the 300' radius notices not being sent out as required by law. Assistant City Attorney C. Berschback indicated the Public Hearing would not be heard tonight and apologized for anyone's inconvenience at this time.

Chair Hamborsky asked if anyone in the audience had specific date preferences for the rescheduling of this Public Hearing. The following individual was heard:

Art Bryant  
1811 Hollywood

Motion by Evola, seconded by Sucher, regarding the rescheduling of Public Hearing Regarding the Rezoning of 20800 Mack Avenue, 20870 Mack Avenue, 1861 Hawthorne, 1878 Hawthorne and 1875 Hollywood from R-1C One Family Residential to C Commercial that the Planning Commission RESCHEDULE A PUBLIC HEARING at the next Planning Commission meeting scheduled for July, 24, 2007.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Ismail, Zolik

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The next item on tonight's agenda was concerning a **PUBLIC HEARING TO AMEND CHAPTER 98, ZONING, SECTIONS 98-1 DEFINITIONS, 50-373 DESIGN STANDARDS, 98-147 APPROVAL BY PLANNING COMMISSION, 98-442 SITE PLAN REVIEW, 98-274 MULTIPLE DWELLINGS GENERALLY, 98-275 MULTIPLE DWELLINGS, 98-206 CHANGE OF APPEARANCE OF BUILDING EXTERIOR, 98-304 DESIGN OF BUILDING EXTERIORS, 50-537 PORTABLE STORAGE UNITS, AND 98-573 WIRELESS COMMUNICATIONS FACILITIES, IN CONJUNCTION WITH THE RE-CODIFICATION OF THE GROSSE POINTE WOODS CODE CONSISTENT WITH THE ZONING ENABLING ACT (ZEA).**

At this time Assistant City Attorney C. Berschback indicated the zoning sections requiring approval this evening are in addition to zoning section amendments previously approved at the Planning Commission's May 22, 2007 Public Hearing. Those changes were presented with approval to City Council for a first hearing on June 18, 2007.

Motion by Vitale, seconded by Evola, to open meeting at 7:42 p.m. for a **PUBLIC HEARING TO AMEND CHAPTER 98, ZONING, SECTIONS 98-1 DEFINITIONS, 50-373 DESIGN STANDARDS, 98-147 APPROVAL BY PLANNING COMMISSION, 98-442 SITE PLAN REVIEW, 98-274 MULTIPLE DWELLINGS GENERALLY, 98-275 MULTIPLE DWELLINGS, 98-206 CHANGE OF APPEARANCE OF BUILDING EXTERIOR, 98-304 DESIGN OF BUILDING EXTERIORS, 50-537 PORTABLE STORAGE UNITS, AND 98-573 WIRELESS COMMUNICATIONS FACILITIES, IN CONJUNCTION WITH THE RE-CODIFICATION OF THE GROSSE POINTE WOODS CODE CONSISTENT WITH THE ZONING ENABLING ACT (ZEA).**

MOTION CARRIED by the following vote:

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

Chair Hamborsky asked if anyone in the audience wished to be speak in favor, or against the Amendments to Chapter 98, Zoning, Sections 98-1 Definitions, 50-373 Design Standards, 98-147 Approval by Planning Commission, 98-442 Site Plan Review, 98-274 Multiple Dwellings Generally, 98-275 Multiple

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Dwellings, 98-206 Change of Appearance of Building Exterior, 98-304 Design of Building Exteriors, 50-537 Portable Storage Units, and 98-573 Wireless Communications Facilities, in conjunction with the re-codification of the Grosse Pointe Woods Code consistent with the Zoning Enabling Act (ZEA).

No one wished to be heard.

Motion by Sucher, seconded by Vitale, to CLOSE THE PUBLIC HEARING to Amend Chapter 98, Zoning, Sections 98-1 Definitions, 50-373 Design Standards, 98-147 Approval by Planning Commission, 98-442 Site Plan Review, 98-274 Multiple Dwellings Generally, 98-275 Multiple Dwellings, 98-206 Change of Appearance of Building Exterior, 98-304 Design of Building Exteriors, 50-537 Portable Storage Units, and 98-573 Wireless Communications Facilities, in conjunction with the re-codification of the Grosse Pointe Woods Code consistent with the Zoning Enabling Act (ZEA)

MOTION CARRIED by the following vote:

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

Motion by Sucher, seconded by Vaughn, that the Planning Commission RECOMMEND that the proposed amendments to Chapter 98, Zoning, Sections 98-1 Definitions, 50-373 Design Standards, 98-147 Approval by Planning Commission, 98-442 Site Plan Review, 98-274 Multiple Dwellings Generally, 98-275 Multiple Dwellings, 98-206 Change of Appearance of Building Exterior, 98-304 Design of Building Exteriors, 50-537 Portable Storage Units, and 98-573 Wireless Communications Facilities, in conjunction with the re-codification of the Grosse Pointe Woods Code consistent with the Zoning Enabling Act (ZEA) as indicated in Assistant City Attorney C. Berschback's letter to the Planning Commission dated May 16, 2007 be adopted and that these changes be incorporated into the final changes as submitted to the City Council for adoption.

MOTION CARRIED by the following vote:

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

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The next item on tonight's agenda was concerning **SITE PLAN REVIEW: PARKING LOT, 1937 HAWTHORNE, GROSSE POINTE WOODS.**

At this time, Commissioner Vitale requested to be recused from this agenda item but be allowed to remain in chambers.

Motion by Evola, seconded by Vaughn, that Commission Member Vitale be recused from Site Plan Review: Parking Lot, 1937 Hawthorne, Grosse Pointe Woods and be allowed to remain in chambers.

MOTION CARRIED by the following vote:

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

Motion amended by Sucher, seconded by Evola, to include the reason for Commission Member Vitale to be recused is that his firm, Stucky-Vitale Architects, has been involved with the preparation of documents presented this evening for this petitioner.

MOTION AMENDED by the following vote:

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

At this time, it was noted that a dimensional variance would be required from City Council for this proposed parking lot.

The following individuals were heard:

Mike Blaneck  
Stucky-Vitale Architects

Bill Matouk, Owner  
Woods Fine Wines, Mack Avenue

Tim Rice  
1961 Hawthorne

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Council Person Granger arrived at 8:28 p.m.

Karen Cueter  
1952 Hawthorne

Anna Devlin  
1945 Hawthorne

Diane Rice  
1961 Hawthorne

Margaret Potter  
1767 Allard

Motion by Vaughn, seconded by Evola, regarding Site Plan Review: Parking Lot, 1937 Hawthorne, Grosse Pointe Woods, that the Planning Commission APPROVE the site plan as proposed and RECOMMEND to the Zoning Board of Appeals the following:

1. That a variance be granted to allow a six foot wall with gradual step-down to four feet as close to the street as approved by Public Safety;
2. That a parking variance be granted for the sideyard setback as proposed, as the petitioner has increased the distance from the parking lot to the neighboring property at 1945 Hawthorne;
3. That the parking lot be secured so that it cannot be used by the general public during closed business hours for the petitioner;
4. That there be "no right turn" signs coming out of the parking lot onto the alley;
5. That the recommendation of Public Works Director as indicated by his memo dated June 14, 2007 be satisfied;
6. That the two lights as indicated on the west side of the site plan be eliminated;

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7. That 37 6' arborvitaes on the west wall be planted as agreed by the petitioner, architect, Building Department and neighbors;
8. That no left turn from the alley onto Hawthorne be allowed, and a sign be posted; and
9. Amend the site plan to reflect a requirement for a variance for the 6' foot wall stepping down to 4' closer to the street.

MOTION CARRIED by the following vote:

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

Motion by Vaughn, seconded by Gilezan, regarding Site Plan Review: Parking Lot, 1937 Hawthorne, Grosse Pointe Woods, that the Planning Commission IMMEDIATELY CERTIFY this agenda item.

MOTION CARRIED by the following vote:

YES: Evola, Gilezan, Hamborsky, Richardson, Vaughn  
NO: Sucher  
ABSENT: Ismail, Zolik  
ABSTAIN: Vitale

At this time, Commission Member Vitale reconvened with the Planning Commission at tonight's meeting.

The next item on tonight's agenda was concerning **SIGNAGE REVIEW: KROGER (formerly Farmer Jack), 20422 MACK AVENUE.**

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The following individual was heard:

Ed Phillips  
Phillips Sign Company  
Harrison Township

Mr. Phillips presented another color rendition of proposed signage for the south/parking lot showing block letters. Upon further review and discussion, the Planning Commission agreed the original sign applications are more stylish and attractive. It was determined that the same sized signage as proposed for the west/Mack elevation be used on the south/parking lot elevation.

Motion by Sucher, seconded by Gilezan, regarding the Signage Review: Kroger, 20422 Mack Avenue, that the Planning Commission APPROVE the signage applications as presented with the following modifications:

1. That a variance be granted for Section 62-13(e) as 48 square feet is the maximum square footage allowed;
2. That a variance be granted for Section 62-11(d)(5) as the signs 10" thickness exceeds the 8" maximum;
3. That a variance be granted for Section 61-18(a)(1) as the five signs exceed the maximum of two signs allowed; and,
4. That the same sized signage as proposed for Mack Avenue also be installed on the south side facing the parking lot with the words "Food and Pharmacy" placed below the scripted word "Kroger", and that this revision be e-mailed to Building Official Tutag and forwarded by e-mail to the Planning Commissioners for review and approval tomorrow morning on June 27, 2007, and if approved, that a variance be granted for Section 62.9 which allow logos if the sign face does not exceed one-third of the maximum allowable area of the sign face as the two 'Kroger' signs are logos and will exceed 48 square feet in area;



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MOTION CARRIED by the following vote:

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

Motion by Vaughn, seconded by Vitale, to IMMEDIATELY CERTIFY the Signage Review: Kroger (formerly Farmer Jack), 20422 Mack Avenue.

MOTION CARRIED by the following vote:

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

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

- Plans for Dr. Goodis' renovation have been received.
- The level of detail for Peoples State Bank is starting to stand out.
- On Monday, July 2, a new seasonal Code Enforcement Officer (CEO) will be starting. This seasonal position will free up the current CEO to patrol alleys, write up violations and inspect commercial dumpsters.

The next item on tonight's agenda was regarding **Council Report, June – Gilezan**:

Commissioner Gilezan attended the June meetings and indicated there were three meetings in June:

- At the June 4<sup>th</sup> and 25<sup>th</sup> meetings, Commission Member Gilezan indicated there was no business of any particular significance to the Planning Commission.

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- At the June 18, 2007 meeting: Commission Member Gilezan indicated there were a couple items relating to the Planning Commission:
  - 1) In reference to ordinance amendments/codification, a first reading was made and approved by City Council to send it to the printer.
  - 2) The City Council determined Sunrise had not done anything improper in connection with the proposal to develop the Vernier Road site. Sunrise expressed their gratitude to the City Council for making this a matter of public record.

Commission Member Gilezan indicated he had to leave the June 18<sup>th</sup> meeting and that Commission Member Sucher would complete the report:

- 3) Commission Member Sucher indicated that the proposed Vernier Road Sunrise neighbors attended the June 18<sup>th</sup> meeting but were not on the agenda. A Zoning Board of Appeals hearing is scheduled for Sunrise Use Variance on July 2, 2007.
- 4) Commission Member Sucher also added the Park Ad Hoc Committee made an initial presentation of plans.

At this time, Commission Member Sucher added that at the July 25<sup>th</sup> meeting, two persons were interviewed for the position of Comptroller and that it was decided not to put the Park Bond issue on the November ballot.

Under **New Business** – Commission Member Vitale indicated he brought a sample crosswalk for review.

Building Official Tutag added that the Building Department has an intern working this summer to scan construction plans and attach them to the Equalizer Permit System. In the future, the plans can be viewed and/or printed upon receipt of a Freedom of Information Act (FOIA) request.

The Planning Commission meeting was UNANIMOUSLY ADJOURNED AT 10:28 p.m.