

PLANNING COMMISSION
05-24-05 - 016

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON MAY 24, 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, Richardson, Vaughn, Vitale
Absent: Hamborsky, Ismail

Also Present: Council Member Spicher, Planning Commission Representative
Council Member Granger, Alternate Planning Commission Representative
City Attorney D. Berschback
Building Inspector Tutag
Recording Secretary Stewart
Mr. & Mrs. Thomas Sullivan

Motion by Gilezan, seconded by Richardson, that Commissioners Hamborsky and Ismail be excused from tonight's meeting.

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

Motion by Vaughn, seconded by Vitale, that tonight's agenda be accepted with the following revision:

Item #9, Council Report, be changed from *April* to *May*.

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

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

Motion by Vaughn, seconded by Vitale, concerning **Approval of Minutes**, that the regular Planning Commission minutes of April 26, 2005 BE APPROVED as submitted.

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Motion carried by the following vote:

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

The first item on the agenda was concerning **Discussion of Proposed Amendments to the Zoning Ordinance.**

Building Official Tutag stated the proposed list of possible zoning amendments is preliminary:

Possible Zoning Amendments

1. Update of Requirements for Site Plan Review Submission
2. Commercial/Office parking credit for municipal lots and on-street parking areas.
3. Stacking Spaces for Bank Parking
4. Outdoor Cafes
5. Permitted uses in Commercial District
6. Landscaping Site Plans
7. Garage Height
8. Repeal of #98-204 thru #98-208
9. Setbacks under 98-393(a)
10. 98-392 – Drainage and Surfacing
11. 98-398 – Handicapped Parking
12. 98-511 – Amendments
13. 98-531 - Adoption of Zoning Map

Additional items discussed:

Rear Facades of Commercial Buildings
Regulating Equipment on Buildings (i.e. HVAC Units)
Storm Water Management Requirements (as mandated by Wayne County)

The City Attorney's office will work with the Building Official to piecemeal the proposed list of items for placement on upcoming Planning Commission agendas. The goal is to have one Public Hearing to adopt all the amendments at the same time.

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

- Masonic Temple has completed demolition;
- St. John Hospital is now under construction;
- Residential construction is very busy, we're looking forward to a busy summer.

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- Sunrise on Vernier is pending. The State has jurisdiction on life safety issues (i.e., approval on egress, fire suppression, emergency exit lighting). Steel is ordered. Approximately 16 fenced parking spaces are reserved for the Big Boy Restaurant on Mack.

The next item on the agenda was concerning **Verbal Council Report – May 2, 2005 – Hames**. Commissioner Hames indicated:

- On May 2, 2005 there was nothing of relevance to the Planning Commission.
- On May 16, 2005, under New Business, a number of concerned Beaufait residents were upset with the City's process to acquire property behind a business on Mack.
- On May 23, 2005, a Special Meeting was held regarding the same property on Mack (as discussed at the May 16th meeting) and it was determined that not enough signatures had been secured to lift the deed restriction. Council voted unanimously to rescind the purchase agreement.

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

On May 23, 2005 Chair Zolik and Building Official Tutag met with the Committee of the Whole to discuss the proposed Master Plan. The Committee of the Whole found the vast majority of the project to be great and provided positive feedback. A couple areas of correction/concern, some of which were previously noted are:

1. Include Commissioner Hames' name in the final draft.
2. Correct the Eight Mile and Vernier Map problem.
3. Grosse Pointe "Tradition" should be "Colonial". The Planning Commission then suggested to change the terminology to "Grosse Pointe Tradition/Colonial Theme". (Photos or linear drawings could be used to help define this.)
4. Insert a transparency page for comparison of existing and future land use (more distinct colors).
5. Rationale behind changing all of Mack Avenue into Office or General Business/Mixed Use? Building Official Tutag indicated this is not a rezoning at this time. The areas of concern were at the Lochmoor/Mack and Hawthorne-Hollywood/Mack areas.
6. This is a great time of year to take photographs and have them inserted into the Master Plan.
7. Extend the boundaries of the City to include the area north of Eight Mile Road and Lake Front Park.

Building Official Tutag will meet with the City Administrator and Carlisle Wortman to further discuss the items as reported from the May 23, 2005 Committee of the Whole meeting and will report back to the Planning Commission.

Hearing no objections, the following individual was heard:

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Mary Carolyn Sullivan
1852 Brys

Chair Zolik indicated the next Planning Commission meeting is scheduled for June 28, 2005 at 7:30 p.m.

Motion by Hamborsky, seconded by Vaughn, to adjourn at 8:28 p.m.

Motion carried by the following vote:

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