

PLANNING COMMISSION
11-28-06 – 040

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON NOVEMBER 28, 2006 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
Evola, Hamborsky, Hames, Ismail, Richardson, Vaughn, Zolik,
Gilezan (7:38)

Absent: None

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

Also in Attendance: Council Member Dickinson
Council Member Waldmeir

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

Motion carried by the following vote:

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

Motion by Evola, 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, Hamborsky, Hames, Ismail, Richardson Vaughn, Vitale, Zolik
NO: None
ABSENT: Gilezan

Chair Vitale welcomed and thanked City Council Members Dickinson and Waldmeir for their attendance at tonight's meeting.

Commissioner Gilezan arrived at 7:38 p.m.

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Motion by Evola, seconded by Vaughn, regarding Approval of Minutes, that the regular Planning Commission Minutes of October 24, 2006 BE AMENDED as:

Page 3, first full paragraph, line 4, delete "*or*"; and
Page 3, first full paragraph, line 5, delete "*aggressive*".

Motion carried by the following vote:

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

The first item on the agenda was regarding **Discussion: Scheduling a Public Hearing regarding amending the Zoning Ordinance for rezoning 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 21087 Mack Avenue.**

Motion by Zolik seconded by Ismail, concerning scheduling a Public Hearing regarding amending the Zoning Ordinance for Rezoning 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 21087 Mack Avenue, that the Planning Commission SCHEDULE a Public Hearing for January 23, 2007, and to be in compliance with the Michigan Zoning Enabling Act, that a 300' radius be used for notification to neighboring properties and to allow sufficient time for posting.

Motion carried by the following vote:

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

The next item on the agenda was regarding **Continued Discussion and Final Review of (1) Ordinance Amending Chapter 98, Zoning, Article VII C-2 High Intensity City District Section 98-242(1)(g), Permitted Uses, to allow Establishments Licensed by the Liquor Control Commission to Obtain a Dance Permit; and (2) Ordinance Amending Chapter 50, Liquor Control Ordinance, by adding Sec. 50-15 Regulating Issuance of a Liquor Control Commission Dance Permit in the C-2 Zoning District.**

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The following person was heard:

Jackie Baumgart
Robusto's

Motion by Zolik, seconded by Ismail, concerning Continued Discussion and Final Review of (1) Ordinance Amending Chapter 98, Zoning, Article VII C-2 High Intensity City District Section 98-242(1)(g), Permitted Uses, to allow Establishments Licensed by the Liquor Control Commission to Obtain a Dance Permit; and (2) Ordinance Amending Chapter 50, Liquor Control Ordinance, by adding Sec. 50-15 regulating issuance of a Liquor Control Commission Dance Permit in the C-2 Zoning District, that the Planning Commission direct City Attorney C. Berschback to make changes to the documents as listed below and forward to the City Council with APPROVAL BY THE PLANNING COMMISSION.

- 1) Add to Paragraph 4, of the Dance Permit Agreement that the applicant to pay the cost of obtaining an injunction.
- 2) That the permit be subject to annual administrative renewal.
- 3) That the dance permit agreement to include indemnification language to indemnify the city for any costs of attorney fees involved in prosecuting possible revocation of the permit.
- 4) Additional language to the ordinance that makes it clear the applicant needs to comply with all other permits and ordinances subject to permit holder revocation.
- 5) Make it clear on the ordinance that the License is not transferable.

Motion carried by the following vote:

YES: Hamborsky, Hames, Ismail, Vaughn, Vitale, Zolik

NO: Evola, Gilezan, Richardson

ABSENT: None

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

- A new 3500 sq. ft. home will be built on Oxford
- Gene Tutag, Sue Stewart and City Administrator Mark Wollenweber met again today with the RRC (Redevelopment Ready Communities). Certification should be in January 2007. The RRC suggested we include a community profile webpage on the City's website. Gene and Sue will work with the Public Relations

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- Committee to provide information regarding the City's economic development and also work on getting a Building Department webpage as well.
- Met with Salvatore Scallopini today. Interior demolition to start tomorrow with completion expected in February 2007.
- The Cook School will be moved on December 5th. Rain date is December 6th.
- There was a demolition of a single-family home on Hawthorne this week. To date, no plans for construction have been received on this site.

The next item on the agenda is regarding **Council Report, October – Hames:**

Regarding the November 2nd meeting, Commissioner Hames reported that a variance request from a homeowner on Sunningdale Park was approved for a 4200 sq. ft. garage/accessory building.

On the November 20th meeting, Commissioner Hames reported a liquor license was transferred from Detroit for Salvatore Scallopini.

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

Hearing no objections, the following individual was heard:

Anna Devlin
1945 Hawthorne

Ms. Devlin expressed her concern regarding the demolition of the home beside hers on Hawthorne. Chair Vitale thanked Ms. Devlin for her comments and assured her that when site plans are received, she would be notified prior to the Planning Commission meeting and that the Planning Commission would comply with the Master Plan and provide a landscape buffer for her. The Building Official, Mr. Tutag, indicated that he would drive by Ms. Devlin's house this evening for a visual lighting inspection.

The next Planning Commission meeting is scheduled for December 12, 2006 at 7:30 p.m.

Motion by Zolik seconded by Hames, to adjourn tonight's meeting at 8:43 p.m., PASSED UNANIMOUSLY.