

PLANNING COMMISSION  
06-28-05 - 020

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON JUNE 28, 2005 IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:35 p.m. by Chair Zolik.

Roll Call: Chair Zolik  
Commissioners: Gilezan, Hames, Ismail, Richardson, Vitale  
Absent: Hamborsky, Vaughn  
Also Present: Assistant City Attorney C. Berschback  
Building Official Tutag  
Council Person Granger  
Recording Secretary St. Peter

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

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

Motion by Vitale, seconded by Hames, that all items on tonight's agenda be accepted.

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

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At this time, Chair Zolik welcomed and thanked Council Member Granger, Alternate Planning Commission Representative, for her attendance at tonight's meeting.

Motion by Richardson, seconded by Gilezan, regarding **Approval of Minutes**, that the regular Planning Commission Minutes of May 24, 2005 BE APPROVED as submitted.

Motion carried by the following vote:

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

NO: None

ABSENT: Hamborsky, Vaughn

Hearing no objections, the following individual was heard regarding **Addition: DaEdoardo Restaurant, 19767 Mack Avenue:**

Motion by Vitale, seconded by Hames, regarding Restaurant Addition: DaEdoardo Restaurant, 19767 Mack Avenue, that Commissioner Vitale be recused from the vote (due to conflict of interest), but be allowed to remain in chambers during deliberation.

Motion carried by the following vote:

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

NO: None

ABSENT: Hamborsky, Vaughn

The following individual was heard:

Edward Barbieri, Jr.  
DaEdoardo Restaurant  
19767 Mack Avenue

Motion by Richardson, seconded by Ismail, regarding Restaurant Addition: DaEdoardo Restaurant, 19767 Mack Avenue, that the Planning Commission concur with the Building Inspector and APPROVE the site plan dated June 10, 2005, contingent upon the following:

- Verification that the color of the painted masonry is an approved color.

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- Any mechanical equipment placed upon the roof is appropriately screened.
- Provide a brick screened area for the dumpster and grease bin in the southeast corner of the addition.
- Compliance with the Fire Inspector and Director of Public Safety requirements for floor plans, egress and exit, and emergency lighting as described in memos dated June 15 and June 16, 2005.

Motion carried by the following vote:

YES: Gilezan, Hames, Ismail, Richardson, Zolik

NO: None

ABSENT: Hamborsky, Vaughn

ABSTAIN: Vitale

The next item on the agenda was concerning **Discussion of Site Plan Review Requirements.**

Commissioner Vitale listed the following checklist of requirements for all site plans that the Planning Commission may entertain from an applicant:

- (a) Preparation; preparer's seal
- (b) Legal description, address and zoning information.
- (c) Title block.
- (d) Scale; general location map.
- (e) Existing and proposed topography.
- (f) Existing and proposed vegetation.
- (g) Lots and improvements.
  - (1) Existing lot lines, structures, parking areas and other improvements on the site and within 100 feet of the site.
  - (2) Proposed lot lines, lot dimensions, property lines, structures, parking areas and other improvements on the site and within 100 feet of the site.
  - (3) Dimensions and centerline of existing and proposed roads and roadways.
  - (4) Acceleration, deceleration and passing lanes, where required.
  - (5) Proposed location of access drives and on-site driveways.
  - (6) Location of existing and proposed interior sidewalks and sidewalks in the right-of-way.
  - (7) Exterior lighting locations.

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- (8) All utility lines serving the area located on the site.
- (9) Trash receptacle location and method of screening.
- (10) Transformer pad locations and method of screening.
- (11) Soil borings, locations and summary report data where soil quality may be in question.
- (12) Front, side and rear yard dimensions.
- (13) Parking spaces, drives and method of paving.
- (14) Location of lawns and landscape areas.
- (15) Greenbelt, wall or berm locations and cross sections.
- (16) All existing and proposed easements.
- (17) Designation of fire lanes and fire hydrant locations.
- (18) Surface drainage and a drainage plan.
- (19) Location, height and outside dimensions of all proposed buildings and structures.
- (20) Location, size, height and lighting of all proposed signs.

Commissioner Vitale would also like the Planning Commission to entertain additional requirements:

- (21) Color elevations
- (22) Material samples
- (23) Detailed landscape submittal
- (24) Plant materials
- (25) Spacing
- (26) Size of plants and trees
- (27) Pavers

- (28) Lighting
- (29) Photometric study of each site plan with exception for some small projects

Council Member Granger agrees with the City Attorney's suggestion of cutting and pasting site plan requirements from other municipalities.

Commissioner Ismail suggests there be different site plan requirements for new building projects versus renovations.

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The City Attorney's office will work with the Building Official to review the site plan before the first ordinance change.

Chair Zolik would like to see site plan review requirements on the agenda again at the next regularly scheduled Planning Commission meeting.

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

- Mr. Tutag showed the Planning Commission an incomplete sign application to exemplify that delays are often the result of petitioners giving incomplete information in applications.
- Banks Vacuum was issued a ticket for installing a sign without an application or permit.
- Mr. Tutag met with personnel from American Home Fitness, a business that sells workout equipment. They are almost signed for half of the Bavarian Village building. They are also negotiating with some clothing firms for the other half of the building.
- St. John Hospital project is worth visiting to view the excavation. The work will be going on the rest of the summer.
- A Thai restaurant will be going in next to Quizno's Subs.
- The library project is moving along.
- Sunrise finally got approval from the State on life safety issues and the project is moving along.
- The Master Plan was discussed at Committee of the Whole. An itemized list was given to Carlisle Wortman of changes needed before it goes to City Council. Attorneys Berschback have said the plan does not need to go back to the Planning Commission considering only minor changes are involved. If Commissioners want to know what is going on with the Master Plan, Mr. Berschback will inform the Planning Commission what City Council meeting the Master Plan will be on the agenda.

The next item on the agenda was concerning **Verbal Council Report - June - Hames**.

Commissioner Hames indicated:  
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- At the June 6, 2005 City Council meeting Council unanimously approved a variance for Steve Hamilton's conversion van, allowing him to store it at his residence.
- There was a request for a fence variance over on Ford Court that was tabled. At the June 20, 2005 meeting there were some variations to it and it was approved.
- There was another fence variance approved on Allard.
- Pizzeria Venti's, Ferlito's and Bucci's are applying for liquor licenses. Those are scheduled for the July 11, 2005 meeting of City Council.

The next item on the agenda was concerning **New Business**. The following items were discussed:

The Pointe Neurology office manager spoke to Council Member Granger. The company wants to update the signage. Also, Ahee Jewelry bought the building that was the gift shop. A lot of interior work has been done to the former gift shop. Ahee is to be commended for the improvements.

Chair Zolik mentioned a recent US Supreme Court ruling on four municipalities which holds that government can take land by eminent domain. Chair Zolik wasn't sure how that would apply to taking private property for parking purposes.

Chair Zolik mentioned the Update on Conditional Rezoning.

Commissioner Ismail also mentions the overhaul to the zoning ordinance regarding transitional use from residential to business use.

Motion by Gilezan, seconded by Hames, to adjourn at 8:25 p.m.

Motion carried by the following vote:

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