

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON FEBRUARY 25, 2020, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:03 p.m. by Chair Ketels.

Roll Call: Chair Ketels
Planning Commissioners: Bailey, Fuller, Gilezan, Hamborsky, Profeta, Rozycki, Vaughn, Vitale

Absent: None

Also Present: Building Inspector Tutag
Deputy City Clerk Antolin

The Planning Commission, Administration, and the audience Pledged Allegiance to the Flag.

Motion by Fuller, seconded by Vitale, 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, Rozycki, Vaughn, Vitale

NO: None

ABSENT: None

The Chair recognized Council Representative McConaghy who was in attendance.

Motion by Bailey, seconded by Fuller, regarding **Approval of Minutes**, that the following Minutes be approved as submitted:

1. Planning Commission Minutes dated January 28, 2020.

Motion carried by the following vote:

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

NO: None

ABSENT: None

THE MEETING WAS THEREUPON OPENED AT 7:05 P.M. FOR A PUBLIC HEARING REGARDING THE APPLICATION OF CROSSPOINTE CHRISTIAN CHURCH, 21336 MACK AVENUE, GROSSE POINTE WOODS, REQUESTING TO CONSTRUCT A 1,900 SQ. FT. ADDITION FOR AN ELEVATOR, ELEVATOR EQUIPMENT ROOM, AND AN OFFICE.

Motion by Profeta, seconded by Gilezan, that for purposes of the public hearing the following items be received and placed on file:

- A. PC Excerpt – 01/28/20
- B. Affidavit of Legal Publication – 02/06/20
- C. Affidavit of Property Owners Notified w/list – 02/06/20
- D. GIS Maps (2 pgs)
- E. Memo w/photos (5) – 02/19/20 - Building Official (Tutag)
- F. Proposed Resolutions – Approving & Denying – City Attorney (Berschback)
- G. Memo – 02/01/20 – DPW Director (Schulte)
- H. Memo – 02/12/20 – DPS Director (Kosanke)
- I. Memo – 01/31/20 – Fire Inspector (Provost)
- J. Letter of Request – 01/24/20 – Merritt Ceislak Design (S. Schneeman)
 - (1) Site Plan Review & Special Land Use Permit Application – 11/26/19
 - (2) Site Plan Review Meeting Checklist (3 pgs)
 - (1) Sheet G-000 – 11/25/19
 - (2) Boundary, Topographic, and Tree Survey Sheet 1 of 2
 - (3) Boundary, Topographic, and Tree Survey Sheet 2 of 2
 - (4) Sheet AS-100 - Partial Site and Site Demolition Plans
 - (5) Sheet AS-101 – Enlarged Partial Site and Landscape Plan & Details
 - (6) Sheet AS-301 – Floor Plans
 - (7) Sheet A-601 Exterior Elevations

Motion carried by the following vote:

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

The Building Official provided an overview of his memo dated February 19, 2020, regarding the Special Land Use/Site Plan Review of Crosspointe Christian Church for the construction of an elevator, elevator equipment room, and an office. The Building Official recommended approval.

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

Matt Swiateck, Pastor of Crosspointe Christian Church
Wayne Wagner, lifetime member

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

Motion by Gilezan, seconded by Vaughn, that the public hearing be closed at 7:13 p.m. PASSED UNANIMOUSLY.

Discussion ensued regarding the Commission Members' perspective of the petitioner's request. The architect of Merritt Cieslak Design displayed samples of materials to be used for the project and responded to questions from the Commission.

Motion by Bailey, seconded by Rozycki, regarding Public Hearing – Crosspointe Christian Church, 21336 Mack Avenue, Grosse Pointe Woods, which is requesting to construct a 1,900 sq. ft. addition for an elevator, elevator equipment room, and an office, that the Planning Commission recommends to City Council approval of Crosspointe Christian Church's Special Land Use application and adopt the resolution as presented, including immediate certification of these minutes.

Motion carried by the following vote:

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

The next item was **Continued Discussion: 2020 Plan Implementation Recommendation.**

Commissioners Bailey and Hamborsky provided an overview of the update of 2020 Plan Implementation. The initial focus was on streetscapes. Commissioner Bailey distributed documents recommending specific types of streetscape elements, including benches, planters and bike racks. Discussion ensued regarding responsibility/upkeep, funding and designs of the streetscape elements. It was suggested to submit a budget request to the Treasurer/Comptroller by the end of March to present to Council.

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

- Big Boy's update
- Ordinances regarding solar panels

Commissioner Profeta reported on the January 6, 2020 Council Meeting and Commissioner Vitale reported on the February 3 and 24, 2020 Council Meetings.

March 2020 Council Meetings reporting will be determined.

Under New Business, the following items were discussed:

- A. **2020 Plan** – updates will be provided
- B. **Crosswalk/Pocket Park** – A meeting with Wayne County is scheduled on March 10, 2020. Objective is to introduce 2020 plan to County's Public Works Department by discussing Cross walks, explore options for assisting with the projects, and pursue grants available through the County or other resources, as well as, address speed reduction and how traffic calming would benefit businesses.
- C. **Streetscape** – Discussed earlier in the meeting

Under Public Comment, no one wished to be heard.

PLANNING COMMISSION
02-25-20 - 48

Motion by Profeta, seconded by Bailey, that the Planning Commission Meeting adjourn at 8:33 p.m.
PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
Deputy City Clerk