

PLANNING COMMISSION  
01-25-05 - 001

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON JANUARY 25, 2005, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:39 p.m. by Chair Vaughn.

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

Absent: Gilezan

Also Present: Assistant City Attorney C. Berschback  
Building Inspector Tutag  
Council Representative Spicher  
Recording Secretary Stewart  
Craig Kohler, A. G. Edwards

Motion by Richardson, seconded by Zolik, 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 Zolik, seconded by Vitale, that all items on tonight's agenda be received, placed on file and taken in the order of appearance, as modified with item numbers 11 and 12 being reversed.

Motion carried by the following vote:

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

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

Motion by Hamborsky, seconded by Vitale, concerning **Approval of Minutes**, that the regular Planning Commission minutes of December 13, 2004, BE APPROVED as amended:

- Page 1, last paragraph, line 3, delete *attribute* and insert *contribution*.

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Motion carried by the following vote:

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

Motion by Richardson, seconded by Vaughn, regarding **Appointments – Election of Chair**, that the Planning Commission elect Michael Zolik as Chair.

Substitute motion by Zolik, seconded by Ismail, regarding Appointments – **Election of Chair**, that the Planning Commission re-elect Thomas Vaughn as Chair.

Upon further discussion, and in the spirit of rotating the position of Chair, Commissioner Vaughn declined the nomination of Chair. At this time, Commissioner Zolik ACCEPTED the nomination of Chair.

Motion carried by the following vote:

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

Motion by Vaughn, seconded by Ismail, regarding **Appointments – Election of Vice-Chair**, that the Planning Commission elect Douglas Hamborsky as Vice-Chair. Commissioner Hamborsky accepted the nomination and in the spirit of rotation was willing to withdraw his nomination if another Commission Member was interested.

Substitute motion by Zolik, seconded by Richardson, regarding **Appointments – Election of Vice-Chair**, that the Planning Commission elect John Vitale as Vice-Chair. Commissioner Vitale ACCEPTED the nomination of Vice-Chair. The substitute motion was voted upon:

Motion carried by the following vote:

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

Motion by Richardson, seconded by Vaughn, regarding **Adoption of Rules of Order & Procedure**, that the Planning Commission ADOPT the Rules of Order & Procedure as a whole with the addition that paragraph 5 be modified to allow the December meeting to be held on the second Tuesday of that month.

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Motion carried by the following vote:

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

Motion by Hames, seconded by Richardson, regarding **Planning Commissioner Attendance – Monthly Council Meeting Schedule**, that the Planning Commission APPROVE the following schedule for members to attend the monthly City Council meetings for 2005:

January	Vitale	July	Vacant
February	Zolik	August	Richardson
March	Gilezan	September	Vaughn
April	Hamborsky	October	Vitale
May	Hames	November	Zolik
June	Ismail	December	Gilezan

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 **Proposed Sign Application: A.G. Edwards, 21043 Mack Avenue**. The following individual was in attendance:

Craig Kohler  
A.G. Edwards

Motion by Ismail, seconded by Vitale, that the agenda item regarding Proposed Sign Application, A.G. Edwards, 21043 Mack Avenue, that the Planning Commission APPROVE the sign application dated January 04, 2005 as submitted.

Motion carried by the following vote:

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

The following individual was heard regarding **Proposed Façade Change: Champs Rotisserie & Spirits, 20515 Mack Avenue**:

Jim Champion, Resident and  
Owner of Champs Rotisserie & Spirits

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Motion by Ismail, seconded by Hames, that the agenda item regarding Proposed Façade Change: Champs Rotisserie & Spirits, 20515 Mack Avenue, that the Planning Commission recommend APPROVAL for the façade change dated January 10, 2005, as submitted.

Motion by Ismail, seconded by Hames, that the agenda item regarding Proposed Façade Change be amended, with the following stipulations:

- That nothing will project down below the eaves;
- and be approved by the Building Official.

Motion carried by the following vote:

YES: Hamborsky, Hames, Ismail, Richardson, Vitale, Zolik  
NO: Vaughn  
ABSENT: Gilezan

The following individual/s were heard concerning **Proposed Sign: Champs Rotisserie**, 20515 Mack Avenue:

Jim Champion, Resident and  
Owner of Champs Rotisserie

Motion by Ismail, seconded by Hames, that the agenda item regarding Proposed Sign: Champs Rotisserie, 20515 Mack Avenue, that the Planning Commission recommend APPROVAL for the sign application dated January 10, 2005, contingent upon the following:

- Lighting to be as determined - recessed soffit lighting, not up-lighting on the roof surface;
- Final lighting to meet city standards and be approved by the Building Official.

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:

- Construction plans received for an addition on Sunningdale, this is not a new home.
- St. John Hospital Detroit project is having an affect on Grosse Pointe Woods, particularly the IT Department taking over the 3<sup>rd</sup> floor at the Mack Office Building.
- Sunrise II is moving ahead with abatement procedures. Demolition is starting on the interior of the structure. Once all clearances are met, the structure will be demolished. Our Staff is currently working with all players involved and doing a lot of preplanning to make sure it works well for everyone.
- Sunrise on Mack had an impressive open house.

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The next item on the agenda was concerning **Verbal Council Report - December, Vaughn and January, Vitale:**

Chair Vaughn attended the 12/20/04 meeting and reported this item of interest:

- Commissioners Gilezan and Zolik were reappointed as Planning Commissioners

Commissioner Vitale attended the 01/03/05 & 01/17/05 meetings, and reported these items of interest:

- The Bylaws of the various commissions was discussed and it is recommended that all Commission Members periodically review them.
- A Proclamation was presented to Mary Mitts.
- The Committee of the Whole discussed an amendment to #98-9, Parking Storage of Commercial Vehicles. The City Council did not take action.
- The proposed sign ordinance was referred by the Committee of the Whole to the City Council for its first reading.

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

Discussion ensued regarding the existing Zoning Ordinance and the need to tighten "*loop holes*".

Commissioner Vitale attended the Open House at Sunrise Assisted Living and commended Building Official Tutag for his work on that facility.

The Planning Commission is moving forward with the Master Plan and will continue discussion at the reconvened Planning Commission Workshop meeting immediately following this meeting.

Motion by Hamborsky, seconded by Vaughn, to adjourn at 9:05 pm PASSED UNANIMOUSLY.