

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.

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