

**CITY OF GROSSE POINTE WOODS, MICHIGAN**  
**20025 Mack Plaza Dr.**  
**Planning Commission Meeting**  
**Tuesday, January 28, 2020**  
**7:00 p.m.**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **ACCEPTANCE OF AGENDA**
5. **RECOGNITION OF COUNCIL REPRESENTATIVE/S**
6. **APPROVAL OF MINUTES:**
  - Planning Commission Workshop – 11/26/19
  - Planning Commission – 11/26/19
7. **SCHEDULE A PUBLIC HEARING FOR FEBRUARY 25, 2020: CROSSEPOINTE CHRISTIAN CHURCH, 21335 MACK AVENUE, ADDITION:**
  - Letter of Request (e-mail) – 01/13/20 (Pastor Swiatek)
8. **PC ATTENDANCE AT 2020 CITY COUNCIL MEETINGS:**
  - Building Inspector's Memo - 12/10/19 (G. Tutag)
9. **ELECTION OF CHAIR AND VICE-CHAIR/SECRETARY:**
10. **ADOPTION OF RULES OF ORDER AND PROCEDURE:**
  - A. PC Excerpt – 01/22/18
  - B. Rules of Order and Procedure – 01/22/19
11. **DISCUSSION: PLANNING PROGRAM IMPLEMENTATION HISTORY:**
  - Planning & Development Program Alignment .pdf
12. **BUILDING OFFICIAL'S MONTHLY REPORT/s:**
  - Building Department Report – November 2019
  - Building Department Report – December 2019
13. **COUNCIL REPORT/s:**
  - November – Profeta (18)
  - Vaughn (25)
  - December – Rozycki

**14. INFORMATION ONLY: COUNCIL REPRESENTATIVE FOR NEXT MEETING:**

January 6 – Profeta  
January 27 – Vaughn

**11. NEW BUSINESS: Subcommittees:**

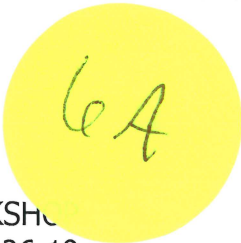
- A. 2020 Plan (Chair Hamborsky/Vitale/Fuller/Gilezan)
- B. Branding (Chair Profeta/Hamborsky/Ketels)
- C. Crosswalk/Pocket Park (Chair Fuller/Vaughn/Vitale)
- D. Streetscape (Chair Rozycki/Gilezan/Hamborsky)

**12. PUBLIC COMMENT:**

**13. ADJOURNMENT:**

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

Notice: The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to said meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or calling the A.D.A. Coordinator or the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2445; or Telecommunications Device for the Deaf (TDD) (313) 343-9249.



PLANNING COMMISSION WORKSHOP  
11-26-19

MINUTES OF THE PLANNING COMMISSION WORKSHOP MEETING HELD ON NOVEMBER 26, 2019, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 6:08 p.m. by Chair Profeta.

- Roll Call: Chair Profeta  
Planning Commissioners: Bailey, Fuller, Ketels,  
Absent: Gilezan (arrived at 6:13 p.m.), Hamborsky (arrived at 6:15 p.m.), Rozycki, Vaughn (arrived at 6:13 p.m.), Vitale (arrived at 6:45 p.m.)
- Also Present: City Attorney Berschback  
Building Official Tutag  
Deputy City Clerk Antolin

Motion by Fuller, seconded by Ketels, that Commission Members Gilezan, Hamborsky, Rozycki, Vaughn, and Vitale be excused from tonight’s meeting.

- Motion carried by the following vote:  
YES: Bailey, Fuller, Ketels, Profeta  
NO: None  
ABSENT: Gilezan, Hamborsky, Rozycki, Vaughn, Vitale

Motion by Ketels, seconded by Bailey, that tonight’s agenda be accepted as presented.

- Motion carried by the following vote:  
YES: Bailey, Fuller, Ketels, Profeta  
NO: None  
ABSENT: Gilezan, Hamborsky, Rozycki, Vaughn, Vitale

Discussion ensued regarding the **2020 Plan**. The key topic of this meeting was to discuss the current status of the 2020 plan and use a more coordinated effort to revitalize the plan by involving City Council and other commissions/committees. The Chair stated that gathering information from the City Council and the various commissions and committees would create a foundation of where to begin implementing changes.

The topic of funding the plan arose including applying for grants and possibly hiring a professional grant writer.

PLANNING COMMISSION WORKSHOP  
11-26-19

The next topic was the subcommittees of the 2020 Plan. The Commission concurred to remove the Branding subcommittee however, discussion ensued regarding streetscapes, street lighting, enhanced crosswalks, and marketing concepts on Mack Avenue.

There was a consensus of the Commission to update and the 2020 Plan, and identify the progress, including completed projects before presenting to Council for review.

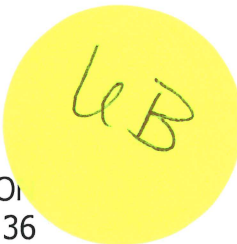
Under Public Comment, the following individual was heard:

- Margaret Potter

Motion by Ketels, seconded by Hamborsky, that the Planning Commission Workshop be adjourned at 7:20 p.m. Passed unanimously.

Respectfully submitted,

Paul P. Antolin  
Deputy City Clerk



MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON NOVEMBER 26, 2019, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:26 p.m. by Chair Profeta.

- Roll Call: Chair Profeta  
Planning Commissioners: Bailey, Fuller, Gilezan, Hamborsky, Ketels, Vaughn, Vitale
- Absent: Rozycki
- Also Present: City Attorney Berschback  
Building Inspector Tutag  
Deputy City Clerk Antolin

Motion by Vaughn, seconded by Gilezan, that Commission Member Rozycki be excused from tonight's meeting.

- Motion carried by the following vote:
- YES: Bailey, Fuller, Gilezan, Hamborsky, Ketels, Profeta, Vaughn, Vitale
- NO: None
- ABSENT: Rozycki

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

The Chair recognized Council Representative Granger and Council Member McMullen who were in attendance.

Motion by Vaughn, 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, Vaughn, Vitale
- NO: None
- ABSENT: Rozycki

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

1. Planning Commission Minutes dated October 22, 2019.

Motion carried by the following vote:

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

The first item was regarding **Discussion: Colonial Theme**. The commission addressed the possibility of amending the Zoning Ordinance to eliminate specific reference to Colonial Themes.

The City Attorney summarized the previous discussion on this topic from the September 24, 2019, Planning Commission Meeting including the following comments:

- We have moved away from specific Colonial Theme. We are focusing on high quality material and products;
- The focus is more on scale, proportion and depth...etc.
- One specific design theme should not be required, but to eliminate the references to Colonial Theme, Williamsburg, and to create a restrictive updated material list to encourage good material and new products on the market.

Motion by Ketels, seconded by Vaughn, regarding **Discussion: Colonial Theme**, to recommend that the City Council authorize the City Attorney to draft an ordinance for City Council's consideration eliminating specific references to the Colonial Theme and updating redesign standards ordinance, Section 50-373.

Motion carried by the following vote:

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

Motion by Gilezan, seconded by Fuller to immediately certify the previous motion.

Motion carried by the following vote:

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

The Commission requested the Building Official be present when the previous motions are presented to City Council.

The next item was the **Building Official's Monthly Report**, and the following items were presented for the month of October 2019:

- Strong activity and busy with inspections
- Indian restaurant opening soon
- Dance studio looking to put up blade signs

Chair Profeta reported on the November 18, 2019, Council Meeting. Commissioner Vaughn reported on the November 25, 2019, Council Meeting.

Commissioner Rozycki will be reporting on the December Council Meetings.

Under New Business, the following items were discussed:

- A. **2020 Plan** – Refresh the plan.
- B. **Branding** – Consider eliminating this subcommittee. Maintain correspondence with The Avenue in the Woods Association.
- C. **Crosswalk/Pocket Park** – Awaiting meeting with Commissioner Killeen.
- D. **Streetscape** – Provide work product for next meeting.

Motion by Ketels, seconded by Bailey, to remove (disband) the Branding Subcommittee from Planning Commission.

Motion carried by the following vote:

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

PLANNING COMMISSION  
11-26-19 - 39

The Commission requested Council Representative Granger to assist with having the 2020 Plan placed on the next Committee-of-the-Whole agenda.

Discussion ensued regarding the annual Planning Commission election of officers.

Chair Profeta reminded the Commission of his holiday dinner on December 10, 2020.

Under Public Comment, no one wished to be heard.

Motion by Bailey, seconded by Ketels, that the Planning Commission Meeting adjourn at 8:16 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin  
Deputy City Clerk

**Sue Stewart**

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**From:** Gene Tutag  
**Sent:** Monday, January 13, 2020 3:19 PM  
**To:** Sue Stewart  
**Subject:** FW: February planning commission meeting

**From:** Matt Swiatek <mswiatek@yourc3.org>  
**Sent:** Monday, January 13, 2020 3:02 PM  
**To:** Gene Tutag <GTutag@gpwmi.us>  
**Subject:** February planning commission meeting

Gene,

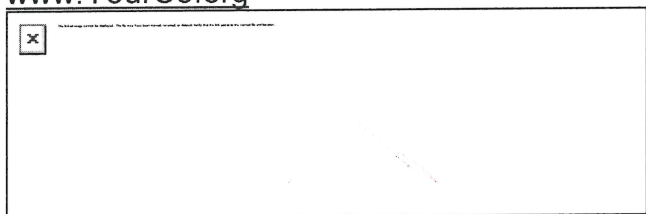
This email is a request from Crosspointe Christian Church to be put on the February planning commission meeting agenda, for the purpose of discussing a building project for our church.

Respectfully submitted!

--

Matthew Swiatek  
Senior Pastor

21336 Mack Avenue, Grosse Pointe Woods, MI 48236  
(313) 881-3343  
[www.YourC3.org](http://www.YourC3.org)

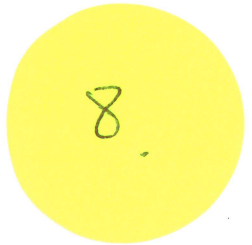


1 Corinthians 10:31 so, whether you eat or drink, or whatever you do, do all for the glory of God.



# CITY OF GROSSE POINTE WOODS

20025 Mack Plaza Drive  
Grosse Pointe Woods, Michigan 48236-2397



## CITY OF GROSSE POINTE WOODS BUILDING DEPARTMENT MEMORANDUM

TO: Planning Commissioners

FROM: Gene Tutag, Building Official

DATE: December 10, 2019

SUBJECT: PC Member Attendance at 2020 City Council Meetings

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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	DATES	PC MEMBER
January	06 – 27	Profeta - Vaughn
February	03 – 24	Vitale
March	02 – 16	Bailey
April	06 – 20	Fuller
May	04 – 18	Gilezan
June	01 – 15	Hamborsky
July	13 – 20	Ketels
August	03 – 17	Profeta
September	14 – 21	Rozycki
October	05 – 19	Vaughn
November	09 – 23	Vitale
December	07 – 21	Bailey

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



PLANNING COMMISSION EXCERPT  
01-22-19

Next, on the agenda was regarding the **Adoption of Rules of Order and Procedure.**

Motion by Fuller, seconded by Rozycki, that the Planning Commission approve and adopt the **Rules of Order and Procedure** as presented.

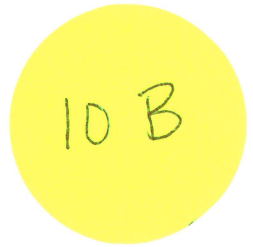
Motion carried by the following vote:

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

NO: None

ABSENT: None

RULES OF ORDER AND PROCEDURE  
OF  
**PLANNING COMMISSION**  
OF  
GROSSE POINTE WOODS



1. The Planning Commission shall be constituted and shall have powers and perform such duties as are provided for in Section 1, Chapter 4, of the City Code of the City of Grosse Pointe Woods.
2. The officers of the Planning Commission shall be a Chair, and Vice Chair/Secretary. The Chair shall preside at all Planning Commission meetings, and in the Chair's absence, the Vice Chair/Secretary shall act in such place and stead.
3. The terms of office of the Chair and Vice Chair/Secretary shall be for a period of one (1) calendar year, or until their respective successors shall be elected and have qualified. At the first scheduled meeting of each calendar year, the Commission shall *elect* from among its members, a Chair and Vice Chair/Secretary who shall be seated at the next regularly scheduled meeting.
4. The City Clerk or the Clerk's agent shall record all proceedings of the Planning Commission.
5. The Planning Commission shall hold regular meetings on the fourth Tuesday in each month, except December, which shall be held on the second Tuesday, as such time and at such Planning Commission shall determine. The regular Planning Commission meetings will be scheduled at 7:00 p.m., unless otherwise posted (01/22/19).
6. Special meetings of the Planning Commission shall be called by the City Clerk upon the written request of the Chair, endorsed in writing of two other members, or in such absence, by the Vice Chair/Secretary, endorsed in writing by two other members; or the written request of any three members of the Planning Commission on at least twenty-four (24) hours written notice to each member of the Planning Commission served personally or left at the place of residence; or by a majority affirmative vote of those present at a Planning Commission meeting.
7. No business shall be transacted at any special meeting of the Commission unless the same shall have been stated in the notice of such meeting, provided that the provisions hereof may be waived by consent of the members of the Commission present and the written consent of the absent members.
8. All meetings, both regular and special, shall be open to the public.
9. The majority of the members of the Planning Commission in office shall constitute the

quorum for the transaction of business at any meeting thereof and in the event of a lack of quorum, the members of the Commission so present shall adjourn any such meeting to a later date.

10. The business of all meetings of the Commission shall be transacted, so far as possible, in the following order:

Roll Call  
Approval of minutes  
Matters appearing upon the Agenda  
New Business

11. The presiding officer shall preserve order and decorum and shall speak to points of order in preference to other members. The presiding officer shall decide questions of order subject to appeal to the Commission, which appeal must be duly moved and seconded and sustained by majority vote of the Commission.

12. Before any member of the Commission, officers, or person in the audience may address the Commission, permission to do so must be obtained from the presiding officer, provided that any person having the floor shall not be interrupted unless ruled out of order by the presiding officer.

13. Approval of the Planning Commission shall be evidenced by a duly adopted motion or resolution of the Commission and by the execution of the "approval stamp" affixed to the front elevation of the building, the Plot Plan, the plat, the subdivision restrictions, the property use statement and other documents, as the case may be requiring approval by the Chair, or in the Chair's absence, by the Vice Chair/Secretary of the Commission, and when so approved the same shall be delivered to the City Clerk for further processing.

14. The Chair, in consultation with the Building Official, shall prepare an agenda of all matters which will be considered at each meeting, which agenda shall be distributed among the Commission members at least forty-eight (48) hours prior to the time of holding the meeting. Any matter not on the agenda shall not be acted upon without the unanimous consent of the members of the Commission present at such meeting, provided, if any matter is presented upon motion duly made and seconded, objection to action thereon shall be immediately voiced by any objecting members of the Commission before discussion is entered upon and, if no such objection is voiced, no objection shall thereafter be voiced to any action taken or proposed to be taken.

15. Upon request of a majority of the members of the Commission present, any question PROPERLY before the Commission shall be put to vote; such request for a vote shall be acted upon immediately without further discussion of the subject, and shall thereupon bring the question to a direct vote upon a motion to table, a motion to refer, a motion to amend, or upon the main question, in the order named.

16. At the request of a Commission member, any question shall be divided if such question, in the opinion of the presiding officer, is subject to division and shall be submitted as divided.

17. No motion or proposition different from that under consideration shall be admitted under cover of amendment, provided that a substitute motion may be submitted to cover the same subject matter and, if carried, shall result in determining the original motion out of order.

18. No motion shall be debated or put to a vote unless the same shall have been seconded and properly read by the Clerk, or summarized by the Chair.

19. A motion to reconsider any vote upon any question shall be in order at the following meeting of the Commission; provided that a member of the prevailing side intending to move to reconsider shall file a notice in writing of the Member's intention to do so with the Vice Chair/Secretary and the City Clerk within twenty-four (24) hours after the action to be reconsidered was taken. The same number of votes shall be required to reconsider any action of the Commission as is required to adopt the same.

Upon the filing of a Notice for reconsideration, the effect of the action to be reconsidered shall be suspended until action can be taken upon such consideration. Action upon the reconsideration shall be taken at the next regular Commission meeting or at a prior Special Meeting called for that purpose.

20. When any question is under debate, no motion shall be received except the following, and in the order named:

- Motion to adjourn
- Motion to table
- Motion for the question
- Motion to refer
- Motion to amend
- Substitute motion

21. A motion to adjourn shall always be in order except when a vote is being taken or when a member of the Commission has the floor. A motion to adjourn or to table shall be decided without debate.

22. These Rules of Order may be amended or altered by a majority vote of the Commission.

23. The Commission, by a majority affirmative vote of the Commission, may suspend the operation of any one of the aforementioned Rules for a single session, except Section 18.

24. Making of remarks by Commission members should be preceded by asking permission of the presiding officer.

25. Upon the City Clerk receiving a petition directed to the Planning Commission, which petition requires a public hearing under the provisions of the City Code, the City Clerk shall determine whether such petition contains all necessary information and, if so, the City Clerk may establish a date for a public hearing before the Planning Commission and publish any notices required and shall forward such petition to the Planning Commission which shall conduct the public hearing on the date established therefore.

26. **IMPORTANT:** If a Planning Commission Member will be absent for a meeting, the Member must notify the Chair of such anticipated absence as soon as possible prior to such meeting.

27. Except as above provided, Roberts "Rules of Order" shall govern.

28. The Chair shall prepare an annual report to be submitted to the City Council in accordance with the Planning Enabling Act. The report shall be submitted to the Planning Commission for approval in January of each calendar year to ensure that the report is submitted to the City Council for their budget deliberations. The report should summarize the Commission's operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.

29. **Conflict of Interest**

A. Before casting a vote on a matter on which a member may reasonably be considered to have a conflict of interest, the member shall disclose the potential conflict of interest to the Planning Commission. The member is disqualified from voting on the matter if a conflict exists.

B. Each member of the Commission shall avoid conflicts of interest and/or incompatibility of office. As used here, a conflict of interest shall at a minimum include, but not necessarily be limited to, the following:

1. Issuing, deliberating on, voting on, or reviewing a case concerning him or her.
2. Issuing, deliberating on, voting on, or reviewing a case concerning work on land owned by him or her or which is adjacent to land owned by him or her.
3. Issuing, deliberating on, voting on, or reviewing a case involving a corporation, company partnership, or any other entity in which he or she is a part owner, or any other relationship where he or she may stand to have a financial gain or loss.
4. Issuing, deliberating on, voting on, or reviewing a case which is an action which results in a pecuniary benefit to him or her.
5. Issuing, deliberating on, voting on, or reviewing a case concerning his or her spouse, children, step-children, grandchildren, parents, brothers, sisters, grandparents, parents in-law, grandparents in-law, or members of his or her

household.

6. Issuing, deliberating on, voting on, or reviewing a case where his or her employee or employer is:
  - a) An applicant or agent of an applicant, or
  - b) Has a direct interest in the outcome.

C. If there is a question whether a conflict of interest exists or not, the question shall be put before the Commission. Whether a conflict of interest exists or not shall be determined by a majority vote of the remaining members of the Commission.

D. When a conflict of interest exists, the member of the Commission, or committee, shall do all of the following as soon as possible.

1. Declare a conflict exists at the first available meeting of the Commission or committee;
2. Cease to participate at the Commission or committee meetings, or in any other manner, or represent one's self before the Commission, its staff, or others, provided however that the member may remain in the Council chambers during deliberation.

E. If a member of the Commission is appointed to another office, which is an incompatible office with his or her membership on the Commission, then on the effective date of the appointment to the other office, that shall result in an automatic resignation from the Commission. If a member of another office is appointed to the Commission, which is an incompatible office with his or her membership in the other office, then on the effective date of the appointment to the Commission, that shall result in an automatic resignation from the other office.

### 30. **Capital Improvement Review**

The Planning Commission will review information regarding appropriate capital improvement projects as provided to it by the Administration in order to comply with state law regarding the capital improvement review process.

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## City of Grosse Pointe Woods - Planning & Development Program Alignment

Master Plan Goals and Objectives		2020 Vision Elements	Planning Commission and Other Actions
		<b>Mack Avenue Enhancements</b>	
		B1: Streetscape Elements (pp. 5-6)	Streetscape subcommittee
		B2: Street Light Banners / Enhancements (p. 6)	Branding subcommittee (idled as of December 2019)
		B3: Pocket Parks (p. 7)	Crosswalks / Pocket Parks subcommittee
		B4: 30 MPH Speed Limit (p. 8)	
		B5: Outdoor Café Enhanced Support (p. 8)	COMPLETED - see Master Plan Objectives 6-2 and 10-5
		B6: Enhanced Cross Walks / Traffic Calming (p. 9)	Crosswalks / Pocket Parks subcommittee
		B7: Commercial Beautification / Facade Improvement (p. 10)	
		B8: Mack Avenue Marketing / Branding (p. 11)	Branding subcommittee (idled as of December 2019)
		<b>Community Programs</b>	
		C1: Community Message Board Signage (p. 12)	
		C2: Community Events (p. 13)	Branding subcommittee (idled as of December 2019)
		C3: Community Transportation (p. 14)	
		<b>Future/Major Community Development</b>	
		D1: Alternative Street Lighting - Mack Avenue (pp. 15-16)	
		D2: Vernier/Mack Intersection Enhancements (pp. 17-18)	
		D3: Bike / Jogging Trail Concepts (p. 19)	
		D4: Mack Avenue Traffic / Parking Enhancements (pp. 19-22)	
		D5: Alley Enhancement Program (pp. 22-23)	
		D6: Vernier Corridor Gateway Identification (pp. 23-24)	
		D7: City Center Focus Enhancement (p. 24)	
<b>NEIGHBORHOODS - Preserving Character and Quality</b>			
<b>Goal 1: The City of Grosse Pointe Woods must maintain high quality neighborhoods and attractive homes.</b>			
<b>Objective 1-1:</b> Maintain and enhance the single-family character of existing neighborhoods with quality parks, commercial areas, public services, and schools.			
<b>Objective 1-2:</b> Encourage the development of new, high quality senior housing opportunities, such as attached condominiums, multi-family or assisted living complexes.			Completed Sunrise (Mack Avenue and Vernier Road sites) and The Rivers (Cook Road) senior housing.
See pp. 29 & 53: Senior housing			Discussed senior living in the R4 High Density Multiple Dwelling District during 2008 (for a potential development along Vernier Road).
<b>Objective 1-3:</b> Strengthen and protect the viability of residential neighborhoods by separating commercial areas along Mack Avenue from residential areas with well-designated buffers and transitions.		B7: Commercial Beautification / Facade Improvement D5: Alley Enhancement Program	
See pp. 46-49 & 54: Commercial / residential buffers			
<b>Objective 1-4:</b> Encourage the development of commercial businesses along Mack Avenue that primarily offer the types of goods and services used by local residents.			

**City of Grosse Pointe Woods - Planning & Development Program Alignment**

Master Plan Goals and Objectives	2020 Vision Elements	Planning Commission and Other Actions
<b>Objective 1-5:</b> Encourage the maintenance of and/or improvements to local streets and sidewalks to ensure safe access to the City's residential neighborhoods, while discouraging extraneous non-residential traffic, and to provide pedestrian linkages to the City's commercial districts.	B6: Enhanced Cross Walks / Traffic Calming	
<b>Objective 1-6:</b> Encourage through traffic to bypass residential neighborhoods. Examine the residential/commercial interfaces to eliminate existing conditions that encourage higher speeds and "cut through" in residential neighborhoods.	D4: Mack Avenue Traffic / Parking Enhancements	
<b>Objective 1-7:</b> Investigate programs which will encourage re-investment or redevelopment of aged housing.		
See p. 50: Residential infill and redevelopment		
- Redevelopment or remodeling of existing single family homes		
- Reinvestment and/or redevelopment of aged housing		
- Property maintenance and housing codes		
<b>Objective 1-8:</b> Continue aggressive enforcement action on property maintenance and building code regulations.		
<b>Objective 1-9:</b> Continue to strictly enforce property maintenance codes for rental housing and development additional regulations where required.		
See pp. 29 & 49: Neighborhood compatibility, property maintenance, rental housing		
<b>Objective 1-10:</b> Promote neighborhood identity through neighborhood schools, neighborhood parks, and neighborhood associations.		
<b>Objective 1-11:</b> Explore programs which will promote the City as an attractive community in which to live. These programs could include enhancement of the City's web-site, community calendar, promotional brochure, etc.	B8: Mack Avenue Marketing / Branding C1: Community Message Board Signage C2: Community Events	The Business & Development Subcommittee discussed the appeal of GPW to home buyers during 2010/11 (then disbanded and merged into the 2020 Subcommittee).
<b>Objective 1-12:</b> Continue quality City services and ensure efficient administration of City services.		
<b>Objective 1-13:</b> Maintain quality parks and continue improvements to recreational facilities.		The Recreation Commission is reportedly preparing a master plan to refresh existing parks.
See p. 29: Parks, recreational facilities and community events		
<b>Goal 2: Preserve, protect and enhance the architectural style of the existing neighborhoods.</b>		
<b>Objective 2-1:</b> Encourage redevelopment or remodeling of existing single-family homes in a manner consistent with the surrounding neighborhood.		
See p. 54: Neighborhood design guidelines		
See p. 50: Residential infill and redevelopment		
- Redevelopment or remodeling of existing single family homes		
- Reinvestment and/or redevelopment of aged housing		
- Property maintenance and housing codes		

**City of Grosse Pointe Woods - Planning & Development Program Alignment**

<b>Master Plan Goals and Objectives</b>	<b>2020 Vision Elements</b>	<b>Planning Commission and Other Actions</b>
<b>Objective 2-2:</b> Create development guidelines and zoning regulations that will encourage a mix of residential housing styles (ranch, colonial, etc.) while maintaining neighborhood integrity and design compatibility.		Approved conditional rezoning for Legacy Oaks housing development (former Liggett Middle School) in June 2014.
<b>Objective 2-3:</b> Continue and enhance programs for the planting of street trees, maintenance of street trees and replacement in a timely manner in residential areas.		
<b>Objective 2-4:</b> Encourage neighborhood/subdivision improvement associations as a means to promote resident involvement and improvements to neighborhood/subdivision living environments.		
<b>Objective 2-5:</b> Continuously monitor current zoning regulations and variance requests to assure that housing that is inconsistent with the surrounding neighborhood is not permitted. See pp. 29 & 49: Neighborhood compatibility, property maintenance, rental housing		
<b>Objective 2-6:</b> Encourage maintenance and enhancement of tree stock on private property.		
<b>BUSINESS ESTABLISHMENTS ON MACK AVENUE - Vitality and Mix</b>		
<b>Goal 3: Enhance the viability of Mack Avenue as a retail and service center.</b>		
<b>Objective 3-1:</b> Consider implementing incentives for new businesses to locate, or existing businesses to improve or expand, in the City.		All Goal 3 objectives are appropriate strategic topics for the Mayor's Mack Avenue Study Committee.
<b>Objective 3-2:</b> Continue to promote commercial and service vitality by emphasizing portions of the Mack Avenue corridor as entertainment and cultural centers, i.e. restaurants, library, retail center, etc.	B8: Mack Avenue Marketing / Branding	"The Avenue in the Woods" district was added to the Towar Productions map of the Grosse Pointes in December 2018.
<b>Objective 3-3:</b> Encourage the location of new retail tenants, including "upscale" and/or nationally recognized retail chains.		DPW installed "The Avenue in the Woods" banners on Mack Avenue light poles in April 2019.
<b>Objective 3-4:</b> Encourage merchants to cooperate in setting uniform or complimentary store hours, undertaking promotional activities, and the use of creative and innovative techniques for retailing.		
<b>Objective 3-5:</b> Encourage the expansion and development of local business associations to benefit and support the City's commercial district.		"The Avenue in the Woods" Merchant Association was formed as a 501(c)(3) on November 29, 2018.
<b>Objective 3-6:</b> Consider the organization of governmental bodies, such as a Downtown Development Authority, with authorization to fund redevelopment or planning projects within the Mack Avenue corridor.		

### City of Grosse Pointe Woods - Planning & Development Program Alignment

Master Plan Goals and Objectives		2020 Vision Elements	Planning Commission and Other Actions
<b>Goal 4: To maintain the aesthetic appearance of Mack Avenue.</b>			
<b>Objective 4-1:</b> Update and promote the City of Grosse Pointe Woods Storefront Design Guidelines and Master Plan that would include incentives for businesses to comply.		B1: Streetscape Elements B7: Commercial Beautification / Façade Improvement	Currently addressing code modifications, including requirements to implement streetscape elements.
See pp. 47 & 53-54: Mack Avenue architectural standards / design guidelines			
<b>Objective 4-2:</b> Promote the use of high quality materials and architectural detailing that complements the City's traditional style. See p. 48: "High quality architecture"		B7: Commercial Beautification / Façade Improvement	Currently addressing code modifications, including references to a "traditional style."
<b>Objective 4-3:</b> Continue public investments in streetscape improvements, such as new benches, refuse receptacles, brick pavers, bike racks and street furniture along the Mack Avenue Corridor.		B1: Streetscape Elements	
See pp. 48 & 53: Streetscape elements			
<b>Objective 4-4:</b> Where appropriate, install public plaza areas, art, sculpture, outdoor seating areas.		B3: Pocket Parks	
<b>Objective 4-5:</b> Enhance gateway entrances into the City with well landscaped plazas and entry signs.		C1: Community Message Board Signage	Entry signs exist at each end of Mack, and on Vernier east of I-94.
<b>Objective 4-6:</b> Where appropriate, consider the introduction of well-designed vertical elements along Mack Avenue. This could include multiple story buildings, clock towers, architectural features and/or tree plantings to break up the single story continuum along Mack Avenue.			
See p. 49: Civic landmarks			
<b>Objective 4-7:</b> Common design elements on individual sites should be pursued to help develop and identity for the entire corridor. The design elements should include, but not be limited to, the following:		B1: Streetscape Elements B7: Commercial Beautification / Façade Improvement	
- Consistent buffering, greenbelts, and landscape planting within the corridor.		B7: Commercial Beautification / Façade Improvement	
- Consistent parking lot and directional signage and site lighting throughout the corridor.		D1: Alternative Street Lighting - Mack Avenue D4: Mack Avenue Traffic / Parking Enhancements	
- New buildings should be reviewed for architectural compatibility with the character of the area. New buildings should respect the existing, surrounding design characteristics.		B7: Commercial Beautification / Façade Improvement	Currently addressing code modifications, including opportunities to eliminate repetitive variances.
<b>Objective 4-8:</b> Establish programs for continued landscape maintenance along Mack Avenue including tree and shrub pruning to ensure that commercial establishments are not obscured by foliage and that clear sight lines are maintained at intersections.		B7: Commercial Beautification / Façade Improvement	
<b>Objective 4-9:</b> Evaluate the present "Colonial theme" design requirements.			Currently addressing code modifications, including references to a "Colonial theme."
See pp. 30 & 46: "Colonial theme"			Approved the Benjamin Moore "Historical Collection" color chart in October 2018.

**City of Grosse Pointe Woods - Planning & Development Program Alignment**

<b>Master Plan Goals and Objectives</b>		<b>2020 Vision Elements</b>	<b>Planning Commission and Other Actions</b>
<b>Goal 5: Encourage a mix of uses within the Mack Avenue corridor.</b>			
<b>Objective 5-1:</b> Provide for a mixed-use designation to accommodate the mixture of existing land uses and to promote redevelopment where appropriate. Desirable mixed uses include the following:  - Office Uses, including medical and dental. - Limited Retail. - Residential (single, multiple-family, senior housing). See pp. 29-30, 45-48, 53: Mack Avenue Corridor, including mixed use, buffers, etc.			Enacted a mixed use overlay district in August 2010 for 1) West side of Mack from North City Limit to Van Antwerp, and 2) East side of Mack from North City Limit to Vernier.
	<b>Objective 5-2:</b> Consider developing mixed use zoning that would allow for retail ground level use with upper level office and/or residential uses.		
	<b>Objective 5-3:</b> Provide design guidelines for treatment of buffers to create a smooth transition between residential areas and non-residential uses.  See pp. 46-49 & 54: Commercial / residential buffers	D5: Alley Enhancement Program	
	<b>Goal 6: Provide a pedestrian friendly environment.</b>		
<b>Objective 6-1:</b> Promote a safe pedestrian and attractive environment for walking and shopping. This can be accomplished through brick pavers and streetscape improvements.	B1: Streetscape Elements B2: Street Light Banners / Enhancements B3: Pocket Parks B4: 30 MPH Speed Limit B5: Outdoor Café Enhanced Support B6: Enhanced Cross Walks / Traffic Calming B7: Commercial Beautification / Façade Improvement B8: Mack Avenue Marketing / Branding		
See p. 48: Pedestrian friendly "Village" character			
<b>Objective 6-2:</b> Where appropriate, encourage business owners or restaurant owners to develop outdoor cafes and attractive plazas along Mack Avenue.	B5: Outdoor Café Enhanced Support		Amended Zoning Ordinance Section 50-538 Outdoor Café Permit in August 2008. The Building Department streamlined GPW and Wayne County requirements.
<b>Objective 6-3:</b> Provide additional crosswalks with emphasis on access to Parcels Middle School and the Library, as well as key intersections along the Mack Avenue corridor.	B6: Enhanced Cross Walks / Traffic Calming		
<b>Objective 6-4:</b> Provide adequate street furniture and greenbelt buffers to encourage safe pedestrian use.	B1: Streetscape Elements		
<b>Objective 6-5:</b> Encourage the development of pedestrian linkage between the commercial corridor and the residential neighborhoods.	D3: Bike / Jogging Trail Concepts D5: Alley Enhancement Program		
<b>Goal 7: Improve the appearance of the alleys running parallel to Mack Avenue.</b>			
<b>Objective 7-1:</b> Review placement and design of lighting within all alleys adjacent to Mack Avenue.	D5: Alley Enhancement Program		
<b>Objective 7-2:</b> Promote adequate and clearly designated parking spaces between the commercial uses and the alleys.	D5: Alley Enhancement Program		

## City of Grosse Pointe Woods - Planning & Development Program Alignment

Master Plan Goals and Objectives	2020 Vision Elements	Planning Commission and Other Actions
<b>Objective 7-3:</b> Develop and promote design guidelines to improve the appearance of the rear building facades. Encourage use of rear entrances as second entrances where appropriate.	B7: Commercial Beautification / Façade Improvement D5: Alley Enhancement Program	
<b>Objective 7-4:</b> Promote a long term program to convert overhead utilities to underground.	D5: Alley Enhancement Program	
<b>Objective 7-5:</b> Develop and promote design standards for buffers (landscaping, walls, berms, fences, etc.) between the alleys and adjoining residential properties by encouraging the use of complimentary quality buffers within the same alley.  See pp. 29-30, 45-48, 53: Mack Avenue Corridor, including mixed use, buffers, etc.	D5: Alley Enhancement Program	
<b>Objective 7-6:</b> Improve enforcement of property maintenance codes in rear of building and alley areas. Develop additional regulations where necessary to ensure improved alley function and appearance.	B7: Commercial Beautification / Façade Improvement D5: Alley Enhancement Program	The Dumpster Evaluation Subcommittee discussed alley dumpsters during 2008 (placed project on hold in April 2009 and then disbanded the subcommittee).
See pp. 46 & 54: Alleys		
<b>TRAFFIC/PARKING - Improving Circulation and Parking Supply</b>		
<b>Goal 8: Enhance existing traffic circulation system to serve more efficiently residents and businesses located within the City.</b>		
<b>Objective 8-1:</b> Consider alternative designs for Mack Avenue which enhance circulation of vehicular safety and maximize parking.	D4: Mack Avenue Traffic / Parking Enhancements	
<b>Objective 8-2:</b> Identify high traffic areas and explore possible solutions. Explore grant programs through Wayne County, SEMCOG or MDOT for the improvement of traffic flow and safety on Mack Avenue.	D4: Mack Avenue Traffic / Parking Enhancements	
See p. 30: Traffic flow		
<b>Goal 9: Promote sufficient, accessible and attractive parking along or adjacent to Mack Avenue.</b>		
<b>Objective 9-1:</b> Consider conduction a comprehensive parking study which inventories public and private spaces, assesses parking demand and recommends detailed solutions for parking improvements on an area by area basis.	D4: Mack Avenue Traffic / Parking Enhancements	
<b>Objective 9-2:</b> Strengthen and expand Mack Avenue shopping opportunities by providing convenient and adequate parking.	D4: Mack Avenue Traffic / Parking Enhancements	
<b>Objective 9-3:</b> Create a public/private partnership to develop additional parking lots along Mack Avenue for servicing businesses on Mack Avenue, including the potential development of a parking impact fee.	D4: Mack Avenue Traffic / Parking Enhancements	
<b>Objective 9-4:</b> Promote shared parking lots, especially along the Mack Avenue alleys in order to maximize parking efficiency.	D4: Mack Avenue Traffic / Parking Enhancements	
<b>Objective 9-5:</b> Promote parking in rear of businesses.	D5: Alley Enhancement Program	
<b>Objective 9-6:</b> Identify landscape options which would also provide more space for screening/buffering of the adjacent single-family homes.	D5: Alley Enhancement Program	

## City of Grosse Pointe Woods - Planning & Development Program Alignment

Master Plan Goals and Objectives	2020 Vision Elements	Planning Commission and Other Actions
See pp. 29-30, 45-48, 53: Mack Avenue Corridor, including mixed use, buffers, etc.		
See pp. 30, 46, 54: Parking		
<b>ZONING/LAND USE - Ideas for Redevelopment</b>		
<b>Goal 10: Review and periodically update the Zoning Ordinance.</b>		
<b>Objective 10-1:</b> Consider options which would allow mixed use zoning and redevelopment alternative for certain areas along Mack Avenue.		Amended Zoning Ordinance Section 50-371 Special Land Uses, to include paragraph (7) Three-Story Mixed Use Buildings in June 2010 (enacted August 2010).
<b>Objective 10-2:</b> Periodically evaluate the applicability and appropriateness of the existing zoning regulations for land use, setbacks and density.		Enacted a mixed use overlay district in August 2010 for 1) West side of Mack from North City Limit to Van Antwerp, and 2) East side of Mack from North City Limit to Vernier.
<b>Objective 10-3:</b> Periodically evaluate the adopted Sign Ordinance to ensure the effectiveness and reasonableness of current regulations.		Amended Zoning Ordinance Sections 50-1 Definitions; 50-370(2) Permitted Uses - Retail Businesses; and 50-419(1)(f) Permitted Uses - Retail Businesses - Restaurants ... to regulate Drive-Thru Facilities in May 2013 (enacted July 2013).
<b>Objective 10-4:</b> Periodically evaluate and/or modify the list of permitted and special land uses within the Zoning Ordinance.		Amended Zoning Ordinance Chapter 32-13 Signs - Wall Signs in March 2017.
		Amended Zoning Ordinance Chapter 32-14 Signs - Projecting or overhanging signs in 2019 to allow blade signs. Discussed the possibility for a comprehensive ordinance review and the development of graphic standards (i.e. like Birmingham).
		Council removed all "neon sign" prohibitions in March 2011.
		Amended Zoning Ordinance Section 50-1 Definitions, and Division 6, Community Facilities District, Sections 50-338 Purpose and 50-339 Permitted Uses in September 2009.
		Amended Zoning Ordinance Division 6, Community Facilities District, Sections 50-340 Special Land Uses in August 2010 (enacted by Council October 2010) in order to allow a Continuing Care Retirement Community as a Special Land Use (applied to The Rivers in April 2011).
<b>Objective 10-5:</b> Develop additional zoning tools to promote and allow for continued redevelopment interest.		Amended Zoning Ordinance Sections 50-37 Review by Planning Commission; 50-120 Authority of Council; Procedure; Protests; 50-148(c)(13) Powers - Board of Appeals; and 50-149 Variance Standards in April 2009.
		Amended Zoning Ordinance Section 50-539 Solar Energy Systems in November 2012.

**City of Grosse Pointe Woods - Planning & Development Program Alignment**

<b>Master Plan Goals and Objectives</b>	<b>2020 Vision Elements</b>	<b>Planning Commission and Other Actions</b>
<b>Goal 11: Ensure ongoing interest and implementation of the City's Master Plan.</b>		Amended Zoning Ordinance Section 50-538 Outdoor Café Permit in August 2008.
<b>Objective 11-1:</b> Continuously promote and utilize as a reference the various ongoing missions defined within the Master Plan.		Presented the 2020 Vision Plan to COW on June 12, 2017.
<b>Objective 11-2:</b> Establish and promote funding to implement various aspects of this Master Plan.	<b>Financial Overview (p. 25)</b>	
See p. 55: Capital Improvement Program		
See pp. 55-56: Funding sources	Funding sources (p. 26)	
- Transportation Enhancement Activity (TEA) Program	- Federal or State Grants	
- Shopping Area Redevelopment Act, Public Act 120 of 1961		
- Brownfield Redevelopment	- TIF, DDA, or similar	
- Downtown Development Authority (DDA), Public Act 197 of 1975	- Traditional Line Item assignment from Annual City Budget	
- General Fund		
- General Obligation Bonds	- Dedicated Tax or Assessment	
- Revenue Bonds		
- Special Millage	- Personal Donations	
- Special Assessment	- Memorial Donations	
	- Dedicated Fund Raisers	
	- Grosse Pointe Woods Foundation	
<b>Objective 11-3:</b> Develop a schedule to review the Master Plan on a specific, periodic basis.		Approved/reapproved the Master Plan in 2006, 2011 and 2017. Current review interval is every 5 years.
<b>Objective 11-4:</b> Implement annual reporting regarding the status of the Master Plan objectives.		
<b>Current Required Master Plan Updates:</b>		
<b>Item 1:</b> Data for Population, Housing, Labor Force and Employment, Income, etc. is primarily based on the 2000 Census and earlier studies.		
<b>Item 2:</b> "Childrens Home of Detroit" & "Liggett Middle School" are shown in:		Need to delete references in Maps 1-5 and Table 4.
- Map 1 Homestead Exemptions		
- Map 2 Community Facilities		
- Map 4 Existing Land Use		Need to add the Mixed-Use Overlay District to Map 4.
- Map 5 Future Land Use Plan		
- Table 4 Future Land Use Allocation (p. 45)		