

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON JUNE 25, 2019, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:02 p.m. by Chair Profeta.

Roll Call: Chair Profeta
Planning Commissioners: Bailey, Fuller, Hamborsky, Ketels, Rozycki, Vaughn
Absent: Gilezan, Vitale
Also Present: Deputy City Clerk Antolin

Also in attendance was William Thomas from William J. Thomas Studios.

Motion by Ketels, seconded by Fuller, that Commission Members Gilezan and Vitale be excused from tonight's meeting.

Motion carried by the following vote:

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

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

Motion by Rozycki, seconded by Vaughn, that all items on tonight's agenda be received, placed on file, taken in order of appearance.

Motion carried by the following vote:

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

The Chair recognized Council Representative Granger who was in attendance.

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

1. Planning Commission dated May 28, 2019.

Motion carried by the following vote:

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

NO: None

ABSENT: Gilezan, Vitale

The next item was **Façade Change: 19565 Mack Ave: Feeling Good, Feeling Great, LLC**. Chair Profeta provided an overview of the Building Official's memo dated June 12, 2019. Mr. Thomas provided an overview and answered questions from the Commission. The Chair stated he would like the Commission to further discuss design standards to update the ordinance.

Motion by Ketels, seconded by Bailey, regarding **Façade Change: 19565 Mack Ave: Feeling Good, Feeling Great, LLC**, that the Planning Commission approve the exterior phase 1 façade upgrade with the following conditions:

1. Construction shall commence within six (6) months and be completed one (1) year from issuance of the Building Permit;
2. Owner shall provide a landscape plan prior to completion of the project for the right-of-way in front of the buildings along Mack Avenue for review by the Building Department and Public Services Director. This plan shall include street furniture, planters, and hardscape;
3. The clear space under the rear entrance awning be increased to eight feet;
4. Submittal of a signage plan.

Motion carried by the following vote:

YES: Bailey, Fuller, Hamborsky, Ketels, Profeta, Rozycki

NO: Vaughn

ABSENT: Gilezan, Vitale

There was no **Building Official's Monthly Report**.

Commissioner Fuller reported on June 2019 Council Meetings.

Commissioner Gilezan will be reporting on the July 2019 Council Meetings.

Under New Business, the following items were discussed:

- A. **2020 Plan** – The Chair provided a summary of the Transportation Improvement Survey conducted in August 2017. The study monitored speeds, access points, and crash data on Mack Avenue.
 - B. **Branding** – Avenue in the Woods Association requested an update on “Blade Signs” ordinance.
 - C. **Crosswalk/Pocket Park** – The Chair will send an email to the traffic consultant requesting an update.
 - D. **Streetscape** – No Report
- Discussion ensued regarding comments toward Orange Theory Fitness. The Commission would like to discuss modifications to the existing ordinance regarding building designs/styles, materials, and colors.
 - It was suggested that the Building Official gather information from cities such as Birmingham, Grosse Pointe Farms, Rochester, and Northville and how they regulate their downtown districts, and to discuss with the City Attorney how to incorporate the appropriate language into the ordinance.

Under Public Comment, nobody wished to be heard.

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

Respectfully submitted,

Paul P. Antolin
Deputy City Clerk