

PLANNING COMMISSION
05-22-07 – 031

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON MAY 22, 2007 IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:34 p.m. by Chair Hamborsky.

Roll Call: Chair Hamborsky
Commissioners: Evola, Gilezan, Ismail, Sucher,
Vitale, Zolik, Vaughn (8:20)
Absent: Richardson
Also Present: Building Official Tutag
Assistant City Attorney C. Berschback
Recording Secretary Stewart

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

MOTION CARRIED by the following vote:

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

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, Sucher, Vitale, Zolik
NO: None
ABSENT: Richardson, Vaughn

Motion by Evola, seconded by Vitale, regarding Approval of Minutes, that the regular Planning Commission minutes of April 24, 2007, BE APPROVED as submitted.

MOTION CARRIED by the following vote:

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

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The next item was concerning **SCHEDULING 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.**

Assistant City Attorney C. Berschback indicated Mike Zilli requested this matter proceed to a Public Hearing and it is the obligation of the Planning Commission to consider that request.

Motion by Sucher, seconded by Evola, regarding Scheduling of Public Hearing for 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 SCHEDULE A PUBLIC HEARING for the Planning Commission meeting of June 26, 2007 and that the appropriate notices be sent out.

MOTION CARRIED by the following vote:

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

Motion by Sucher, seconded by Vitale, to open **PUBLIC HEARING: AN ORDINANCE TO AMEND CHAPTER 98, ZONING, SECTIONS 98-1 DEFINITIONS, 98-440 SPECIAL LAND USE APPROVAL, 50-43 NOTICE REQUIREMENTS, 98-472 PENALTY, 98-493 CONDITION ZONING APPROVAL, 98-406 APPEAL HEARINGS, 98-72 PERMITTED USES (R-1), 98-172 PERMITTED USES (COMMUNITY FACILITIES), 98-202 PERMITTED USES (C DISTRICT), 98-204 REVIEW OF ARCHITECTURAL PLAN AND SITE PLAN (C DISTRICT), 98-244 STANDARDS FOR APPROVAL OF SPECIAL LAND USE (C-2 DISTRICT), 98-245 SITE PLAN APPROVAL STANDARDS (C-2 DISTRICT), and 98-303 REVIEW OF ARCHITECTURAL PLAN AND SITE PLAN (RO-1) 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, Ismail, Sucher, Vitale, Zolik
NO: None
ABSENT: Richardson, Vaughn

Assistant City Attorney C. Berschback provided an overview of the changes to the Zoning Ordinance in accordance with the codification process as discussed earlier at tonight's Planning Commission Workshop. First and second drafts of this ordinance have

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previously been reviewed by the Planning Commission and the required notice was published in the Grosse Pointe News; however, some of the changed sections were not published in that original notice. In order to include the sections not previously listed with the original Public Hearing notice, and be in accordance with the Michigan Zoning Enabling Act, another Public Hearing notice will be published in the Grosse Pointe News for the June 26, 2007 Planning Commission Meeting.

Discussion continued from tonight's Planning Commission Workshop regarding PODS (Portable on Demand Storage) units and Design Standards

At this time Chair Hamborsky asked if anyone in the audience would like to speak regarding this Public Hearing. No one wished to be heard.

Motion by Sucher, seconded by Vitale, to CLOSE THE PUBLIC HEARING for the Ordinance to Amend Chapter 98, Zoning, Sections 98-1 Definitions, 98-440 Special Land Use Approval, 50-43 Notice Requirements, 98-472 Penalty, 98-493 Condition Zoning Approval, 98-406 Appeal Hearings, 98-72 Permitted Uses (R-1), 98-172 Permitted Uses (Community Facilities), 98-202 Permitted Uses (C District), 98-204 Review of Architectural Plan and Site Plan (C District), 98-244 Standards for Approval of Special Lane Use (C-2 District), 98-245 Site Plan Approval Standards (C-2 District), and 98-303 Review of Architectural Plan and Site Plan (RO-1) 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, Ismail, Sucher, Vitale, Zolik
NO: None
ABSENT: Richardson, Vaughn

Motion by Vitale, seconded by Gilezan, regarding the Public Hearing: An Ordinance to Amend Chapter 98, Zoning, Sections 98-1 Definitions, 98-440 Special Land Use Approval, 50-43 Notice Requirements, 98-472 Penalty, 98-493 Condition Zoning Approval, 98-406 Appeal Hearings, 98-72 Permitted Uses (R-1), 98-172 Permitted Uses (Community Facilities), 98-202 Permitted Uses (C District), 98-204 Review of Architectural Plan and Site Plan (C District), 98-244 Standards for Approval of Special Lane Use (C-2 District), 98-245 Site Plan Approval Standards (C-2 District), and 98-303 Review of Architectural Plan and Site Plan (RO-1) in conjunction with the Re-Codification of the Grosse Pointe Woods Code, consistent with the Zoning Enabling Act (ZEA), that the Planning Commission RECOMMEND to the City Council changes to adopt the Zoning Ordinance as outlined today.

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MOTION CARRIED by the following vote:

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

At this time, it was noted that hard/paper copies of the revised Zoning Ordinance will be sent to all Planning Commission members prior to the June 18, 2007 City Council meeting.

The next item on tonight's agenda was concerning **ASSISTANT CITY ATTORNEY DISCUSSION: CURRENT STATUS OF PLANNING COMMISSION SUB-COMMITTEES**. Assistant City Attorney C. Berschback suggested the Planning Commission 'formally' change the Northwest Quadrant sub-committee's name and that each sub-committee keep administration and staff updated with their status. Upon further discussion it was agreed that each sub-committee Chair provide a brief summary of their current status:

- Colonial Theme – (Hamborsky/Vaughn/Zolik) Chair Hamborsky reported for subcommittee Chair Vaughn and indicated this sub-committee is almost ready to retire, one more meeting may be required to finalize the graphic design guidelines.
- Northwest Quadrant – (Evola/Richardson) Chair Evola indicated this sub-committee wants to include in their study all of the west side of Mack Avenue from the south city limits (just north of Moross) to the north city limits (Brys) and therefore change the name of this sub-committee to '**Residential Study**'.

Hearing no objection, motion by Evola, seconded by Vitale, that the Planning Commission CHANGE THE NAME OF the sub-committee formerly known as 'Northwest Quadrant' to 'Residential Study'.

MOTION CARRIED by the following vote:

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

- Dumpster Evaluation Committee – (Evola/Ismail/Vitale) Chair Evola indicated a joint meeting was held with administrative staff on May 2, 2007. Three tasks were discussed and are awaiting implementation by Building Official Tutag, Director of Public Works Ahee and Planning Commissioner Vitale.

Planning Commissioner Vaughn arrived at 8:10 p.m.

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- Crosswalks – (Vitale/Gilezan/Ismail) Chair Vitale will present the design which is being implemented on Mack Avenue at next month's Planning Commission meeting.

Further consensus was made to include a standard Planning Commission Agenda item titled "Sub-Committee Reports" for the time being (next couple of months).

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

- Mr. Tutag indicated he and Recording Secretary Stewart will not be available to attend the July 24, 2007 Planning Commission meeting.
- The Building Department has been receiving a larger amount of complaints this year regarding grass, vacant homes, etc. Assistant City Attorney C. Berschback prepared a new ordinance that streamlines the grass ordinance and there was a first reading at last night's City Council meeting.
- Code Enforcement Officers Prieur and Mazon-Reed passed the second half of the Michigan State Pesticide test today.
- The City has hired an intern who is taking photographs for Assessing. The Building Department is hoping to use some of these photos by inserting some of the commercial property photos onto the applicable addresses of the Building Department's computer program and possibly also use them for storefront guidelines in the future.

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

Commissioner Evola attended both meetings and indicated:

- At the May 7, 2007 meeting: A grant has been applied for through "Help America Vote Act" for assistance in renovating the Community Center entrance.
Extension granted for construction on a previous variance.
- At the May 21, 2007 meeting: Two fence variance requests were heard.
Grass ordinance was amended.

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Under **New Business:**

Motion by Sucher, seconded by Evola, that the Planning Commission schedule a public hearing for June 26, 2007 for purposes of considering final amendments to Chapter 98, Zoning.

MOTION CARRIED by the following vote:

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

Additional items under new business included:

- Assistant City Attorney C. Berschback requested the Planning Commission consider changing the July 26, 2007 Planning Commission meeting date. Upon further discussion it was agreed that the Planning Commission will decide at next month's Planning Commission meeting.
- Commissioner Sucher mentioned an article in the USA Today titled "Detroit Meltdown Seeps Into Suburbs". If anyone is interested in seeing this article, contact Commissioner Sucher.
- At this time, Chair Hamborsky asked if anyone in the audience would like to speak. The following individual was heard:

Margaret Potter
1767 Allard

Motion by Gilezan, seconded by Evola, to ADJOURN the Planning Commission meeting at 8:50 p.m., PASSED UNANIMOUSLY.