

PLANNING COMMISSION
03-27-07 - 014

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON MARCH 27, 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, Richardson, Sucher, Vaughn, Vitale, Zolik

Absent: Gilezan, Ismail

Also Present: Building Official Tutag
City Attorney C. Berschback
Recording Secretary St. Peter

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

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

MOTION CARRIED by the following vote:

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

Motion by Evola, seconded by Vitale, that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

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MOTION CARRIED by the following vote:

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

Chair Hamborsky welcomed and thanked Council Members Spicher, Granger and Waldmeir for being in attendance at tonight's meeting.

Motion by Evola, seconded by Vaughn, regarding **Approval of Minutes** that the regular Planning Commission Minutes of February 27, 2007, BE APPROVED as submitted.

MOTION CARRIED by the following vote:

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

The first item on the agenda was concerning **Discussion: Scheduling a Public Hearing Regarding Amending the Zoning Ordinance for Rezoning Mack Avenue from R-1C Residential to C Commercial for 20800 Mack Avenue (Formerly 1875 Hawthorne), 20870 Mack Avenue, 1861 Hawthorne, 1878 Hawthorne and 1875 Hollywood.** Building Official Tutag indicated that an informational meeting needs to be scheduled prior to the Public Hearing. This meeting should include neighboring properties within a 300' radius, other interested parties, the Planning Commission and Administration.

Motion by Vitale, seconded by Evola, concerning Scheduling a Public Hearing Regarding Amending the Zoning Ordinance for Rezoning Mack Avenue from R-1C Residential to C Commercial for 20800 Mack Avenue (Formerly 1875 Hawthorne), 20870 Mack Avenue, 1861 Hawthorne, 1878 Hawthorne, and 1875 Hollywood, that the Planning Commission DIRECT Administration to schedule an informational meeting, that a 300' radius be used for notification to neighboring properties and to allow sufficient time for posting.

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MOTION CARRIED by the following vote:

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

The next item on the agenda was concerning **Site Plan Review – Façade Change: Goodis Endodontic, 20175 Mack Avenue.** The following individual was heard:

Mike Ostrowski
Ostrowski Design Group, LLC

Motion by Zolik, seconded by Vitale, concerning Site Plan Review, Façade Change, Goodis Endodontic, 20175 Mack Avenue, that the Planning Commission APPROVE the proposed site plan (Elevation #2) with the following conditions:

- 1) Construction to begin within six months and be completed within one year.

MOTION CARRIED by the following vote:

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

The next item on the agenda was concerning **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 that he be allowed to remain in chambers.

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MOTION CARRIED by the following vote:

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

Motion by Vitale, seconded by Sucher, to receive and place on file the following items:

- A. 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
- B. 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
- C. Letter of Request – 03/12/07 Sunrise Senior Living (L. Hester)
- D. 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
 - (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
- E. Memo – 03/15/07 Public Safety Director (Makowski)
 - (1) E-Mail letter – 03/16/07 (Beghin)
- F. Letter to Property Owners – 03/19/07 (Hamborsky)
- G. Preliminary Site Plan Cover Sheet – 03/05/07
 - (1) P-1.0 – Topographic Survey – 03/05/07
 - (2) P-2.0 – Preliminary Demolition Plan – 03/05/07
 - (3) P-3.0 – Preliminary Site Plan – 03/05/07
 - (4) P-4.0 – Preliminary Grading Plan – 03/05/07
 - (5) P-5.0 – Preliminary Utility Plan – 03/05/07
 - (6) P-6.0 – Preliminary Details Sheet – 03/05/07
 - (7) SP-1.0- Landscape Plan – 03/07/07
 - (8) SP-1.1- Porte Cochere Landscape Plan – 03/07/07

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- (9) SP-1.2- West Roof Garden Landscape Plan – 03/07/07
- (10) SP-1.3- South Courtyard Landscape Plan – 03/07/07
- (11) LA-2.0- Specifications & Details – 03/06/07
- (12) 008a – Schematic Dumpster Details – 03/05/07
- (13) 009a – Schematic Site Features – 03/05/07
- (14) 010a – Schematic Monument Sign – 03/05/07
- (15) 100a – Preliminary Garage Floor Plan – 03/05/07
- (16) 101a – Preliminary First Floor Plan – 03/05/07
- (17) 102a – Preliminary Second Floor Plan – 03/05/07
- (18) 103a – Preliminary Third Floor Plan – 03/05/07
- (19) 104a – Preliminary Fourth Floor Plan – 03/05/07
- (20) Elev E&N–Preliminary Elevations East & North – 03/05/07
- (21) Elev W&S–Preliminary Elevations West & South - 03/05/07
- (22) Landscape Plan – IL-1.0 & Aerial View LA – 03/12/07
- (23) Outdoor Lighting Features & Specifications – 03/12/07
- (24) Schematic Lighting & Photometric Plan – 03/13/07

MOTION CARRIED by the following vote:

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

Motion by Sucher, seconded by Vitale, to receive and place on file the following item:

- (1) PE-3.0 – Clarification of Setback relating to Height

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MOTION CARRIED by the following vote:

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

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

Laura Hester
Sunrise Assisted Living

Matt Kornmeier
Sunrise/ANK Vernier Corp.

Robert John Jones
20620 Fairway Lane

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

Nicole Picconi
20665 Vernier Circle

Bernadette Medura
20680 Vernier Circle

Lisa Levesque
20690 Vernier Circle

Jean Szymanski
20530 Fairway Lane

James Denison
20605 Vernier Circle

Kim Detrich
20615 Vernier Circle

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John Holcomb
20670 Vernier Circle

Motion by Sucher, seconded by Evola, concerning Site Plan Review, Sunrise, 891 Vernier (Presently ANK/Vernier Corp), that this matter be TABLED.

Motion AMENDED by Sucher, seconded by Evola, that this matter be ADJOURNED to the next regularly scheduled Planning Commission meeting of April 24, 2007.

MOTION CARRIED by the following vote:

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

Chair Hamborsky declared a recess at 10:30 p.m. and reconvened at 10:35 p.m.

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

- Peoples State Bank is under construction.
- A permit has been issued for interior framing for Scaloppini's.
- Dippin' Dots final inspection was performed today.

The next item on the agenda was regarding **Council Report, March – Vitale:**

Commissioner Vitale attended both meetings and indicated Council approved the Ad Hoc Committee's selection of architect and contractor and the bond is subject to be proposed in the fall.

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The last item on the agenda was regarding **New Business**.

- City Attorney C. Berschback discussed the P.O.D. ordinance.
- City Attorney C. Berschback indicated a Public Hearing needs to be scheduled on the amendments to the zoning ordinance. Any comments by the Planning Commission regarding the amendments need to be received by the City Attorney by April 16, 2007. City Attorney C. Berschback would like this set for public hearing on April 24, 2007.
- Commissioner Vaughn discussed the ordinance regarding dumpsters and the ability of the Planning Commission to control the placement of dumpsters.

Motion by Zolik, seconded by Evola, to adjourn the Planning Commission meeting at 10:45 p.m., PASSED UNANIMOUSLY.