

CITY OF GROSSE POINTE WOODS
Electronic Special/Regular Planning Commission Meeting Agenda
Tuesday, December 8, 2020
7:00 p.m.

The Planning Commission will be conducting a meeting of the Grosse Pointe Woods Planning Commission by video (Zoom) and telephone conference in accordance with the City of Grosse Pointe Woods City Council resolution adopted May 4, 2020. This notice is being provided to ensure that those wishing to participate in the meeting have an opportunity to do so. Additional instructions are listed below.

Join Zoom Meeting

<https://zoom.us/j/94926276756?pwd=WHpobFFwR25vdnU4Q24vU3RvKzZYZz09>

Meeting ID: 949 2627 6756

Passcode: 648440

Join by phone

Dial by your location

877 853 5247 US Toll-free

888 788 0099 US Toll-free

Meeting ID: 949 2627 6756

Passcode: 648440

Find your local number: <https://zoom.us/u/aedN3UEb6p>

FACILITATOR'S STATEMENT IS READ.

1.	CALL TO ORDER	
2.	ROLL CALL	
3.	ACCEPTANCE OF AGENDA	December 8, 2020
4.	RECOGNITION OF COUNCIL REPRESENTATIVE/S	
5.	APPROVAL OF MINUTES	July 28, 2020
6.	CLEARZONING DISCUSSION	Memo – 12/03/2020 Building Official (Tutag) Presentation from Rod Arroyo, Giffels Webster
7.	PC ATTENDANCE FOR 2021 CITY COUNCIL MEETINGS	Memo – 12/03/2020 Building Official (Tutag)
8.	BUILDING OFFICIAL'S MONTHLY REPORT	BUILDING DEPARTMENT REPORT: July 2020 – November 2020
9.	COUNCIL REPORT/S	August 2020 – Profeta September 2020 – Rozycki October 2020 – Vaughn November 2020 – Vitale

		December 2020 – Bailey
10.	INFORMATION ONLY: COUNCIL REP FOR NEXT MEETING	January 2021 – Bailey
11.	NEW BUSINESS: Subcommittees:	A. 2020 Plan (Chair Hamborsky/Vitale/Fuller/Gilezan) B. Branding (Chair Profeta/Hamborsky/Ketels) C. Crosswalk/Pocket Park (Chair Fuller/Vaughn/Vitale) D. Streetscape (Chair Rozycki/Gilezan/Hamborsky)
12.	PUBLIC COMMENT	
13.	ADJOURNMENT:	

Kevin Ketels, Chair
313 343-2426

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT)
POSTED AND COPIES GIVEN TO NEWSPAPERS

The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services to individuals with disabilities. Closed captioning and audio will be provided for all electronic meetings. All additional requests must be made in advance of a meeting.

Instructions for meeting participation

To join through Zoom: The meeting may be joined by clicking on the link provided on the agenda at the start time posted on the agenda, enter the meeting identification number, and password. Zoom may provide a couple of additional instructions for first time use. As an alternative to using the link, accessibility to the meeting may be obtained by using the browser at join.zoom.us. If having trouble logging in, try a different browser e.g. Chrome.

Join Zoom Meeting

<https://zoom.us/j/94926276756?pwd=WHpobFFwR25vdnU4Q24vU3RvKzZYZz09>

Meeting ID: 949 2627 6756

Passcode: 648440

Join by telephone: Dial the toll-free conferencing number provided and enter the meeting identification number, and password. Dial *9 to be heard under Public Comment.

Join by phone

Dial by your location

877 853 5247 US Toll-free

888 788 0099 US Toll-free

Meeting ID: 949 2627 6756
Passcode: 648440

In an effort to alleviate feedback and disruption of the meeting, choose one of the media options, either phone or Zoom, not both.

Meeting notices are posted on the City of Grosse Pointe Woods website home page at www.gpwmi.us and the on-line calendar, both containing a link to the agenda. The agenda contains all pertinent information including business to be conducted at the meeting, a hyperlink to participate using Zoom, and call-in telephone number with necessary meeting identification, and a password. Agendas will also be posted on six (6) City bulletin boards along Mack Avenue.

The following are procedures by which persons may contact members of the public body to provide input or ask questions:

1. To assist with meeting flow and organization, all public comment will be taken at the end of the meeting unless it is moved to a different location on the agenda upon a consensus of the Planning Commission;
2. The phone-in audience, when making public comment please state your name (optional) when called upon;
3. Audience participants will be muted upon entry and will have a chance to speak during the public comment portion of the meeting at the end of the agenda, at which time the microphones will be unmuted.
4. Those joining by Zoom will also be muted and may use the virtual raised “hand” to request to be heard under Public Comment.
5. Those joining by telephone need to dial in using the phone number provided on the agenda. When prompted, enter the meeting number and the password also located on the agenda. Dial *9 to be heard under Public Comment.
6. The published agenda invites participants from the community to provide written questions, comments, and concerns in advance of the meeting to any Commission Member or the Building Official regarding relevant City business and may be read under Public Comment. Emails may be sent to:

Kevin Ketels, Chair	Kevin.ketels@gmail.com	586 260-0845
George Bailey, Vice Chair	George@bailey-built.com	972 679-8829
Michael Fuller, Member	Michaeljfuller5@gmail.com	313 881-6681
Grant Gilezan, Member	Ggilezan@dykema.com	313 885-1360
Douglas Hamborsky, Member	Hamgroup2@gmail.com	313 881-2134
James Profeta, Member	Prof1126@aol.com	313 882-5042
Richard Rozycki, Member	Richard.rozycki@z-modular.com	313 469-7980
Thomas Vaughn, Member	Tvaughn@dykema.com	313 882-9573
John Vitale, Member	Jvitale@stuckyvitale.com	313 886-1253
Todd McConaghy, Council Rep.	Todd.mcconaghygpw@yahoo.com	313 447-5774
Gene Tutag, Building Official	Gtutag@gpwmi.us	313 343-2426

You may contact Building Inspector Gene Tutag at building@gpwmi.us should you have any questions prior to the start of the meeting.

NOTE TO PETITIONERS: YOU, OR A REPRESENTATIVE, ARE REQUESTED TO BE IN ATTENDANCE AT THE MEETING SHOULD COUNCIL HAVE QUESTIONS REGARDING YOUR REQUEST



PLANNING COMMISSION
07-28-20 - 52

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF
GROSSE POINTE WOODS HELD REMOTELY ON JULY 28, 2020.

The Facilitator's statement was provided.

The meeting was called to order at 7:04 p.m. by Chair Ketels.

Roll Call: Chair Ketels
Planning Commissioners: Bailey, Fuller, Gilezan, Hamborsky,
Profeta, Vaughn
Absent: Rozycki, Vitale
Also Present: Council Member McConaghy, City Attorney Berschback, Building
Official Tutag, Susan Stewart, Maggie Kelpin, Deputy City
Clerk/Facilitator Antolin, Recording Clerk Miotto

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

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Hamborsky, Ketels, Profeta, Vaughn
NO: None
ABSENT: Rozycki, Vitale

Motion by Fuller, seconded by Bailey, that all items on tonight's agenda be received, placed on file, and taken in order of appearance, as presented.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Hamborsky, Ketels, Profeta, Vaughn
NO: None
ABSENT: Rozycki, Vitale

The next item was the reading and presentation by Chair Ketels of the Resolution on behalf of the Planning Commission in honor of Sue Stewart's retirement.

Motion by Profeta, seconded by Vaughn, regarding **Approval of Minutes**, that the **Regular Planning Commission Minutes of June 23, 2020** be approved as submitted.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Hamborsky, Ketels, Profeta, Vaughn
NO: None
ABSENT: Rozycki, Vitale

The meeting was thereupon opened at 7:21 pm for a **Public Hearing** under the provisions of Public Act 110 of 2006 MCL, Sections 125.3101, as amended, and Grosse Pointe Woods City Code of 2017 Section 50-32, concerning a Special Land Use request to activate an SDM License from Detroit Restaurant Solutions Corp d/b/a Garrido's Bistro at 19605 Mack Avenue, Grosse Pointe Woods, MI. The application requires Special Land Use approval pursuant to Secs. 50-32 and 50-371(5) of the Grosse Pointe Woods Code and in accordance with City Council action on August 19, 2019.

For purposes of the public hearing the following items were received and placed on file:

- A. Letter of Request – 05/19/20 – V. Gonzalez
- B. Application for Special Land Use – 06/30/20 (V. Gonzalez)
- C. Letter – 06/12/20 – City Atty. Berschback
 - (1) Letter – 07/14/20 City Atty. Berschback
 - (2) Council Clipping – 08/19/19
(2 pages)
 - (3) Proposed PC Resolution – Approval
 - (4) Proposed PC Resolution – Disapproval
- D. PC Excerpt 06/23/20
- E. Memo – 07/20/20 Building Inspector Tutag
- F. Affidavit of Legal Publication – 07/09/20
- G. Affidavit w/List of Properties Notified - 07/09/20 (3 pgs)

The Building Official provided an overview of the request and applicable guidelines. He declared the requested license will have no impact on the immediate or surrounding areas or the city Grosse Pointe Woods.

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. The following individual was heard:

Vanessa Gonzalez
Owner, Garrido's

The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. Nobody wished to be heard.

Motion by Hamborsky, seconded by Bailey, that the public hearing be closed at 7:31 p.m.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Hamborsky, Ketels, Profeta, Vaughn,
NO: None
ABSENT: Rozycki, Vitale

Motion by Hamborsky, seconded by Bailey, regarding Detroit Restaurant Solutions Corp. d/b/a Garrido's Bistro, 19605 Mack, request for a Special Land use to provide carry out alcoholic beverages, that the Planning Commission adopt the resolution recommending City Council approve the Special Land Use and this item be placed on the next City Council agenda.

Motion carried by the following vote:

YES: Bailey, Gilezan, Hamborsky, Ketels, Profeta
NO: Fuller, Vaughn
ABSENT: Rozycki, Vitale

The meeting was thereupon opened at 7:33 pm for a **Public Hearing** under the provisions of mcl, sections 125.3101 through 125.3702 as amended, to consider amendments to chapter 50, zoning, and chapter 8, buildings and building regulations, an ordinance to repeal chapter 50 zoning, section 50-539 solar energy systems to relocate this section into article xvii, chapter 8, sec. 8-501 buildings and building regulations; and, an ordinance to add article xvii, chapter 8, building and building regulations section 8-501 to eliminate the requirement that panels be located within 4 feet of any peak, eave, or valley, to provide that the installation of the solar energy system shall comply with the Michigan residential code, and to provide for appeals to the city council.

For purposes of the public hearing the following items were received and placed on file:

- A. PC Excerpt – 06/23/20
- B. Letter – 07/17/20 – City Atty. Berschback
with Proposed Ordinance
- C. Memo – 07/20/20 – Building Inspector Tutag
- D. Affidavit of Legal Publication – 07/09/20 (2 pgs)
- E. Affidavit of Utility Companies Notified –
07/02/20 (2 pgs)

The Building Official provided an overview of the recommended amendments, and recommended the Planning Commission adopt the resolution repealing Section 50-539.

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. Nobody wished to be heard.

The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. Nobody wished to be heard.

Motion by Hamborsky, seconded by Bailey, that the public hearing be closed at 7:42 p.m.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Hamborsky, Ketels, Profeta, Vaughn,
NO: None
ABSENT: Rozycki, Vitale

Motion by Fuller, seconded by Vaughn, regarding the Solar Panel Ordinance that the Planning Commission recommend to the City Council that the Solar Energy System Ordinance be amended by eliminating it from the Zoning Chapter, and that the proposed revised ordinance be inserted into Chapter 8.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Hamborsky, Ketels, Profeta, Vaughn,
NO: None
ABSENT: Rozycki, Vitale

The next item was the **Annual Report – 2019 Planning Commission** (Draft).

Motion by Profeta, seconded by Bailey, that the annual report is approved as presented and forwarded to City Council.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Hamborsky, Ketels, Profeta, Vaughn,
NO: None
ABSENT: Rozycki, Vitale

The next item was the **Building Official's Monthly Report**, and the following items were presented for the month of July 2020:

- Wayne County Right of Way Improvements are being reviewed by Wayne County Engineering Department;
- Hollywood clinic construction documents were received and asbestos abatement is underway;
- Big Boy exterior is being wrapped up;
- Still dealing with storm damage;
- Legacy Oaks had two rough inspections on two units and is back on track;
- The Colonial Theme was discussed week of July 13 among Building Official, and Commissioners Bailey and Vitale. There are tasks they have to complete. They will be meeting again the week of August 3 and expect draft of new language by next Planning Commission meeting.

Commissioner Ketels reported on July 2020 Council Meetings.

Commissioner Profeta will be reporting on the August 2020 Council Meetings.

Under New Business, Commissioner Hamborsky brought up the Planning Commission's budgetary request for this year, which was put on hold due to COVID. It was discussed if the Commission should be doing something to resurface the proposal. Council Member McConaghy supports the Commission continuing work on the proposal and to not lose traction. Commissioner Bailey will review the current version and if it is complete, the Commission will bring it forward to Council.

Commissioner Vaughn raised the Wayne County meeting around crosswalks that occurred March 23, 2020, prior to COVID, and if there is something the Commission should be doing to move that forward. There was a document put together with budgetary requests among other items. Wayne County was going to provide direction. The Building Official will follow up with Wayne County and bring an update back to the Commission.

Nobody wished to be heard under Public Comment.

PLANNING COMMISSION
07-28-20 – 57

Motion by Gilezan, seconded by Vaughn, that the Planning Commission Meeting adjourn at 8:14 p.m.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Hamborsky, Ketels, Profeta, Vaughn,

NO: None

ABSENT: Rozycki, Vitale

Respectfully submitted,
Gretchen Miotto
Recording Clerk



**CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT
MEMORANDUM**

TO: Planning Commissioners
FROM: Gene Tutag, Building Official
DATE: December 3, 2020
SUBJECT: Clearzoning Presentation, Giffels Webster

For your information, Rod Arroyo from Giffels Webster will be making a presentation on the Clearzoning program and the benefits it would have for the City of Grosse Pointe Woods Zoning Ordinance. A decision is not intended to be made at the meeting, but I would like to discuss the Clearzoning program and hear everyone's thoughts after the presentation.



QUOTE

Prepared for...
City of Grosse Pointe Woods
Zoning Ordinance Reformatting

clearzoning

Quote: \$22,000.00 for Clearzoning
 \$4,500.00 for Zoning Audit
 \$1,200.00 for GIS-based Interactive Zoning Map
 \$27,700.00 Total Cost

The **new zoning ordinance** will include, at a minimum, the following elements:

- ✓ A use district matrix (with zoning district headings *hyperlinked* to the district regulations)
- ✓ One illustration showing setbacks for each applicable zoning district
- ✓ Replacement of illustrations in the existing ordinance related to definitions and zoning regulations (e.g., landscape screening, corner clearance, etc.). Our team will work with City staff to address existing inconsistencies with graphics. Up to 10 additional graphics are included. If more are desired, they can be added for \$250 each.
- ✓ Bottom buttons on each page will be hyperlinked to the zoning map, table of contents, and "how to use this ordinance" page
- ✓ Seven tabs will hyperlink to the key chapters of the updated code
- ✓ Each listed definition in the definition index will be hyperlinked to the actual definition page
- ✓ Three (3) bound color copies of the final ordinance
- ✓ Defined terms will be hyperlinked back to definition
- ✓ One hyperlinked digital file (pdf) for uploading to the City's web site

The new zoning code is intended to maintain the regulatory effect of the existing zoning ordinance. This is not a proposal to rewrite the content of the code. Typically during the Clearzoning transformation process, inconsistent cross references and similar issues are identified and corrected. This scope does not include a zoning audit. Text amendments are not included in this work scope.

This scope includes a zoning audit. This is a health checkup by professional planners. It provides suggestions for further ordinance review after the Clearzoning process is complete to address best practices, master plan implementation, and the like. It is not a legal review.

Future amendments to the ordinance are made by Giffels Webster on a "per page amended" fee basis. The current cost is \$25 per page amended plus \$1 per page for pages with modified or new hyperlinks.

Additional Services: Prepare GIS interactive map: \$1,200.00. Using the City's GIS zoning layer, we will link the zoning map directly to the Clearzoning code. The map will be searchable by property ID number or address. If map is hosted on our GIS server, annual GIS hosting fee is \$750. If the City has a GIS server, the \$750 fee does not apply.

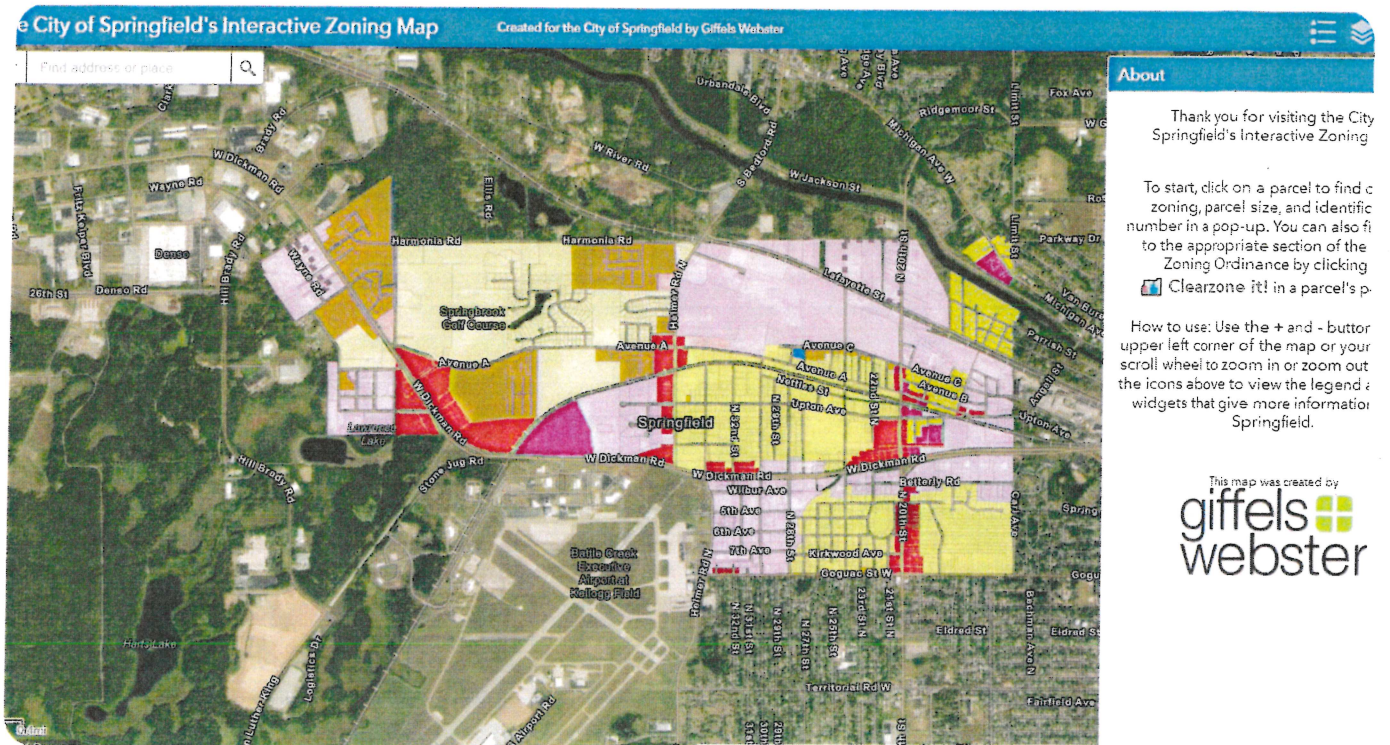
[Sample Interactive Zoning Map link](https://bit.ly/SpringfieldZoningMap) <https://bit.ly/SpringfieldZoningMap>

This quote is valid for 180 days. After that time, the cost may be increased.

28 W. Adams, #1200, Detroit, MI 48226

call toll free 866.271.ZONE

www.GiffelsWebster.com/clearzoning



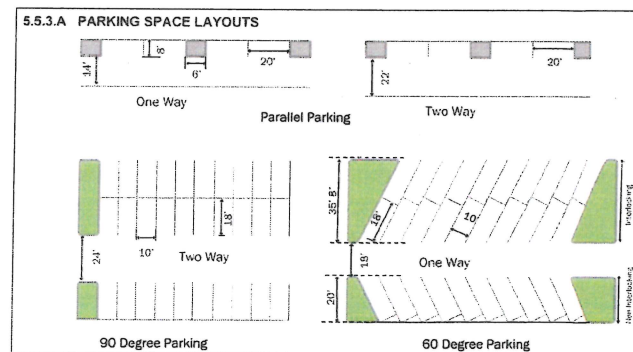
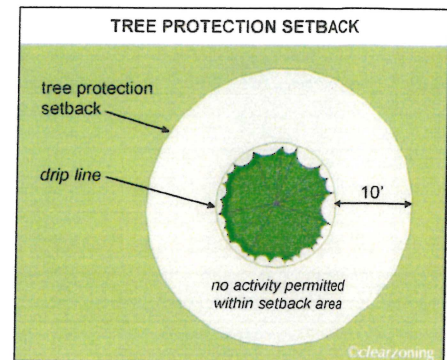
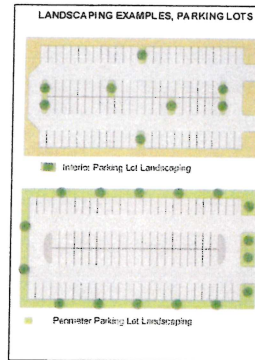
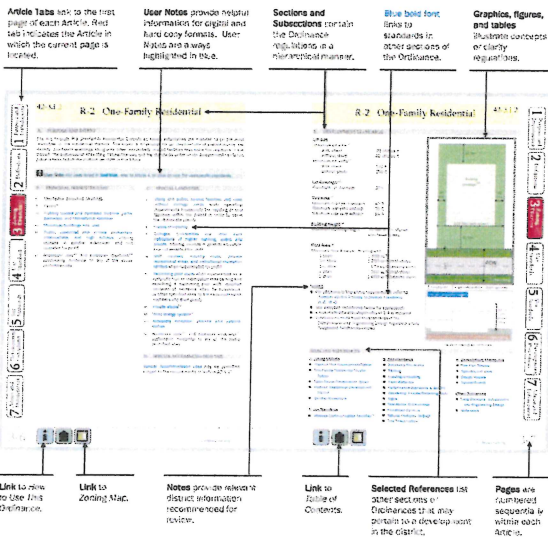
Interactive Zoning

Giffels Webster makes zoning codes easier to find and understand by linking relevant sections of code directly to parcels on an interactive map, using our Geographic Information Systems (GIS) technology. This easy-to-use system allows residents to select a property and be immediately directed to zoning regulations that apply to that parcel without having to search an entire code book. Other valuable information such as parcel size and ID number appear in each parcel's pop-up. In addition to individual parcel information, users can learn more about the particular city or township via widgets.

How to Use This Ordinance

I. CONTENT ORGANIZATION AND PAGE LAYOUT

The Zoning Ordinance is organized into seven Articles, which are further divided using standard outline hierarchy. The content and page layout are designed to promote a clear understanding of requirements, as well as quick retrieval of relevant standards, procedures and other information. The following key assists with navigating through this document.



Clearzoning®

Clearzoning® transforms zoning ordinances into user-friendly, online codes. It makes it easier for readers to quickly access and understand zoning regulations. Benefits of this transformation include a clear organizational structure that makes sense, more colorful illustrations, and searchable words and terms.

A key feature of Clearzoning® is the zoning district two-page spread. This overview answers the most frequently asked questions: What uses are allowed and what are the height and setback regulations? Presenting these key zoning regulations in a clear, easy-to-read manner allows users to quickly find basic information and enabling them to dig deeper.

The Clearzoning® process provides a “health checkup” for your code. Our team of experts conduct a zoning audit of each code as part of the transformation process. Then, our team identifies and fixes incorrect cross-references, duplicative language and inconsistent text. The audit identifies inconsistencies between the zoning code and master plan policies, changes needed due to updated regulations. Also zoning best-practices are identified.

giffels 
webster



Giffels Webster is a collection of people –
civil engineers, landscape architects, planners,
surveyors, and GIS specialists – who choose
every day to make communities better.

Corporate Introduction

Giffels Webster is a multi-disciplined consulting firm specializing in community planning, civil engineering, traffic engineering, land surveying, GIS, and landscape architecture. Our primary business revolves around the natural resources of land and water, along with the infrastructure that is necessary to effectively utilize these resources for human needs. For over 65 years, we have been fortunate to provide professional support to thousands of clients. This strong client base, coupled with our community involvement, has been instrumental in the development of improved procedures and reasonable fees while assuring the stability and continued growth of our firm.

Collectively, our planning team has over 100 years of experience assisting communities with zoning & form-based codes, traffic & parking studies, website consulting, economic development plans, and a wide range of long-range planning services, including master plans, recreation plans, downtown development plans, and tax increment financing plans. Giffels Webster is at the forefront of developing clear and user-friendly zoning ordinances. Our Clearzoning® product reorganizes zoning and other development regulations for greater efficiency, identifies and resolves conflicting regulations, and provides a significant “health check-up” for zoning codes.

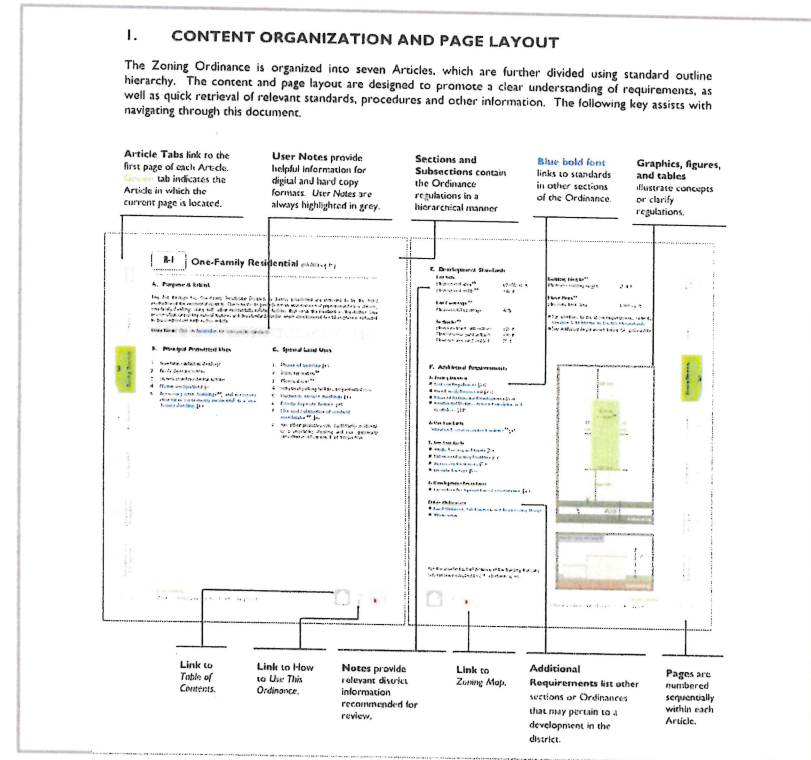
Giffels Webster's Clearzoning

Giffels Webster's Clearzoning® transforms zoning ordinances into user-friendly, online codes. It makes it easier for readers to quickly access and understand zoning regulations. Benefits of this transformation include a clear organizational structure that makes sense, more colorful illustrations, and searchable words and terms.

A key feature of Clearzoning is the zoning district two-page spread. This overview answers the most frequently asked questions: What uses are allowed and what are the height and setback regulations? Presenting these key zoning regulations in a clear, easy-to-read manner allows users to quickly find basic information and enabling them to dig deeper.

The Clearzoning process provides a "health checkup" for your code. Our team of experts conduct a zoning audit of each code as part of the transformation process. Then, our team identifies and fixes incorrect cross-references, duplicative language and inconsistent text. Through the audit, inconsistencies between the zoning code and master plan policies, changes in regulations and zoning practice trends are addressed.

Image below from a Clearzoning Ordinance:

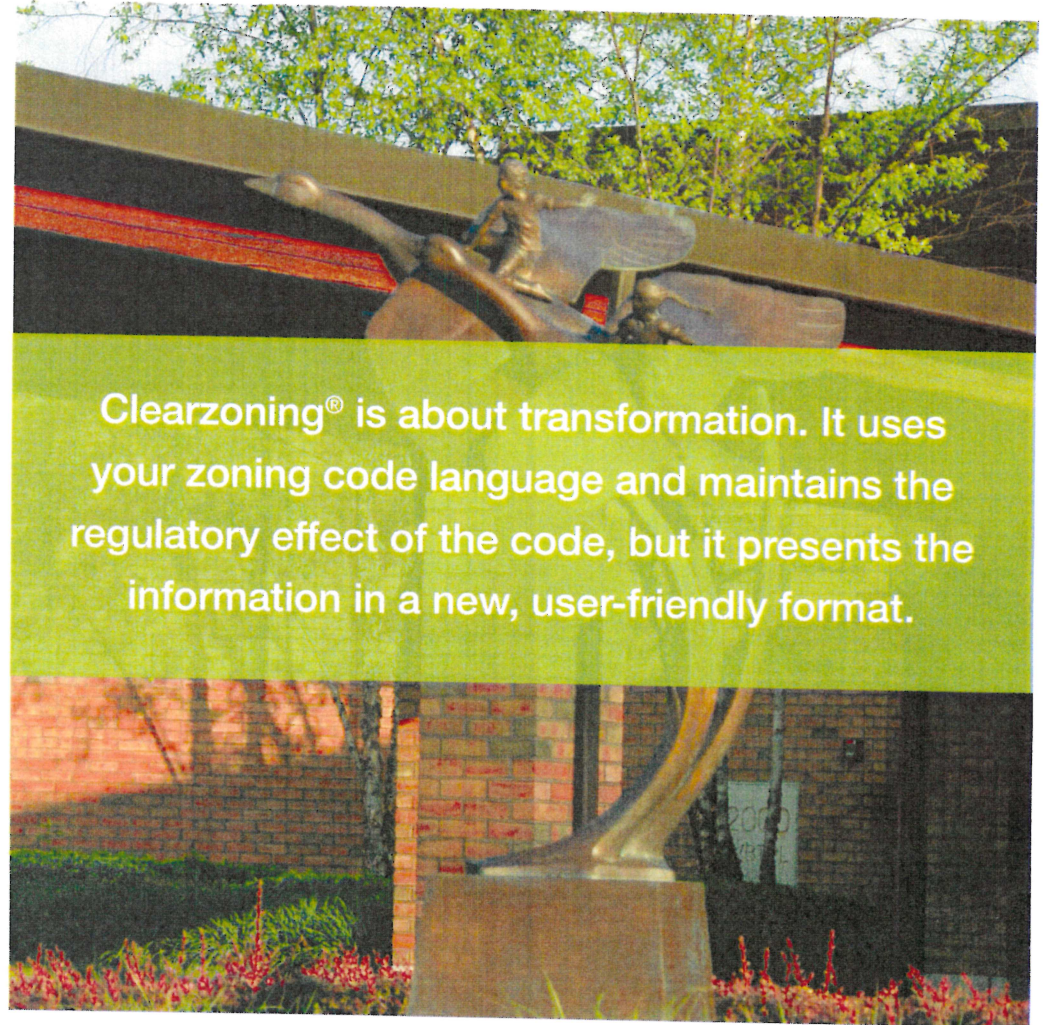




It's Your Code, Only Better™

Zoning codes are detailed and complex documents that can often confuse even the most experienced design professionals. Imagine how confusing and intimidating they can be to the first-time applicant or a homeowner attempting to determine what is permitted on their property.

Over the years, many communities have updated zoning language to reflect master plan goals, legislative updates, current local and national trends, innovative development techniques, and case law, but the structure and presentation of zoning codes has not fundamentally changed. Even some communities adopting form-based codes have maintained the old zoning ordinance structure.

Giffels Webster's Clearzoning® is about transformation. It uses your zoning code language and maintains the regulatory effect of the code, but it presents the information in a new, user-friendly format. Colorful graphics are added, sections are hyperlinked so a user can move from section to section with a mouse click or screen tap, and words and phrases are searchable.





**Clearzoning® lets communities take control
of their own codes by eliminating the
hosting service and annual hosting fee**

Take Control of Your Code

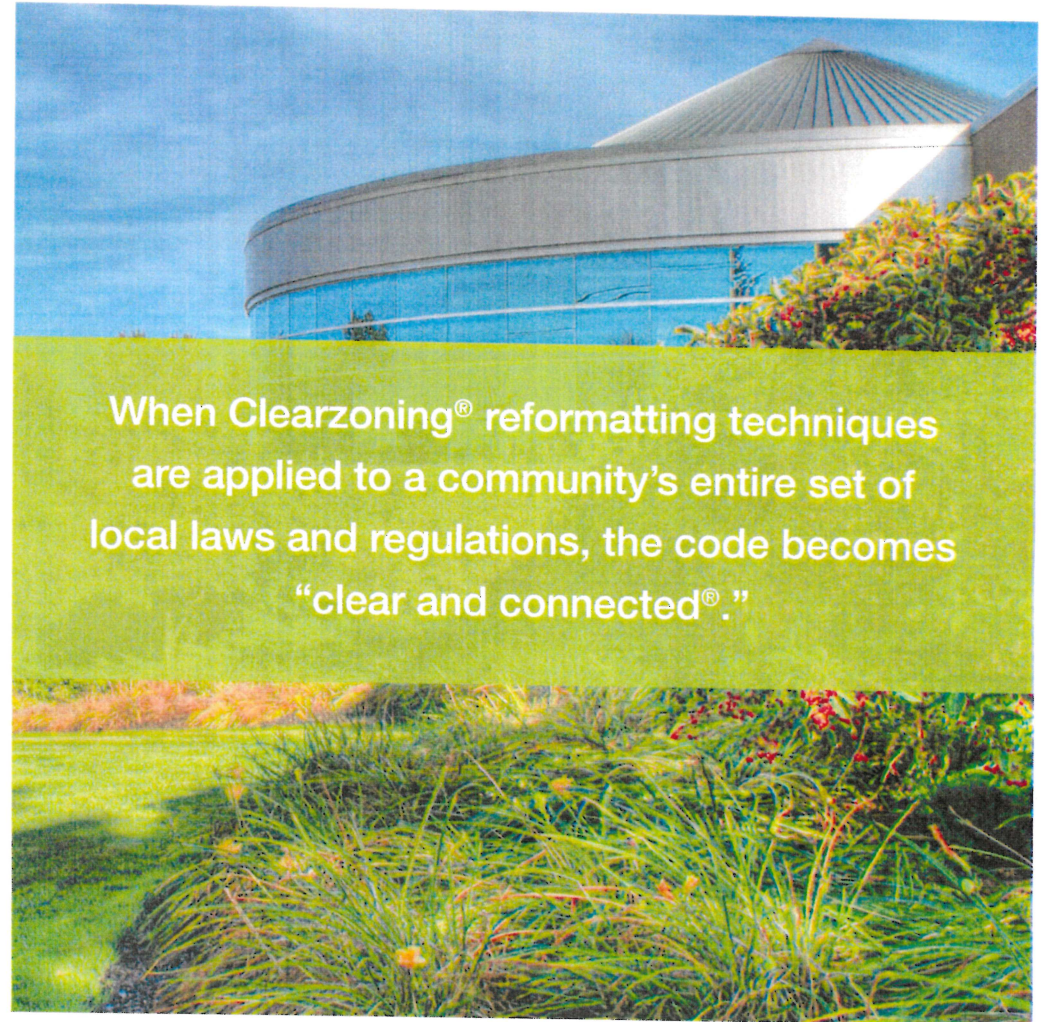
When it comes to online zoning codes, many communities have selected one of the traditional code service providers. These companies host zoning ordinances on their private servers, and the code is available for online-only viewing. The communities pay an annual hosting fee plus a per-page fee when amendments are approved and the code is updated.


Giffels Webster's Clearzoning® lets communities take control of their own codes by eliminating the hosting service and annual hosting fee. The Clearzoning® ordinance is hosted by the municipality on its own website, with no annual fee to maintain the code. The other additional charge is a nominal per-page fee to amend the code once amendments are adopted to the existing ordinance. If no changes are made to the code, there is no charge to the community. With Clearzoning, what you see on the screen is what you get in hard copy, making it easy for users to download and print exactly what they need for reference.

Improving the Municipal Code

When Giffels Webster developed Clearzoning®, it didn't take long before one of our clients asked us to apply the reformatting process and user-friendly techniques to an entire municipal code, that is, all ordinances serving a community.

When Clearzoning® reformatting techniques are applied to a community's entire set of local laws and regulations, the code becomes "clear and connected®." Hyperlinks make it easy to move from one ordinance to another, graphics are added to clarify regulations, and updates occur quickly, within two weeks of receipt by our team. The final code is hosted by the municipality, so there are no annual maintenance fees. When ordinances are updated, Giffels Webster will make the updates based on a nominal "per page amended" fee.





Our clients can attest to Giffels Webster's
commitment to delivering a product
that is of the highest quality.

Abbreviated Client List

Our clients can attest to Giffels Webster's commitment to delivering a product that is of the highest quality. Below is a list of our most recent clients who utilize Giffels Webster's Clearzoning Product:

City of Belleville | Wayne County

Village of Bingham Farms | Oakland County

Bloomfield Township | Oakland County

City of Brighton | Livingston County

Bruce Township | Macomb County

Columbus Township | St. Clair County

DeWitt Township | Clinton County

Farimont | West Virginia

City of Farmington Hills | Oakland County

Grand Blanc Township | Genesee County

Hartland Township | Livingston County

Ira Township | St. Clair County

City of Lathrup Village | Oakland County

City of Marshall | Calhoun County

City of Novi | Oakland County

City of Ruston | Louisiana

Shelby Township | Macomb County

City of Springfield | Calhoun County

Watertown Township | Clinton County

White Lake Township | Oakland County

"Clearzoning was the best decision that I made in Shelby. Everyone loves the product."

– Glenn Wynn – Planning and Zoning Director, Shelby Township

Getting Started

Getting started with Giffels Webster's Clearzoning® is easy. Contact our planning team and provide us with a link to your current zoning ordinance, and our team will provide a cost estimate within about 2-3 working days. Once the municipality approves the scope, the team needs two simple things: the text of your code in a format compatible with word processing software and a hi-resolution digital file of your zoning map. It takes about three months to transform the code and create new colorful graphics designed for your community. After it is proofed by local staff, the ordinance is adopted and hyperlinked, and the final document is sent for uploading to the municipality's website.

Contact our Team:

Rod Arroyo, AICP
e. rarroyo@giffelswebster.com
p. 313.962.4442

Jill Bahm, AICP
e. jbahm@giffelswebster.com
p. 313.962.4442



Getting started with Clearzoning® is easy!
Contact our planning team today
at 313.962.4442!

www.giffelswebster.com

**CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT
MEMORANDUM**

TO: Planning Commissioners

FROM: Gene Tutag, Building Official

DATE: December 3, 2020

SUBJECT: PC Member Attendance at 2021 City Council Meetings

City Council meetings are normally held on the first and third Mondays of each month at 7:00 p.m. A Planning Commission member is required to attend such meetings. Below are meeting dates with Planning Commission Members assigned for that month. Please make every effort to be in attendance to report back to the Planning Commission.

MONTH	2021 DATES	PC MEMBER
January	04 – 25	Bailey
February	01 – 22	Fuller
March	01 – 15	Gilezan
April	12 – 19	Hamborsky
May	03 – 17	Ketels
June	07 – 21	Profeta
July	12 – 19	Rozycki
August	02 – 16	Vaughn
September	13 – 20	Vitale
October	04 – 18	Bailey
November	08 – 15	Fuller
December	06 – 20	Gilezan

If you cannot attend specific meeting/s, please make arrangements with other Planning Commission Member/s to cover.