

PLANNING COMMISSION
06-27-06 – 019

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON JUNE 27, 2006 IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:40 p.m. by Chair Vitale.

Roll Call: Chair Vitale
Evola, Hames, Ismail, Vaughn

Absent: Gilezan, Hamborsky, Richardson, Zolik

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

Also in Attendance: Council Member Granger, Alt. Planning Commission Representative

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

Motion carried by the following vote:

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

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

Chair Vitale welcomed and thanked Council Member Granger, as Alternate Planning Commission Representative for being in attendance.

Motion by Hames, seconded by Vaughn, regarding **Approval of Minutes**, that the regular Planning Commission Minutes of May 23, 2006, BE APPROVED as submitted.

Motion carried by the following vote:

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

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THE MEETING WAS THEREUPON OPENED AT 7:43 P.M. FOR A PUBLIC HEARING TO AMEND CHAPTER 98, ZONING, ARTICLE XV ADMINISTRATION, BY ADDRESSING SECTIONS 98-442 THROUGH 98-451 TO ESTABLISH NEW STANDARDS AND PROCEDURES FOR SITE PLAN REVIEW AND BY AMENDING SECTION 98-204, 98-244, 98-245, 98-303 AND 98-493(B)(1) TO CONFORM THOSE SECTIONS TO THE NEW SITE PLAN REVIEW ORDINANCE. THE PROPOSED AMENDMENTS WILL ALSO REPEAL CHAPTER 98, SUBDIVISIONS, ARTICLE II, SITE PLAN REVIEW, SECTIONS 78-51 THROUGH 78-58.

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

- A. PC Excerpt – 06/28/05
- B. PC Excerpt – 07/26/05
- C. PCW Excerpt 08/23/05
- D. PC Excerpt 09/27/05
- E. PCW Excerpt 98/27/05
- F. PC Excerpt 05/23/06
- G. Letter – 09/22/05 (C. Berschback)
- H. Letter – 05/17/06 (C. Berschback)
- I. Lettter – 06/20/06 (C. Berschback)
 - Letter – 06/13/06 (C. Berschback)
 - a. Proposed Ordinance to Repeal Chapter 78, Subdivisions – 06/07/06
 - b. Proposed Ordinance to Amend Chapter 98, Zoning
 - c. Modifications to existing ordinances 98-204, 244, 245, 303 and 493
- J. Notice of Public Hearing – 06/08/06 GP News
- K. Affidavit of Utilities Notified – 06/05/06

Motion carried by the following vote:

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

There was no one in the audience to be heard.

Motion by Hames, seconded by Evola, that the public hearing BE CLOSED at 7:46 p.m.

Motion carried by the following vote:

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

Motion by Hames, seconded by Evola, to forward the site plan review ordinance and the repealer ordinance relating to Chapter 78, Article II to the City Council for adoption with the following revisions:

- Page 8, Section 98-450(2)(b), line #2, *delete* " or PUD,"
- Page 9, Section 98-450(2)(c), line #9, *change* "\$500" to "\$1,000"

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Motion carried by the following vote:

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

Motion by Vaughn, seconded by Hames, that this item be IMMEDIATELY CERTIFIED.

Motion carried by the following vote:

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

The next item on the agenda was concerning **Scheduling a Public Hearing regarding proposed amendments to Chapter 98, Zoning, Sections 98-202 and 98-242, Permitted Uses: Dancing.**

At this time, Assistant City Attorney C. Berschback presented to the Planning Commissioners an LCC guideline handout to differentiate between a dance permit, an entertainment permit, and a dance-entertainment permit. A dancing permit would also affect a minor change to Chapter 50 relating to Liquor Licenses. A Planning Commission Workshop meeting will be scheduled prior to the next regular Planning Commission Meeting.

Motion by Evola, seconded by Ismail, that the Planning Commission SCHEDULE a Public Hearing on July 25, 2006 with appropriate publication for the approval of the minor modifications to Chapter 50, Liquor and Tavern Licenses, and proposed amendments to Chapter 98, Zoning, Sections 98-202 and 98-242, Permitted Uses: Dancing.

Motion carried by the following vote:

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

Motion by Vaughn, seconded by Ismail, that this item be IMMEDIATELY CERTIFIED.

Motion carried by the following vote:

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

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

- A Redevelopment Ready Communities meeting is scheduled on Thursday, June 29th to discuss procedures. Mr. Tutag will update the Planning Commission at the next meeting.

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- Salvatore Scallopini has applied for a business license and is moving into the building vacated by Pizzeria Venti.
- Building Official Tutag and City Administrator Wollenweber attended a meeting at University of Liggett School regarding the Cook Road campus. Liggett used a 500' radius to notify neighbors regarding this meeting, which resulted with approximately 20 attending neighbors. A Planning Commission Workshop will be scheduled for the site plan review.
- Mack Avenue vacancies are at a phenomenal level (approx. 3.2%).
- Residential permits are steady.

The next item on the agenda was regarding **Verbal Council Report, June – Vitale**

On the June 5, 2006 Council Meeting, Commissioner Vitale reported a fence variance was denied, but other than that, there was nothing of relevance to the Planning Commission.

On the June 19, 2006 Council Meeting, Commissioner Hames reported for Commissioner Vitale and indicated the City Council approved a temporary Dog Park at the Lake Front Park and an application for a use variance for placement of a temporary trailer near the Mobil Station at Mack & Vernier was tabled to the next City Council meeting on July 10, 2006 so other ways to test the soil could be investigated.

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

Mr. Tutag indicated a variance for a new business (Nail Tech) was also denied at the June 19th City Council meeting and that the property owner, Dr. Nesom, may decide to apply for re-zoning.

The City Council granted a variance in accordance with the Metro Act to NextG Network, which will allow the placement of 6-8 boxes to be unobtrusively installed on utility poles throughout the city. An existing pole with said equipment is presently located at Mack & Severn, on the west side of Mack.

Motion by Evola, supported by Vaughn, to adjourn at 8:55 p.m., PASSED UNANIMOUSLY.