

PLANNING COMMISSION
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MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON JANUARY 23, 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 Vitale.

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

Motion by Ismail, seconded by Vaughn, 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 Vitale welcomed and thanked Council Members Granger and Spicher for being in attendance.

Motion by Evola, seconded by Zolik, regarding **Approval of Minutes**, that the regular Planning Commission minutes of December 12, 2006, BE APPROVED as amended:

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In ROLL CALL under ABSENT: *delete* Gilezan and *insert* Vaughn.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

THE MEETING WAS THEREUPON OPENED AT 7:35 P.M. FOR A PUBLIC HEARING TO AMEND THE ZONING MAP OF THE CITY OF GROSSE POINTE WOODS, TO REZONE MACK AVENUE FROM RO-1 RESTRICTED OFFICE TO 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 20187 MACK AVENUE.

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

- A. Letter 01/10/07 – City Attorney (C. Berschback)
Proposed Resolution w/Map of affected areas
- B. Letter of Request 07/04/06 – Robert G. Nesom, O.D.
- C. PC Excerpt – 07/25/06
- D. Memo 07/19/06 – Building Official (Tutag)
 - (1) Table 4 Future Land Use Allocation
 - (2) RO-1 Restricted Office District, Section 98-302 Permitted uses
 - (3) C Commercial District, Section 98-202 Permitted uses
- E. PC Excerpt – 08/22/06
- F. Memo 08/16/06 – Building Official (Tutag)
- G. COW Excerpt – 09/25/06
- H. PC Excerpt – 09/26/06
- I. CC Excerpt – 10/02/06
- J. Letter to Mack Area Residents, Business and Property Owners – 10/17/06
(J. Vitale) w/Property Overhead Map
- K. PC Excerpt – 10/24/06
- L. Mack Avenue Rezoning Information Meeting Notes – 11/02/06
 - (1) Memo 10/25/06 – City Assessor (Paul)

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- (2) 98-202 Permitted Uses – C District
- (3) 98-302 Permitted Uses – RO-1 District
- (4) Master Plan Table 4, Future Land Use Allocation
- (5) City Initiated Rezonings

M. PC Excerpt 11/28/06

N. Affidavit of Legal Publication – 01/04/07

O. Affidavit of Notification - 01/04/07

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

Chair Vitale asked if anyone in the audience would like to speak in favor of the proposed Mack Avenue rezoning amendment. The following individual was heard:

Dr. Robert Nesom
19722 Blossom Lane

At this time, Building Official Tutag provided correspondence he received from Mr. Chris Mannino to City Attorney Berschback. Through the Chair, Mr. Berschback distributed this letter in favor of the Mack Avenue rezoning amendment to all present.

Hearing no objection, motion by Vaughn, seconded by Sucher, to add Mr. Mannino's letter, dated January 22, 2007, to tonight's agenda as Exhibit P.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

Chair Vitale asked if anyone in the audience would like to speak in opposition to the proposed Mack Avenue rezoning. No one wished to be heard.

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Motion by Sucher, seconded by Hamborsky, that the Public Hearing BE CLOSED at 7:47 p.m.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

At this time, City Attorney Berschback indicated rezoning certain properties on Mack Avenue from RO-1 (Restricted Office) to C (Commercial) has been a topic of discussion at several prior meetings including an informal joint session with the City Council and an informal meeting with various property owners. Accordingly, the City Attorney prepared a formal Resolution as indicated:

RESOLUTION
CITY OF GROSSE POINTE WOODS
PLANNING COMMISSION
REGARDING MACK AVENUE REZONING

WHEREAS, the City of Grosse Pointe Woods adopted a Master Plan which makes recommendations regarding future land use in the City of Grosse Pointe Woods and particularly along Mack Avenue, and

WHEREAS, the Planning Commission has reviewed certain property located on Mack Avenue that would benefit from rezoning, by promoting uniformity and validating existing land uses, and

WHEREAS, the Planning Commission has previously met and discussed this issue with the City Council and has conducted an informational meeting with affected residents and property owners, and

WHEREAS, Sec. 98-52 of the Zoning Chapter states that the boundaries of the zoning districts are designated as shown on the zoning map, and

WHEREAS, on January 23, 2007, a public hearing was conducted for purposes of discussing this issue.

**NOW THEREFORE, BASED ON A MOTION MADE AND SECONDED IT IS
RESOLVED AS FOLLOWS:**

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1. The City of Grosse Pointe Woods Planning Commission, consistent with the requirements of local ordinances and State law, hereby recommends that the following properties (as shown on the attached map) be rezoned from RO-1 zoning district to C (commercial):

19511 Mack Avenue	19515 Mack Avenue
19517 Mack Avenue	19521 Mack Avenue
19529 Mack Avenue	19531 Mack Avenue
19535 Mack Avenue	19557 Mack Avenue
19635/9 Mack Avenue	19653 Mack Avenue
19655 Mack Avenue	20155 Mack Avenue
20169/71 Mack Avenue	20175 Mack Avenue
20183 Mack Avenue	20187 Mack Avenue

2. The Planning Commission hereby designates the Chair to sign this Resolution and forward it to the City Clerk and City Council for further proceedings as required by law.

JOHN VITALE, GROSSE POINTE WOODS
PLANNING COMMISSION CHAIR

Motion by Vaughn, seconded by Zolik, regarding Proposed Resolution of Grosse Pointe Woods Planning Commission for Rezoning of Mack Avenue from RO-1 Restricted Office TO 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 20187 Mack Avenue BE APPROVED and forwarded to City Council for further action.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

Motion by Gilezan, seconded by Evola, that this item be IMMEDIATELY CERTIFIED.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

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At this time Chair Vitale welcomed Commissioner Sucher to his new appointment to fill the vacancy on the Planning Commission.

The next item on the agenda was concerning **Continued Discussion: Zoning Ordinance Amendments/Accessory Building and Garages.**

Additional modifications to the proposed ordinance were discussed. City Attorney Berschback will present a new proposed final draft at the next scheduled Planning Commission meeting.

Motion by Zolik, seconded by Vaughn, regarding Continued Discussion: Zoning Ordinance Amendments/Accessory Buildings and Garages that the Planning Commission SCHEDULE A PUBLIC HEARING at the February 27, 2007 Planning Commission meeting.

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 **Appointments, Election of Chair.**

Motion by Zolik, seconded by Vaughn, regarding Appointments, Election of Chair, that the Planning Commission ELECT Douglas Hamborsky as Chair.

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 **Appointments, Election of Vice-Chair.**

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Motion by Gilezan, seconded by Ismail, regarding Appointments, Election of Vice-Chair, that the Planning Commission ELECT Carroll Evola as Vice-Chair.

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 regarding **Adoption of Rules of Order and Procedures.**

Motion by Sucher, seconded by Evola, that the Planning Commission ADOPT the Rules of Order and Procedures as amended:

DELETE paragraphs 13, 14 & 15

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 regarding Verbal Report - **Building Official's Monthly Report.** Mr. Tutag reported on the following matters:

- For information and review, an Economic Development Strategy Report completed by a Wayne State University student was enclosed with the agenda packets.
- An upcoming two-part seminar will be presented by the Michigan Association of Planning (MAP) and the Redevelopment Ready Communities (RRC). The first is scheduled for February 15, 2007 and the second is February 27, 2007 (same date as the next Planning Commission meeting). Also, the Citizen

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Planner Program presented by Michigan State University Extension is a

valuable course and should be coming again soon. Contact Sue Stewart if interested in attending.

- Construction is a little slow, but meetings are scheduled next week for discussion of potential developments.
- Cook School is coming along nicely and seems to fit well in its new setting.
- Issuing violations on Mack - concentrating on the rears of businesses.
- Too many sandwich board signs on Mack. Mr. Tutag will compile a report with the number of sandwich board signs and some pictures.
- When questioned about the University Liggett property update, Council Member Granger indicated support and pledges are required prior to starting work, and the replacement of the Headmaster has slowed the process.

The next item on the agenda was regarding **Verbal Council Report: January – Richardson:**

- Commissioner Richardson reported that he attended both City Council meetings and there was no information pertaining to the Planning Commission to be reported.

The next item on the agenda was concerning **New Business:**

Mr. Tutag thanked Chair Vitale for a very enjoyable and cooperative year as the Planning Commission Chair.

Chair Vitale indicated the Park Ad Hoc Committee is in the process of evaluating improvements to all the parks. Everyone was invited to the next meeting on Thursday evening at 7:30 p.m.

The Planning Commission meeting was adjourned at 8:36 p.m. MOTION APPROVED UNANIMOUSLY.