

PLANNING COMMISSION
08-23-05 - 032

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON AUGUST 23, 2005 IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:37 p.m. by Chair Zolik.

Roll Call: Chair Zolik
Commissioners: Hamborsky, Hames, Ismail, Richardson, Vitale

Absent: Gilezan, Vaughn

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

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

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

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

Motion by Richardson, seconded by Hames, regarding **Approval of Minutes**, that the regular Planning Commission Minutes of July 26, 2005 be APPROVED as submitted.

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

PLANNING COMMISSION
08/23/05 - 033

The next item on the agenda was regarding a **Proposed Façade Change: Kathleen Gibney, D.D.S.**, 19511 Mack Avenue. The following individual was heard:

Robert Cliffe
MGA Architects
818 West Eleven Mile Rd., Royal Oak, MI

At this time, a color rendering of the proposed façade change and a roof sample were presented by the petitioner.

Motion by Vitale, seconded by Hamborsky, concerning the proposed Façade Change: Kathleen Gibney, D.D.S., 19511 Mack, that the Planning Commission APPROVE the plans received August 9, 2005 incorporating agenda items A thru K as discussed.

Motion carried by the following vote:

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

The next item on the agenda was regarding a **Proposed Addition/Façade Change: Kovalchick Dental**, 20148 Mack Avenue. The following individual was heard:

Frank Zychowski
AZD Architects
35980 Woodward, Bloomfield Hills, MI

At this time, a color rendering of the proposed façade change was presented by the petitioner.

Motion by Hames, seconded by Richardson, concerning the proposed Addition/Façade Change: Kovalchick Dental, 20148 Mack Avenue, that the Planning Commission APPROVE the plans dated August 17, 2005 as submitted.

Motion carried by the following vote:

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

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

- Had issues with two signs erected without permits – one of which went to court and the other too thick was removed when asked and complied.
- The final draft and maps of the Master Plan are ready to review with City Attorney C. Berschback, then be forwarded to Committee of the Whole for distribution of the document.

PLANNING COMMISSION
08/23/05 – 034

- The issue of Mechanical equipment has come up. Venting mechanical equipment into a side yard of someone's property, and the visual effect of the equipment in a side yard, should be discussed with the proposed changes to the site plan review ordinance.
- Had a meeting with the owner of Champs to discuss proposed changes to rear of building to enclose a cooler.
- Karate school has a new window sign, is less than 20% and okay to install (specializes with Special Needs Kids).
- Boyne Country Sports Building – American Fitness has not contacted the Building Official since last month.
- Thai restaurant next to Quizno's coming soon.
- Girlie Girl is open for business.
- Mr. Allen has another prospective buyer for the Cook School House - involves the education of persons for gemological studies as well as retail - will have to go to ZBA for a land use variance. The property is presently zoned office.
- Sunrise is moving along
- At St. John Hospital a few times a day. Stop by there any time to see it.
- The library should be done in November.
-

The next item on the agenda was concerning **Verbal Council Report – August 1, 2005 – Richardson, and August 18 – Vaughn, as orated by Vitale:**

Concerning the August 1, 2005 meeting, Commissioner Richardson stated:

- Nothing of significance to the Planning Commission.

Concerning the August 15, 2005 meeting, Commissioner Vaughn had previously submitted his written comments to the Planning Commission, as orated by Commissioner Vitale:

- The only matter of interest at that meeting was with respect to unanimous approval by the City Council to examine traffic patterns in the area of Brys and Mack and for the area west of Mack, and north of Vernier. The purpose of the study is to examine means of diverting traffic off Brys Drive without increasing traffic on surrounding streets and improving the traffic flow in the Mack and Brys vicinity. A local community group from Brys Drive spoke in favor of the traffic study and against a traffic light at Brys and Mack.

PLANNING COMMISSION
08/23/05 – 035

The next item on the agenda was concerning **New Business**. No new business to discuss.

Motion by Hames, seconded by Ismail, to adjourn the Planning Commission meeting at 8:22 p.m.

Motion carried by the following vote:

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

NO: None

ABSENT: Gilezan, Vaughn