

PLANNING COMMISSION  
07-25-06 – 023

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON JULY 25, 2006 IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:39 p.m. by Chair Vitale.

Roll Call: Chair Vitale  
Evola, Gilezan, Ismail, Richardson, Vaughn

Absent: Hamborsky, Hames, Zolik

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

Motion by Richardson, seconded by Vaughn, that Commission Members Hamborsky, Hames and Zolik be excused from tonight's meeting.

Motion carried by the following vote:  
YES: Evola, Gilezan, Ismail, Richardson Vaughn, Vitale  
NO: None  
ABSENT: Hamborsky, Hames, Zolik

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

Motion by Evola, seconded by Vaughn, regarding **Approval of Minutes**, that the regular Planning Commission Minutes of June 27, 2006 BE APPROVED as submitted.

Motion carried by the following vote:  
YES: Evola, Gilezan, Ismail, Richardson Vaughn, Vitale  
NO: None  
ABSENT: Hamborsky, Hames, Zolik

The first item on tonight's agenda was PRESENTATION OF THE REDEVELOPMENT READY COMMUNITIES (RRC) PROGRAM. The following individuals were heard:

Melanie Brown  
Associate Director of Michigan Suburbs Alliance

Dave Scurto  
Hamilton Anderson

Motion by Vaughn, seconded by Ismail, to approve the Redevelopment Ready Communities (RRC) Program with the following resolution:

**RESOLUTION BY THE CITY OF GROSSE POINTE WOODS  
PLANNING COMMISSION  
REGARDING MICHIGAN SUBURBS ALLIANCE  
REDEVELOPMENT READY COMMUNITIES**

**WHEREAS**, the Michigan Suburbs Alliance (MSA), is a nonprofit corporation established by a group of mayors and city managers from Wayne, Oakland and Macomb Counties to work together to educate themselves, and the public, about the root causes of problems facing older established suburbs, and

**WHEREAS**, the mission of the MSA is to unite the suburban communities to strengthen themselves; to examine ways to discourage disinvestments in older cities; to seek broader alliances based on areas of common interest and to build alliances with communities in metropolitan areas across Michigan, and

**WHEREAS**, the MSA is committed to assisting member communities in maintaining and attracting development and redevelopment which will improve the economic vitality, eliminate blighting influences, and develop underutilized properties, and

**WHEREAS**, the MSA promotes community planning and public participation as one of the foundations of redevelopment, and

**WHEREAS**, the MSA created the Redevelopment Ready Communities (RRC) project to identify best practices for redevelopment and create a system for recognizing communities that adopt those practices, and

**WHEREAS**, the Redevelopment Ready Communities project is the first of its kind in the country and has received the endorsement of Governor Granholm's Michigan Land Use Leadership Council, and

**WHEREAS**, the MSA has selected six (6) communities to participate in the pilot RRC project to become a Certified Redevelopment Ready Community, and

**WHEREAS**, the City of Grosse Pointe Woods has been selected as one of the six (6) RRC communities, and

**WHEREAS**, communities must develop and meet various standards and requirements to become certified under this project,

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Grosse Pointe Woods has reviewed these standards and requirements and has elected to participate in the program that will improve the economic development that will allow the steps to redevelopment to become more efficient, cost effective, decrease the building permit approval timeframe and decrease risk for all participating stakeholders and citizens, and

**BE IT FURTHER RESOLVED**, that the City of Grosse Pointe Woods commits to the participation in the program and the initial adoption and implementation of the standards.

**BE IT FURTHER RESOLVED**, that the City of Grosse Pointe Woods' Planning Commission will be involved in the redevelopment process to assist in the preparation and submission of this plan.

Adopted by the City of Grosse Pointe Woods Planning Commission on this 25th day of July, 2006.

Motion carried by the following vote:

YES: Evola, Gilezan, Ismail, Richardson Vaughn, Vitale

NO: None

ABSENT: Hamborsky, Hames, Zolik

THE MEETING WAS THEREUPON OPENED AT 8:14 P.M. FOR A PUBLIC HEARING 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 98-232(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:

Chair Vitale asked if anyone in the audience wished to speak IN FAVOR of the proposed ordinance. No one wished to be heard.

Chair Vitale then asked if anyone in the audience wished to speak IN OPPOSITION to the proposed ordinance. No one wished to be heard.

The Public Hearing was closed at 8:17 p.m.  
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Motion by Vaughn, seconded by Evola, that the Planning Commission requests an opportunity to address the proposed ordinance regarding dancing in Grosse Pointe Woods and that further discussion with the City Council is requested by being placed on a City Council agenda in the near future, therefore, NO ACTION was taken at this time.

Motion carried by the following vote:

YES: Evola, Gilezan, Ismail, Richardson Vaughn, Vitale

NO: None

ABSENT: Hamborsky, Hames, Zolik

The next item on the agenda was regarding DISCUSSION: REZONING – 19517 MACK AVENUE. The following individual was heard:

Dr. Robert Nesom  
19722 Blossom Ln.

Chair Vitale thanked Dr. Nesom for his time and information provided at tonight's meeting. Discussion ensued regarding re-zoning or using piecemeal processes for properties on the west side of Mack Avenue so as to reflect the Master Plan. It was determined that further study of the properties west of Mack and south of Allard will be performed by Building Official Tutag and that his recommendation will be presented at the next Planning Commission meeting.

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

- Mr. Tutag distributed a preliminary parking plan from a Mack Avenue property owner for the Planning Commissioners to review and provide feedback. Mr. Tutag recommended the property owner contact the neighbors to discuss this proposed parking lot, which would involve the removal of two homes.
- Big Boy is changing the glass roof to steel, the color is approved and the size and shape will remain the same.
- The Cook School House is being donated to the City. A site plan will be presented within 30 days. Council is looking at placement near City Hall.
- Permit activity is steady.

The next item on the agenda was regarding Verbal Council Report, July – Gilezan

- On the July 10, 2006 Council Meeting, Commissioner Gilezan reported that a vendor's request to paint addresses on residential curbs was denied and the First Reading to Amend the Site Plan Review Ordinance was approved.
- On the June 17, 2006 Council Meeting, Commissioner Gilezan reported that the request for installation of remediation/clean-up equipment including the placement of a temporary (2-5 years) trailer near the Mobil Station at Mack & Vernier was tabled to the first City Council meeting in August.

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The last item on the agenda was regarding New Business.

- Liggett has not yet presented a formal document for site plan review. When they do, it will be presented to the Planning Commission.

Motion by Evola, supported by Richardson, to adjourn at 8:57 p.m., PASSED UNANIMOUSLY.