

PLANNING COMMISSION
09-27-05 - 036

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE
POINTE WOODS HELD ON SEPTEMBER 27, 2005 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 Zolik.

Roll Call: Chair Zolik

Commissioners: Gilezan, Hamborsky, Ismail, Richardson, Vitale

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

Motion by Gilezan, seconded by Vitale, that Commission Members Hames and Vaughn be excused from tonight's meeting.

Motion carried by the following vote:

YES: Gilezan, Hamborsky, Ismail, Richardson, Vitale, Zolik

NO: None

ABSENT: Hames, Vaughn

Motion by Hamborsky, seconded by Gilezan, 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: Gilezan, Hamborsky, Ismail, Richardson, Vitale, Zolik

NO: None

ABSENT: Hames, Vaughn

Chair Zolik welcomed and thanked Council Member Spicher, as Planning Commission Representative, for his attendance at tonight's meeting.

Motion by Richardson, seconded by Ismail, regarding **Approval of Minutes**, that the regular Planning Commission Minutes of August 23, 2005 be APPROVED as submitted.

Motion carried by the following vote:

YES: Gilezan, Hamborsky, Ismail, Richardson, Vitale, Zolik

NO: None

ABSENT: Hames, Vaughn

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The first item on the agenda was regarding **Site Plan Revision: DaEdoardo Restaurant, 19767 Mack Ave.:**

At this time, Commissioner Vitale requested permission to recuse himself from this agenda item, as his firm is involved with the DaEdoardo Restaurant proposed revision, and Commissioner Vitale also requested to remain in the chamber during deliberation.

Motion by Gilezan, seconded by Zolik, concerning Site Plan Revision: DaEdoardo Restaurant, 19767 Mack Avenue, that Commissioner Vitale be recused from the vote, but be allowed to remain in the chamber during deliberation.

Motion carried by the following vote:

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

The following individual was heard:

Ed Barbieri, Owner
DaEdoardo Restaurant
19767 Mack Avenue

Motion by Gilezan, seconded by Ismail, concerning the proposed Site Plan Revision: DaEdoardo Restaurant, 19767 Mack Ave., that the Planning Commission APPROVE the plans dated September 19, 2005 subject to:

1. Verification that the color of the painted masonry is an approved color;
2. Any mechanical equipment placed upon the roof is appropriately screened;
3. The dumpster enclosure brick match that of the existing building and addition;
4. Incorporate the dumpster enclosure into the six foot high brick screening wall on the south, eliminating a dead area between the screening wall and dumpster wall;
5. Gate screening material used for the dumpster enclosure is subject to approval of the Building Inspector;
6. Compliance with the Director of Public Safety's requirements for floor plans, egress, and exit and emergency lighting as indicated in his memo dated September 19, 2005.

Motion carried by the following vote:

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

The next item on the agenda was concerning **Discussion of Garage Heights and Proposed Ordinance Change.** Upon review of similar ordinances from neighboring communities, several ideas were discussed including:

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Defining an accessory building and/or garage.
Using a gradual scale with proportion to lot size.
Garage height should not exceed the height of the home.

Building Official Tutag and Assistant City Attorney Berschback will meet and compose a draft. The draft may be presented at the October meeting for review.

The next item was concerning Verbal Report - **Building Official's Monthly Report**. Mr. Tutag reported on the following matters:

- Presently attending the International Code Council conference at Cobo Hall throughout this week and had a chance to confer with other inspectors around the country. Henry Green will be inducted this week as President of the International Code Council.
- The Mobile Station at Mack and Vernier has changed the white band around the canopy to a non-conforming blue, and then back to white again. The pumps have been changed and meet compliance with new state regulations.
- The St. John project continues and is moving along quickly.
- The progress at Sunrise Assisted Living II is phenomenal.
- The lighting store is now vacant and a new lighting store will be moving in shortly.

At this time, Chair Zolik apologized for skipping agenda item #9, concerning **Continued Discussion of Site Plan Review Ordinance**. Chair Zolik asked Assistant City Attorney Berschback to comment.

Mr. Berschback indicated this item was discussed earlier at tonight's Planning Commission Workshop meeting. Additional revisions to the Site Plan Review Ordinance were made. Mr. Berschback and Building Official Tutag will complete the final draft and may present it to the Planning Commission at next month's meeting.

The next item on the agenda was concerning **Verbal Council Report, September 12 - Richardson, and September 19 – Vaughn:**

Concerning the September 12th meeting, Commissioner Richardson indicated a setback variance was granted for 1536 Cook Road. Council suggested the Planning Commission review the setbacks in that neighborhood.

Concerning the September 19th meeting, there was no report at this time.

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The next item on the agenda was concerning **New Business**. There was no new business at this time.

Motion by Richardson, seconded by Ismail, to adjourn the Planning Commission meeting at 8:09 p.m.

Motion carried by the following vote:

YES: Gilezan, Hamborsky, Ismail, Richardson, Vitale, Zolik

NO: None

ABSENT: Hames, Vaughn