

PLANNING COMMISSION
04-25-06 - 011

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON APRIL 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 7:31 p.m. by Chair Vitale.

Roll Call: Chair Vitale
Evola, Hamborsky, Hames, Richardson, Vaughn, Gilezan (7:34)

Absent: Ismail, Zolik

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

Also in Attendance: Council Member Spicher, Planning Commission Representative
Council Member Granger, Alt. Planning Commission Representative
Council Member Waldmeir
Jennifer Coe, Carlisle Wortman

Motion by Hames, supported by Richardson, that Commission Members Gilezan, Ismail and Zolik be excused from tonight's meeting.

Motion carried by the following vote:

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

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

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

Motion by Evola, supported by Hames, regarding **Approval of Minutes**, that the regular Planning Commission Minutes of April 25, 2006, BE APPROVED as submitted:

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Motion carried by the following vote:

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

NO: None

ABSENT: Gilezan, Ismail, Zolik

Commissioner Gilezan arrived at 7:34 p.m.

THE MEETING WAS THEREUPON OPENED FOR A PUBLIC HEARING AT 7:34 P.M. FOR DISCUSSION OF AND CONSIDERATION OF THE ADOPTION OF THE **GROSSE POINTE WOODS MASTER PLAN.**

Motion by Hames, supported by Vaughn, that for the purposes of the public hearing the following items be received and placed on file:

- A. Notice of Public Hearing – 04/06/06
- B. Affidavit of Notification – 04/06/06
- C. Grosse Pointe Woods Master Plan Final Draft – 04/03/06

Motion carried by the following vote:

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

NO: None

ABSENT: Ismail, Zolik

The Chair asked if anyone wished to speak concerning the Public Hearing for the Grosse Pointe Woods Master Plan: The following individual was heard:

Brad Bloomhoff
1852 Hollywood

Motion by Gilezan, supported by Evola, that the Public Hearing BE CLOSED at 7:48 p.m.

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

NO: None

ABSENT: Ismail, Zolik

The next item on the agenda was regarding **DISCUSSION: GROSSE POINTE WOODS MASTER PLAN.**

At this time, Commissioner Vaughn acknowledged the tremendous amount of work to the making of this document and expressed sincere appreciation for the contribution of all Planning Commission members including past Planning Commissioners: Joe Sucher, Mary Mitts, Bob Frederick and Phil Patanis. Commissioner Vaughn also thanked the City Council, the Building Department, City Attorney C. Berschback, and Jennifer Coe and Don Wortman from Carlisle Wortman for their valuable contributions. Chair Vitale concurred with Commissioner Vaughn and thanked him for his recognition of all the contributors.

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Motion by Vaughn, supported by Evola, regarding **CONSIDERATION OF ADOPTION OF THE GROSSE POINTE WOODS MASTER PLAN**, that the Resolution by the Planning Commission to Adopt the City of Grosse Pointe Woods Master Plan be APPROVED as:

Resolution by the Planning Commission to Adopt the City of Grosse Pointe Woods Master Plan

WHEREAS, a Master Plan for Future Land Use has been prepared by the Grosse Pointe Woods City Planning Commission and its consultants, and

WHEREAS, the public and other local officials have given helpful suggestions to improve the Plan at various meetings and workshops, and

WHEREAS, an official Public Hearing was held on April 25, 2006.

NOW, THEREFORE, BE IT RESOLVED, that the Grosse Pointe Woods City Planning Commission hereby adopts the “City of Grosse Pointe Woods Master Plan” as a guide for making future decisions regarding land use, development, redevelopment and preservation of property and improvements in the City.

BE IT FURTHER RESOLVED, that the Grosse Pointe Woods City Council is encouraged to also accept the Master Plan.

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

John A. Vitale, Chairperson
Grosse Pointe Woods City Planning Commission

Motion carried by the following vote:

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

Motion by Hames, supported by Evola, that the ADOPTION OF THE GROSSE POINTE WOODS MASTER PLAN by Planning Commission Resolution dated April 25, 2006 be IMMEDIATELY CERTIFIED.

Motion carried by the following vote:

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

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Chair Vitale declared a recess at 7:55 p.m. The meeting reconvened at 8:05 p.m.

The next item on the agenda was regarding **PROPOSED FAÇADE CHANGE: RABAUT'S INTERIORS, 19853 MACK AVENUE**. The following individual was heard:

Sandy Rabaut, President
Rabaut's Interiors

Motion by Hames, supported by Richardson, that the Planning Commission APPROVE the façade change at Rabaut's Interiors, 19853 Mack Avenue.

Upon further discussion, motion amended by Hames, supported by Richardson, that the Planning Commission APPROVE the façade change at Rabaut's Interiors, 19853 Mack Avenue with the following contingencies:

1. No signage be approved with this proposed application;
2. architectural drawings be reviewed and approved by the Building Official;
3. lighting plan be approved by the Building Official;
4. construction commence within 9 months and be completed within 18 months;
5. and the colors and materials be as submitted on the proposed renderings.

Motion carried by the following vote:

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

The next item on the agenda was regarding: **PROPOSED OUTDOOR PATIO AREA: LITTLE TONY'S LOUNGE IN THE WOODS, 20513 MACK AVENUE**. The following individual was heard:

Carol Alfonsi, Owner-Little Tony's
801 S. Rosedale

Motion by Hames, supported by Vaughn, that the Planning Commission POSTPONE making a decision for the Proposed Outdoor Patio Area at Little Tony's Lounge in the Woods until the petitioner can provide acceptable plans, and if a quorum is available, a Special Planning Commission Meeting could then be scheduled.

Motion carried by the following vote:

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

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

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- The Planning Commission needs to hold a Public Hearing regarding the Site Plan approval process.
- Activity is continuing in the northwest quadrant of the city. On Ridgemont Street an application was received for a \$40,000 addition at one house and another home has been converted from a two-family back to a single-family residence.
- Sunrise is very close to receiving a Certificate of Occupancy permit.
- Final inspections will be performed at St. John Hospital's Material Management Center soon.
- There is an increase in building permit applications due to the change of weather.

The next item on the agenda was regarding **Verbal Council Report, April – Richardson**. Commissioner Richardson attended both March meetings and reported there was nothing of relevance that occurred relating to the Planning Commission.

The last item on the agenda was regarding **New Business**. Council Member Granger described the expected construction progress on Vernier Road, Vernier/Harper area, and Sunningdale Park areas.

Motion by Evola, supported by Hames, to adjourn at 8:56 p.m., PASSED UNANIMOUSLY.