

PLANNING COMMISSION  
03-22-05 - 010

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON MARCH 22, 2005, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:30 p.m. by Chair Zolik.

Roll Call: Chair Zolik  
Commissioners: Gilezan, Hamborsky, Richardson, Vaughn, Vitale

Absent: Hames, Ismail

Also Present: Assistant City Attorney C. Berschback  
Building Inspector Tutag  
Recording Secretary Stewart  
Dave Embree, Embree Sign Company

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

Motion carried by the following vote:

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

Motion by Gilezan, seconded by Vaughn, that all items on tonight's agenda be received, placed on file, and taken in the order of appearance.

Motion carried by the following vote:

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

Motion by Vaughn, seconded by Gilezan, concerning **Approval of Minutes**, that the regular Planning Commission minutes of February 22, 2005, BE APPROVED as submitted.

Motion carried by the following vote:

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

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The first item on the agenda was concerning **Expanded Approved Fonts and Colors for Signs**, Grosse Pointe Woods City Ordinance Chapter 62, Signs.

The following individual was heard:

Dave Embree Embree Sign Company Grosse Pointe Park
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Motion by Hamborsky, seconded by Vitale, to ADOPT the Resolution of the Grosse Pointe Woods Planning Commission, Approving Color and Lettering Style Charts as indicated below:

**Whereas**, Chapter 62, Signs, Sections 62-30(1) and (2) were recently amended by the Grosse Pointe Woods City Council; and

**Whereas**, the amendments provide that "approved and prohibited lettering styles" and "approved colors" will be adopted by the Planning Commission by Resolution; and

**Whereas**, at a Planning Commission meeting held on March 22, 2005, the Grosse Pointe Woods Planning Commission reviewed lettering styles ("fonts") as well as colors in accordance with the ordinance; and

**Whereas**, the Planning Commission has been advised by the Building Department that the number of lettering styles which could conceivably be deemed to be prohibited consists of hundreds of lettering styles:

**NOW THEREFORE** based on a motion made by Commissioner Hamborsky and seconded by Commissioner Vitale,

**IT IS HEREBY RESOLVED** that those colors approved on March 22, 2005 from the Pantone color chart are hereby adopted as the approved colors for purposes of the sign ordinance, and that the list of approved lettering styles ("fonts") as presented to the Planning Commission at the March 22, 2005 meeting are hereby also approved for purposes of the sign ordinance.

**IT IS FURTHER RESOLVED** that all lettering styles not listed on the approved list are deemed to be prohibited lettering styles as defined in the sign ordinance.

**IT IS FURTHER RESOLVED** that the list of approved lettering styles and colors shall be available for public inspection and placed on file with the Building Department.

Motion carried by the following vote:

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

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The next item on the agenda was concerning the **Master Plan Cover Letter**.

Motion by Hamborsky, seconded by Vaughn, regarding the cover letter for the Master Plan for presentation to the Committee of the Whole and the City Council that the Planning Commission APPROVE the Master Plan cover letter as edited through discussion this evening.

Motion carried by the following vote:

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

The next item on the agenda was concerning **Verbal Presentation, City Attorney C. Berschback: Contract Zoning**.

Assistant City Attorney C. Berschback presented a summary in reference to the Planning and Zoning News, February 2005 edition, and discussed the differences between Contract Zoning and Conditional Zoning. Mr. Berschback indicated that the State would be doing some cleaning up on this matter.

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

- In the future, the Planning Commission will be looking into modernizing the Zoning Ordinance. The Building Official and City Attorney will provide a list of proposed amendments to the Zoning Ordinance for the Planning Commission to review.
- Two trailers will be placed on the St. John property during the 18-month Material Management project.
- The Sunrise Development's Brys house has a projected demolition date of April 11<sup>th</sup>. A pocket park will replace the home with landscaping, a walkway and some benches.
- Received the final set of elevation plans for Sunrise Reminiscent Living on Vernier.

Motion by Vitale, seconded by Gilezan to ACCEPT the Building Inspector's report.

Motion carried by the following vote:

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

The next item on the agenda was concerning **Verbal Council Report – February 28, Zolik and March, Gilezan**.

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At the February 28<sup>th</sup> meeting: Chair Zolik stated the second reading of Chapter 62, Signs, was adopted. The Compensation Commission was also at this meeting, and the Mayor and City Council turned down raises for this year.

At the March 7<sup>th</sup> meeting: Commissioner Gilezan stated there was nothing of relevance to the Planning Commission.

At the March 21<sup>st</sup> meeting: Commissioner Gilezan stated approval was given for funding for Frog Fur Friends. Two frogs will be staged in Grosse Pointe Woods, with one being placed at Lakefront Park and the other at City Hall.

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

Commissioner Gilezan attended the Committee of the Whole meeting and indicated there are seven applicants being reviewed for the vacant Planning Commissioner position.

Chair Zolik indicated the next Planning Commission meeting is scheduled for April 26, 2005 at 7:30 p.m.

Motion by Hamborsky, seconded by Vaughn, to adjourn at 8:25 p.m.

Motion carried by the following vote:

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