

PLANNING COMMISSION  
04-24-07 – 022

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON APRIL 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 7:35 p.m. by Chair Hamborsky.

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

Absent: Gilezan

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

Also in Attendance: Council Member Waldmeir (8:16 p.m.)  
Matt Kornmeier, ANK/Vernier Terraces Rep.

Motion by Evola, seconded by Vaughn, that all items on tonight's agenda be received, placed on file, and that Agenda **Item #7 Continuation of Site Plan Review: Sunrise, 891 Vernier (Presently ANK/VERNIER CORP)** be MOVED from the first item on tonight's agenda so as to allow time for Sunrise to await the arrival of an assistant.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Gilezan

Motion by Vaughn, seconded by Vitale, that Commission Member Gilezan be excused from tonight's meeting.

PLANNING COMMISSION  
04/24/07 - 023

MOTION CARRIED by the following vote:

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

Motion by Evola, seconded by Sucher, regarding **Approval of Minutes**, that the regular Planning Commission minutes of March 27, 2007, BE AMENDED AS:

1. Page 1, First Motion, DELETE Commission Member Ismail.
2. Page 7, **Council Report, March – Vitale**, DELETE *Council approved the park bond*; and INSERT *Council approved the Ad Hoc Committee's selection of architect and contractor and that the bond is subject to be proposed in the fall.*

MOTION CARRIED by the following vote:

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

The next item was concerning **Continued Discussion Regarding Zoning Amendments/Codification Process**. Assistant City Attorney C. Berschback indicated that the Zoning Ordinance, Chapter 98, will become Zoning Ordinance, Chapter 50, and is in the final stages of completion. Law requires that a Public Hearing be held when amending any section of the ordinance. Mr. Berschback also thanked Planning Commission Members for their input and indicated he will continue to accept ideas/comments from the Planning Commission.

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

- Letters were mailed to neighbors regarding the informational meeting concerning the proposed rezoning for Mack/ Hollywood/Hawthorne to be held on May 1, 2007 at 7:30 p.m. The meeting will be held at City Hall in the Council/Court Chamber.

PLANNING COMMISSION  
04/24/07 – 024

- The City received RRC (Redevelopment Ready Communities) Certification last week. The Certificate and Plaque were displayed at tonight's meeting.
- An MSU Extension class titled "Form Based Zoning" was attended by City Administrator Wollenweber, Building Official Tutag, and Administrative Assistant Stewart.
- We're hoping that this year's budget will provide the Building Department with a part-time Code Enforcement Officer to assist with early trash, signs, etc. so the full-time Code Enforcement Officer can focus on Property Maintenance and other issues of general code enforcement.

The next item on tonight's agenda was regarding **Council Report, April – Zolik**: Commissioner Zolik attended both meetings and indicated:

- At the April 2, 2007 meeting: A second reading was approved for the Zoning Ordinance: Accessory Buildings, Permitted Uses and Definitions. This ordinance is now in effect.
- At the April 16, 2007 meeting: Michigan Suburbs Alliance presented the City with Certification for the RRC (Redevelopment Ready Communities). Grosse Pointe Woods is the first of the Pointes to be part of this program.
- Also on April 16, 2007, Commissioner Zolik indicated dredging at Lakefront Park was discussed at length. Commissioner Sucher added that this matter had not been resolved, but would be discussed at a town meeting in the future and would be considered with the budget development process.

Under **New Business** Commissioner Vaughn commended and thanked Inspector Gene Tutag and Sue Stewart for their effort toward the City's Certification of the Ready Redevelopment Communities (RRC).

Chair Hamborsky declared a recess at 7:57 p.m. The meeting reconvened at 8:05 p.m.

PLANNING COMMISSION  
04/24/07 – 025

The next item was concerning **Continuation of Site Plan Review: Sunrise, 891 Vernier (Presently ANK/Vernier Corp).**

Motion by Sucher, seconded by Evola, that Commission Member Vaughn be RECUSED from any proceedings held in this matter, but be allowed to remain in chambers.

MOTION CARRIED by the following vote:

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

Motion by Zolik, seconded by Evola, to accept, receive and place on file the following items:

- A. PC Excerpt 03/27/07
- B. Memo 04/19/07 – Building Inspector (Tutag)
- C. Memo 04/19/07 – Fire Inspector (Lafer)
- D. Letter 04/20/07 – Assistant City Attorney (Berschback)  
    Letter 03/21/07 – Assistant  
    Proposed Resolution
- E. 2<sup>nd</sup> Letter to Property Owners – 04/13/07
- F. Excerpts for Sunrise Assisted Living, 21260 Mack Avenue
  - (1) City Council Excerpt – 10/07/02
  - (2) Planning Commission Excerpt – 11/26/02
  - (3) City Council Excerpt – 12/02/02
  - (4) City Council Excerpt – 10/04/04
- G. Excerpts for Sunrise Reminiscence Neighborhood, 1850 Vernier
  - (1) Special Planning Commission Excerpt – 03/23/04
  - (2) Planning Commission Excerpt – 07/01/04
  - (3) City Council Excerpt – 07/12/04
- H. Letter of Request – 03/12/07 Sunrise Senior Living (L. Hester)
- I. Memo – 03/13/07 Building Inspector (Tutag)
  - (1) Site Plan Application Review Chart – 03/12/07
  - (2) Master Plan Future Land Use Plan Map
  - (3) Master Plan, Page 42 – Planned Multi-Family

PLANNING COMMISSION

04/24/07 – 026

- (4) Master Plan, Page 45 – Table 4, Future Land Use Allocation
- (5) 1949 Aerial Photographs (2)
- (6) 1940 Grosse Pointe Woods Zoning Ordinance
- (7) 98-275 Floor Area Ratio
- J. Memo – 03/15/07 Public Safety Director (Makowski)
  - (1) E-Mail letter – 03/16/07 (Beghin)
- K. Letter to Property Owners – 03/19/07 PC Chair (Hamborsky)
- L. Preliminary Site Plan Cover Sheet – 04/12/07
  - (1) P-1.0 - Topographic Survey – 04/12/07
  - (2) P-2.0 - Preliminary Demolition Plan – 04/12/07
  - (3) P-3.0 - Preliminary Site Plan – 04/12/07
  - (4) P-4.0 - Preliminary Grading Plan – 04/12/07
  - (5) P-5.0 - Preliminary Utility Plan – 04/12/07
  - (6) P-6.0 - Preliminary Details Sheet – 04/12/07
  - (7) LA-1.0 - Landscape Plan – 04/12/07
  - (8) LA-1.1 - Porte Cochere Landscape Plan – 04/12/07
  - (9) LA-1.2 - West Roof Garden Landscape Plan – 04/12/07
  - (10) LA-1.3 - South Courtyard Landscape Plan – 04/12/07
  - (11) LA-2.0 - Specifications & Details – 04/12/07
  - (12) 008a - Schematic Dumpster Details – 04/12/07
  - (13) 009a - Schematic Site Features – 04/12/07
  - (14) 010a - Schematic Monument Sign – 04/12/07
  - (15) 100a - Preliminary Garage Floor Plan – 04/12/07
  - (16) 101a - Preliminary First Floor Plan – 04/12/07
  - (17) 102a - Preliminary Second Floor Plan – 04/12/07
  - (18) 103a Preliminary Third Floor Plan – 04/12/07
  - (19) 104a - Preliminary Fourth Floor Plan – 03/12/07
  - (20) Elev E&N - Preliminary Elevations East & North – 04/12/07
  - (21) Elev W&S - Preliminary Elevations West & South – 04/12/07

Motion AMENDED by Zolik, seconded by Evola, to include the following items received today and add them to the listed agenda items:

- M. Letter to Planning Commissioners– 04/20/07 Resident (L. Levesque)
- N. E-mails (2) – 04/20/07 Resident (L. Levesque)

PLANNING COMMISSION  
04/24/07 - 027

MOTION CARRIED by the following vote:

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

Previously RECUSED: Vaughn

At this time, Laura Hester, Sunrise-Senior Vice-President of Development, presented an overhead projection with revisions as requested from the March 27, 2007 Planning Commission meeting. This project will consist of 74 independent and 68 assisted living units. The revised plan provided changes in building height and the east and west screen walls were lowered to 4'. Ms. Hester indicated various fence heights may be allowed on a case-by-case basis, with approval by the Building Official.

Council Member Waldmeir arrived at 8:16 p.m.

Chair Hamborsky asked if anyone in the audience would like to speak in favor of the proposed request. The following individuals were heard:

Joe Bourgeois  
20728 Lee Ct.

Alan Kelley  
20707 Lee Ct.

Peter Schuler  
Sine & Monahan/GMAC Real Estate Agent

Chair Hamborsky asked if anyone in the audience would like to speak in opposition to the proposed request. The following individuals were heard:

Bernadette Medura  
20680 Vernier Circle

Jim Denison  
20605 Vernier Circle

PLANNING COMMISSION  
04/24/07 - 028

Larry Detrick  
20615 Vernier Circle

Laura Verona  
1198 Brys

Judith Kelley  
20707 Lee Ct.

Pam Lightbody  
20640 Vernier Circle

Jim Lightbody  
20640 Vernier Circle

Barbara Verona  
20610 Vernier Circle

David Verona  
20610 Vernier Circle

At this time a signed petition was presented to Assistant City Attorney C. Berschback with 61 of 86 neighbor's signatures not in favor of this development.

Motion by Zolik, seconded by Hamborsky, concerning **Site Plan Review, Sunrise, 891 Venier (Presently ANK/Vernier Corp)**, that the Planning Commission ADOPT the resolution prepared by Assistant City Attorney Berschback and RECOMMEND APPROVAL of the Site Plan dated April 12, 2007 as presented this evening contingent upon:

- The City Council, acting as a Zoning Board of Appeals, approve a use variance for a senior living facility.
- Resolution:

PLANNING COMMISSION  
04/24/07 – 029

**GROSSE POINTE WOODS PLANNING COMMISSION**  
**RESOLUTION REGARDING SITE PLAN REVIEW FOR**  
**SUNRISE ASSISTED LIVING**

**WHEREAS**, the Grosse Pointe Woods Planning Commission conducted a site plan review on March 27, 2007, and

**WHEREAS**, based on discussion occurring at the March 27, 2007 review, the Planning Commission postponed action on the site plan review and rescheduled the review for April 24, 2007, and

**WHEREAS**, based on the discussions that occurred at the March 27, 2007 meeting, Sunrise submitted a revised site plan review which reduced the height of the project and alleviated the need for a setback variance, and

**WHEREAS**, the revised site plan review was considered by the Planning Commission on April 24, 2007, and

**WHEREAS**, the Planning Commission has compared the site plan review, including all documents, prints and plans with the standards for approval found in Section 98-449.

**NOW THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:**

1. The Planning Commission hereby finds that the standards for approval itemized in Section 98-449 (1) through (14) are hereby met. The Planning Commission hereby adopts the April 19, 2007 memorandum of the Building Official consistent with the revised plan submitted by Sunrise.
2. The Planning Commission hereby recommends that the Zoning Board of Appeals grant a variance to the Petitioner under Section 98-272 (Permitted Uses) based on the facts contained in the City Attorney's letter dated April 20, 2007.
3. The Planning Commission directs the Chairman to sign this Resolution and Forward it to the ZBA for further proceedings consistent with the Zoning Chapter.

\_\_\_\_\_  
Douglas Hamborsky, Chairman



PLANNING COMMISSION

04/24/07 – 030

MOTION CARRIED by roll call vote:

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

Previously RECUSED: Vaughn

Motion by Richardson, seconded by Ismail, concerning **Site Plan Review, Sunrise, 891 Vernier (Presently ANK/Vernier Corp)**, that this item be IMMEDIATELY CERTIFIED.

MOTION CARRIED by the following vote:

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

Previously RECUSED: Vaughn

Motion by Evola, seconded by Sucher, to ADJOURN the Planning Commission meeting at 9:40 p.m., PASSED UNANIMOUSLY.