

PLANNING COMMISSION  
09-26-06 – 031

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON SEPTEMBER 26, 2006 IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:32 p.m. by Chair Vitale.

Roll Call: Chair Vitale  
Evola, Gilezan, Hamborsky, Hames, Richardson, Vaughn, Zolik

Absent: Ismail

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

Also in Attendance: Council Member Granger, Alternate Planning Commission Rep.

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

Motion carried by the following vote:

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

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

Chair Vitale welcomed and thanked City Council Member Granger for her attendance at tonight's meeting.

Motion by Vaughn, seconded by Evola, regarding Approval of Minutes, that the regular Planning Commission Minutes of August 22, 2006 BE APPROVED as submitted.

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Motion carried by the following vote:

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

The first item on tonight's agenda was regarding SITE PLAN REVIEW: PEOPLES STATE BANK, 20276 Mack Avenue. The following individuals spoke in favor of the proposed project:

Mark Drane, AIA  
President, ROGVOY Architects  
32500 Telegraph Rd., Ste. #250  
Bingham Farms, MI

Mark Allen  
GPW Resident & Business Owner - 53 years

Ralph Macks  
20070 Baltree Ct.

Chair Vitale asked if anyone opposed to the project wished to speak. No one wished to be heard.

Motion by, Evola, supported by Hames, regarding Site Plan Review, Peoples State Bank, 20276 Mack Avenue, that the Planning Commission APPROVE the proposed site plan with the following conditions:

- 1) All work in the right of way is approved and inspected by Wayne County Road Commission;
- 2) if the need arises, the land banked drive-up stacking shall be activated;
- 3) the concrete decorative block walls, as shown on the site plan detail, shall be bricked;
- 4) two colonial light fixtures be added to the front of the parking lot;
- 5) additional spruce plantings be added to shield headlights from residential areas;
- 6) roof details be worked out with the Architect and Building Official Tutag;
- 7) and the redesignated loading space be resubmitted on plans for approval.

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Motion AMENDED by Evola, supported by Hames, concerning the land banked stacking spaces, that the City must approve activation if needed.

Motion carried by the following vote:

YES: Evola, Gilezan, Hamborsky, Hames, Richardson Vaughn, Vitale, Zolik

NO: None

ABSENT: Ismail

At this time, Chair Vitale, the Planning Commission Members, and all attendees thanked Mark Alan for his significant contribution and years of service to the City of Grosse Pointe Woods. Mark Alan then thanked Larry Campbell, Cook Mack, L.L.C., for his assistance throughout the donation process of the Cook School House. A round of applause was given for Mr. Alan and Mr. Campbell. The Cook School House will become a historical monument for the City of Grosse Pointe Woods for many years.

The next item on the agenda was regarding **Continued Discussion of Dance Ordinance to Amend Chapter 98, Zoning Article VII C Commercial Business District, Section 98-203(4) Special Land Uses and Article VIII 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 an Ordinance to Amend Chapter 50, Liquor Control Ordinance, to Provide Procedures and Standards for Issuance of a Dance Permit.**

At this time, City Attorney C. Berschback provided a summary of the September 25, 2006 Committee of the Whole discussion on the proposed dance ordinance.

A round robin discussion concluded with a suggestion that the Planning Commissioners visit Robusto's and other 'dancing establishments' in neighboring cities and do on-line research for dance ordinances in neighboring communities.

Motion by Vaughn, supported by Zolik, that the Planning Commission TABLE the continued discussion of the proposed dance ordinance to the October 24, 2006 Planning Commission meeting.

Motion carried by the following vote:

YES: Evola, Gilezan, Hamborsky, Hames, Richardson Vaughn, Vitale, Zolik

NO: None

ABSENT: Ismail

A Planning Commission Workshop is also scheduled on October 24, 2006 at 6:30 p.m. for continued discussion of the proposed dance ordinance.

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The next item on the agenda was regarding **Continued Discussion: Rezoning Ordinance**. The three areas of discussion for this proposed rezoning are: Broadstone/Severn, Littlestone/Stanhope, and Norwood/Oxford. Businesses and residents need to be informed of this proposed rezoning; therefore, NO ACTION taken at this time. This discussion will continue at the October 24, 2006 Planning Commission meeting with the possibility of scheduling a Public Hearing at a later date.

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

- Will be meeting with RRC (Redevelopment Ready Communities) tomorrow, expect to be certified as a Redevelopment Ready Community soon.
- Met with the Grosse Pointe Woods Library and Parcell's School to discuss moving handicap parking spots to make them more convenient for visitors.
- Attended an International Code class this week with neighboring cities. Received nice compliments on the appearance of Mack Avenue.
- Anticipating receipt of plans for a large project soon, maybe in the next few weeks.

The next item on the agenda is regarding **Council Report, September – Zolik**:

Commissioner Zolik attended both meetings and indicated there was nothing of relevance to the Planning Commission.

The last item on the agenda was regarding New Business.

City Attorney C. Berschback will inform the Planning Commission if a site plan review is required for the Cook School House placement on city property.

Motion by Zolik supported by Gilezan, to adjourn at 9:20 p.m., PASSED UNANIMOUSLY.