

PLANNING COMMISSION
02-27-07 - 009

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON FEBRUARY 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 7:38 p.m. by Chair Hamborsky.

Roll Call: Chair Hamborsky
Commissioners: Evola, Gilezan, Ismail, Richardson, Sucher,
Vaughn, Vitale, Zolik
Absent: None
Also Present: Building Official Tutag
Assistant City Attorney C. Berschback
Recording Secretary Stewart
Also in Attendance: Council Member Granger, Alt. Planning Commission Rep.

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

Chair Hamborsky welcomed and thanked Council Member Granger for being in attendance at tonight's meeting.

Motion by Evola, seconded by Vitale, regarding **Approval of Minutes** that the regular Planning Commission minutes of January 23, 2007, BE APPROVED as submitted.

MOTION CARRIED by the following vote:

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

Motion by Evola, seconded by Vaughn, concerning **Amendment to Planning Commission Minutes - 11/28/06**, that the Planning Commission AMEND THE PREVIOUSLY APPROVED MINUTES DATED 11-28-07, page 2, under Discussion: Scheduling a Public Hearing Regarding Amending the Zoning Ordinance for Rezoning Mack Avenue from RO-1 Restricted Office to

PLANNING COMMISSION
02-27-07 – 010

C Commercial for 19511, 19515, 19517, 19521, 19529, 19531, 19535, 19557, 19565, 19571, 19579, 19583, 19587, 19591, 19595, 19599, 19603, 19605, 19609, 19613, 19615, 19619, 20155, 20169, 20171, 20175, 20183 and 21087 Mack Avenue, by deleting 21087 and inserting 20187 Mack Avenue.

MOTION CARRIED by the following vote:

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

At this time, Commissioner Hamborsky, welcomed students Anthony Abdullah and Kwame Nuamah from Wayne State University.

Motion by Evola, seconded by Vitale, to open meeting at 7:40 p.m. for a **PUBLIC HEARING TO AMEND CHAPTER 98, ZONING, SECTIONS 98-13 ACCESSORY BUILDINGS, 98-72(5) PERMITTED USES, AND 98-1 DEFINITIONS TO PROVIDE GENERAL REQUIREMENTS RELATING TO HEIGHTS, AREA AND SETBACKS FOR ACCESSORY BUILDINGS, TO IDENTIFY PERMITTED USES FOR ACCESSORY BUILDINGS, AND TO PROVIDE DEFINITIONS FOR ACCESSORY BUILDINGS AND GARAGES.**

Motion by Evola, seconded by Vitale, that for purposes of the public hearing the following items be received and placed on file:

- A. PC Excerpt – 01/23/07
- B. PC Excerpt – 03/28/06
- C. PC Excerpt – 02/28/06
- D. PC Excerpt – 11/22/05
- E. Letter (via fax) – 02/20/07 City Attorney (C. Berschback)
- F. Proposed Ordinance to Amend Chapter 98, Zoning, Sections 98-13 Accessory Buildings, 98-72(5) Permitted Uses, and 98-1 Definitions
- G. Affidavit of Legal Publication – 02/08/07
- H. Affidavit of Utilities Notified – 02/08/07

MOTION CARRIED by the following vote:

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

Chair Hamborsky asked if anyone in the audience would like to speak in favor of the proposed request. No one wished to be heard.

Chair Hamborsky asked if anyone in the audience would like to speak in opposition to the proposed request. No one wished to be heard.

PLANNING COMMISSION
02-27-07 – 011

Hearing no objection, motion by Richardson, seconded by Sucher, concerning Public Hearing to Amend Chapter 98, Zoning, Sections 98-13 Accessory Buildings, 98-72(5) Permitted Uses, and 98-1 Definitions to Provide General Requirements Relating to Heights, Area and Setbacks for Accessory Buildings, to Identify Permitted Uses for Accessory Buildings, and to Provide Definitions for Accessory Buildings and Garages BE CLOSED at 7:43 p.m.

MOTION CARRIED by the following vote:

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

Motion by Vaughn, seconded by Sucher, concerning Public Hearing to Amend Chapter 98, Zoning, Sections 98-13 Accessory Buildings, 98-72(5) Permitted Uses, and 98-1 Definitions to Provide General Requirements Relating to Heights, Area and Setbacks for Accessory Buildings, to Identify Permitted Uses for Accessory Buildings, and to Provide Definitions for Accessory Buildings and Garages, that the Planning Commission RECOMMEND ADOPTION of the final draft dated 2-6-07 and forward to Council for a first reading.

MOTION CARRIED by the following vote:

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

Motion by Vitale, seconded by Evola, concerning Public Hearing to Amend Chapter 98, Zoning, Sections 98-13 Accessory Buildings, 98-72(5) Permitted Uses, and 98-1 Definitions to Provide General Requirements Relating to Heights, Area and Setbacks for Accessory Buildings, to Identify Permitted Uses for Accessory Buildings, and to Provide Definitions for Accessory Buildings and Garages BE IMMEDIATELY CERTIFIED.

MOTION CARRIED by the following vote:

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

The next item on the agenda was concerning **Initial Discussions Regarding Zoning Amendments/Codification Process**. At this time Assistant City Attorney C. Berschback presented a general overview of the zoning chapter revisions noting that some changes reflect the Zoning Enabling Act. The Planning Commissioners will review the new Zoning Ordinance, Chapter 50, and contact Mr. Berschback with comments/suggestions within the next 30 days in preparation for next month's Planning Commission Agenda to continue discussion and possibly schedule a Public Hearing.

PLANNING COMMISSION
02-27-07 – 012

The next item on the agenda was regarding Verbal Report - **Building Official's Monthly Report**. Mr. Tutag reported on the following matters:

- Sunrise has been provided with surrounding property addresses on Vernier for their soon to be held neighborhood meeting in which Mr. Tutag and Fire Inspector Lafer will attend.
- A request for a site plan review for Dr. Goodis at 20175 Mack Avenue has been received and may be on next month's Planning Commission agenda.
- A letter of request was received for additional re-zonings on Mack Avenue.
- Building Official Tutag, Commissioner Sucher and Recording Secretary Stewart attended a Michigan Suburbs Alliance Conference
- Readiness Redevelopment Communities (RRC) certification expected on March 2, 2007
- Mr. Tutag will be meeting with Dave Scurto, RRC/Michigan Suburbs Alliance, on March 11, 2007 to discuss the architectural design themes
- A Form Based Zoning Seminar is scheduled through the MSU Extension Program on April 3, 2007 at the Clinton Township facility.

The next item on the agenda was regarding **Verbal Council Report: February – Vaughn:**

On the **February 5, 2007** meeting, Commissioner Sucher reported for Commissioner Vaughn and indicated:

- A proposed fence variance on Hawthorne was resolved prior to the meeting and not required to be heard.
- The 2006 Public Safety Annual Report was an impressive report.
- Wayne County and Mack Avenue service agreement was signed for the proposed project on Mack Avenue.
- Reflecting back to last month's Suburbs Alliance Conference, Mr. Sucher indicated emphasis was on site plan review, how to make the process easier for developers, and encourage development in our city.

On the **February 26, 2007** meeting, Commissioner Vaughn indicated:

- A second reading to amend the Zoning Ordinance to allow Dancing in the C-2 District was made. The Dancing Ordinance will be enacted 20 days from February 26, 2007.

PLANNING COMMISSION
02-27-07 – 013

The next item on the agenda was concerning **New Business**. Discussion continued from tonight's previous Planning Commission Workshop meeting:

Motion by Gilezan, seconded by Zolik, that the Planning Commission form a **Dumpster Evaluation Subcommittee** consisting of Commissioners Evola, Ismail and Vitale, with the expectation that Chair Hamborsky would also attend in his capacity as ex officio member.

MOTION CARRIED by the following vote:

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

Also under **New Business** discussion continued from tonight's previous Planning Commission Workshop meeting regarding **Sandwich Board Signs**. A round robin discussion entailed directing Mr. Tutag to review the ordinance with Assistant City Attorney Berschback and indicate changes. Discussion regarding Sandwich Board Signs will continue at the March Planning Commission Workshop meeting.

At this time, Commissioner Vitale indicated the Park Bond Ad Hoc Community Meeting was well attended by approximately 70 persons where round table discussions lead to great ideas. These ideas will be compiled and used for future development of the parks.

The Planning Commission meeting was ADJOURNED at 9:17 p.m.

MOTION CARRIED by the following vote:

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