

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON OCTOBER 22, 2019, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:01 p.m. by Chair Profeta.

Roll Call: Chair Profeta
Planning Commissioners: Bailey, Fuller, Gilezan, Hamborsky, Ketels, 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 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, Rozycki, Vaughn, Vitale
NO: None
ABSENT: None

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

1. Planning Commission Workshop Minutes dated September 24, 2019;
2. Planning Commission Minutes dated September 24, 2019.

Motion carried by the following vote:

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

The first item was regarding **Change of Appearance of Building Exterior in a Commercial District: Proposed Retail Development, 20861 – 20879 Mack Ave.**

Motion by Gilezan, seconded by Fuller, that Commissioner Vitale be recused from this item due to his firm's involvement with the Proposed Retail Development, 20861 – 20879 Mack Avenue, and, be permitted to remain in the room during deliberations.

Motion carried by the following vote:

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

The Building Official provided an overview of his memo dated October 14, 2019. This item is not a site plan review, it is a façade change.

James McNelis of Stuckey Vitale Architects presented their proposal for a new retail and commercial development for the subject property. Samples were exhibited for review. Mr. McNelis responded to questions by the Commission.

Frank Arcori, Verus Development Group discussed streetscape accommodations, visions, and intentions of the project. Mr. Arcori responded to questions by the Commission.

Motion by Bailey, seconded by Vaughn, to approve the **Change of Appearance of Building Exterior in a Commercial District: Proposed Retail Development, 20861 – 20879 Mack Ave.** as presented with the conditions stated by the Building Official in his memo; with the revisions to the north and south elevations; and to modify condition #1, manner of and materials being used, and possible screening for rooftop mechanical equipment be reviewed by the Building Official for approval, and further, in the event that any restaurant occupies any space, that the mechanical equipment would be kept out of view from any elevation of the building; conditions #3 and #6 will remain the same.

Motion carried by the following vote:

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

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

- Better Health — establishing a nutritional center;
- Building Official and Commissioner Fuller to discuss crosswalks with Wayne County;
- Lochmoor update.

Commission
Approved
Revision
11-26-19 PA

Commissioner Bailey and Chair Profeta reported on the October 7, 2019 Council Meeting. Commissioner Bailey reported on the October 21, 2019 Council Meeting.

Commissioner Profeta will be reporting on the November 18, 2019, Council Meeting and Commissioner Vaughn will be reporting on the November 25, 2019, Council Meeting.

Under New Business, the following items were discussed:

- 2020 Plan** – request relevant ask for an annual 1-hour time slot with Committee-of-the-Whole;
- Branding** – Avenue in the Woods update. Working with DPW with survey of businesses with parking meters. First blade signs are going up before Christmas.
- Crosswalk/Pocket Park** – Commissioners Vaughn and Fuller, and the Building Official, met with Tim Killeen and provided an update. Grosse Pointe Schools Walkability Program was discussed.
- Streetscape** – Commission Bailey to Chair and Commissioners Gilezan, Vitale, and Hamborsky have been added to this Subcommittee.

Commission
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Revision
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Discussion regarding the Planning Commission's budget ensued.

Design and Streetscape Ordinances needs changes and the beginning of next year is an ideal time to present ideas. Looking at ordinances from other cities to see how to improve streetscapes should be considered. Starting a subcommittee with modifying the ordinance was discussed.

The Commission recommends to the Committee-of-the-Whole that the City Attorney work on the "Colonial Theme" and the "Streetscape" Ordinances.

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A Planning Commission Workshop to come up with an agenda to focus on something specific to present to the Committee-of-the-Whole has been set for November 26, 2019 at 6 p.m.

Under Public Comment, the following individual was heard:

- Seth Winterholler

Motion by Gilezan, seconded by Bailey, that the Planning Commission Meeting adjourn at 9:09 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
Deputy City Clerk