

PLANNING COMMISSION
02-22-05 - 006

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON FEBRUARY 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 7:45 p.m. by Chair Zolik.

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

Also Present: Assistant City Attorney C. Berschback
Building Inspector Tutag
Recording Secretary Stewart
Don Wortman, Carlisle Wortman
Kyle Krywko
Kelly Ilitch

Motion by Vaughn, seconded by Vitale, that Commissioner Gilezan be excused from tonight's meeting.

Motion carried by the following vote:

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

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

Chair Zolik recognized and thanked Council Representative Spicher for being in attendance.

Motion by Vaughn, seconded by Hamborsky, concerning **Approval of Minutes**, that the regular Planning Commission minutes of January 25, 2005, BE APPROVED as revised:

- Page 2, last paragraph, delete *heard*, and insert *held*.
- Page 4, second bullet, delete *About \$600,000*.

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Motion carried by the following vote:

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

This first item on the agenda was concerning **Proposed Sign Application: Detroit Custom Framing & Gallery**, 19571 Mack Avenue.

Motion by Hames, seconded by Vaughn, regarding Proposed Sign Application: Detroit Custom Framing & Gallery, 19571 Mack Avenue, that the Planning Commission APPROVE the Sign Application dated February 03, 2005 as submitted.

Motion carried by the following vote:

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

The next item on the agenda was concerning **Acceptance of Grosse Pointe Woods Master Plan 2005, Forwarding of Document to Committee of the Whole**. The following individual was heard:

Don Wortman
Carlisle Wortman

Mr. Wortman reviewed discussion items from the Planning Commission Workshop meeting held before tonight's regular Planning Commission meeting.

Motion by Vitale, seconded by Hames, to REFER the Grosse Pointe Woods Master Plan 2005 to the Committee of the Whole for further implementation of the Master Plan.

Further discussion ensued concerning the importance of the implementation and follow-up of the adopted Master Plan by the Planning Commission. Don Wortman suggested the Planning Commission have annual January meetings to ensure review of priorities of the Master Plan.

A decision was made not to include an Executive Summary; however, City Attorney Berschback suggested scheduling a Workshop meeting or adding a Planning Commission agenda item to draft a separate cover letter or document as part of the Master Plan in its presentation to City Council.

Chair Zolik thanked Don Wortman, Gene Tutag, and all the Commissioners for time spent compiling this document. Additionally, Chair Zolik thanked Commissioners Hamborsky and Vaughn for unbelievable amounts of time they spent in developing certain aspects of this document.

Substitute motion by Vitale, seconded by Hames, to REFER the Master Plan to the Committee of the Whole for further implementation of the plan with the understanding that:

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- The Future Land Use Plan Map Legend be changed from General Business/Mixed Use to City Center/Mixed Use (pink in color), and change Local Business to General Business (red in color);
- The Matrix charts be changed to provide additional checkmarks as provided by Commissioner Hamborsky today, and include changing the Timing column titled Near Range (1-3 years) to (0-3 years).

Motion carried by the following vote:

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

Motion by Vaughn, seconded by Hames, to APPOINT A SPECIAL COMMITTEE to review the final draft version of the Master Plan, prior to submission to the Committee of the Whole, to verify that it conforms with the motion passed by the Planning Commission this evening. The members of the subcommittee are: Commissioners Vaughn, Hamborsky, Ismail, and Building Official Tutag.

Motion carried by the following vote:

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

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

- Continuing to work on fonts and color charts - will be presented at the next Planning Commission meeting.
- Attended the Suburban Alliance meeting at the Roostertail with Councilperson Dickinson. A new pilot project regarding redevelopment of ready communities was presented. Mr. Tutag distributed copies of the certification program to the Planning Commissioners.
- Met again with St. John Hospital Representatives regarding the underground Material Management Center. Mr. Tutag and Fire Inspector Lafer visited William Beaumont Hospital in Royal Oak to compare components of a similar facility.
- Met with Sunrise regarding proposed Reminiscent Neighborhood on Vernier. Almost ready to get started.
- Did the quarterly vacancy report. The Grosse Pointe Woods vacancy rate is 4.3%. Two new businesses have contacted the Building Department for space in GPW.
- There may be a residential demo and rebuild at the 1200 block of Lochmoor.
- In response to Commissioner Hamborsky's question regarding status of the Boyne Country Sports building, Mr. Tutag reported the previously proposed karate business did not meet parking requirements.

The next item on the agenda was concerning **Verbal Council Report – February, Zolik**:

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Chair Zolik attended the February meetings and reported these items of interest:

At the February 7, 2005 meeting:

- Mike and Kelly Zilli, 1875 Hawthorne, were approved to have their property rezoned.

At the February 14, 2005 meeting:

- There was a record 12 minute City Council meeting. A third meeting is scheduled for next Monday. Chair Zolik will attend that meeting and report on that meeting next month.

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

The Sign Ordinance will be effective 21 days from February 28 – March 21, 2005.

Chair Zolik indicated the next Planning Commission meeting is scheduled for March 22, 2005.

Motion by Hames, seconded by Vitale, to adjourn at 8:41 p.m., PASSED UNANIMOUSLY.