

PLANNING COMMISSION WORKSHOP
09-24-19

MINUTES OF THE PLANNING COMMISSION WORKSHOP MEETING HELD ON SEPTEMBER 24, 2019, IN THE JURY ROOM OF THE MUNICIPAL COURT BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 6:06 p.m. by Chair Profeta.

Roll Call: Chair Profeta
Planning Commissioners: Bailey, Gilezan, Ketels, Vitale

Absent: Fuller, Hamborsky, Rozycki, Vaughn

Also Present: City Attorney Berschback
Building Official Tutag
Deputy City Clerk Antolin

Commissioner Fuller arrived at 6:07 p.m.

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

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

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Ketels, Profeta, Vitale

NO: None

ABSENT: Hamborsky, Rozycki, Vaughn

Chair Profeta opened the discussion regarding Material and Design Standards in the Commercial and Office Districts. The key topic of this meeting was to review the current ordinances and provide any changes or additions that may be beneficial to the City, residents, and business owners.

Ordinances from the cities of Michigan City (MI), Sealy (TX), and Clawson (MI) were used to compare design standards to that of Grosse Pointe Woods.

The Building Official stated that the Commission should decide whether or not, to keep the current "Colonial" language in the ordinance. Discussion ensued regarding changes to the City's architectural appearance in the last 50+ years. Over the years, there have been

negative feedback for maintaining the "Colonial Williamsburg (Early American)" style. Newer businesses have been leaning towards a more "contemporary" or modern style.

Discussion ensued regarding emphasizing more for quality materials than specific styles. Eliminating certain materials that are not long lasting and using newer material with higher quality is the direction that should be taken.

There was a consensus with the Commission to eliminate the Colonial/Williamsburg references. Quality material should be dictated, not style. Percentages of quality material and proportions to scale need to be addressed.

The City Attorney recapped the following items that need to be addressed when amending the ordinance:

- Eliminate specific styles and "Colonial/Williamsburg" references;
- Use of High Quality materials/ rid of Lower quality materials;
- Update Materials List;
- Address Scale/Proportion/Depth

Motion by Gilezan, seconded by Ketels, that the Planning Commission Workshop be adjourned at 6:53 p.m. Passed unanimously.

Respectfully submitted,

Paul P. Antolin
Deputy City Clerk