

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON JANUARY 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 7:04 p.m. by Chair Hamborsky.

Roll Call: Chair Hamborsky
Planning Commissioners: Fuller, Gilezan, Ketels, Profeta, Rozycki, Vaughn, Vitale
Absent: None
Also Present: Building Inspector Tutag
City Attorney Chip Berschback
Deputy City Clerk Antolin

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

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

Motion carried by the following vote:

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

The Chair recognized Council Representative Granger who was in attendance.

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

1. Planning Commission dated November 27, 2018;
2. Planning Commission Workshop dated November 27, 2018.

Motion carried by the following vote:

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

THE MEETING WAS THEREUPON OPENED AT 7:04 P.M. FOR A **PUBLIC HEARING TO AMEND THE 2017 GROSSE POINTE WOODS CITY CODE, CHAPTER 50, ZONING – ARTICLE III DISTRICT REGULATIONS, BY ADDING NEW SECTION #50-186 “PROHIBITED USES – MARIJUANA ESTABLISHMENTS”, TO PROHIBIT MARIJUANA ESTABLISHMENTS UNDER THE MICHIGAN REGULATION AND TAXATION OF MARIHUANA ACT (MRTMA).**

The City Attorney presented an overview of his letter dated January 10, 2019. Discussion, questions, and answers ensued.

The Chair asked if anyone from the audience wished to speak in favor of or in opposition to the proposed request. No one wished to be heard.

Motion by Vaughn, seconded by Fuller, that the public hearing be closed at 7:12 p.m. PASSED UNANIMOUSLY.

Motion by Profeta, seconded by Rozycki, regarding the Public Hearing to amend the 2017 Grosse Pointe Woods City Code, Chapter 50, Zoning Article III District Regulations, by adding new Section #50-186 “Prohibited Uses-Marijuana Establishments”, that the Planning Commission concur with the draft ordinance prepared by the City Attorney and recommend to the City Council that the ordinance be adopted.

Motion carried by the following vote:

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

The next item was regarding **Planning Commission Attendance for 2019 City Council Meetings.**

MONTH	DATES	PC MEMBER
January	7 – 28	Ketels
February	4 – 25	Profeta
March	4 – 18	Rozycki
April	1 – 15	Profeta (1)/Vaughn (15)
May	6 – 20	Vitale
June	3 – 17	Fuller

July	1 – 15	Gilezan
August	5 – 19	Hamborsky
September	9 – 16	TBD (New Member)
October	7 – 21	Ketels
November	18 – 25	Profeta (18)/Vaughn (25)
December	2 - 16	Rozycki

The next item on the agenda was the **Election of Chair and Vice-Chair/Secretary.**

Motion by Gilezan, seconded by Fuller, to nominate Commission Member Profeta to serve as Chair for 2019.

Motion carried by the following vote:

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

NO: None

ABSENT: None

Motion by Hamborsky, seconded by Vitale, to nominate Commission Member Ketels to serve as Vice-Chair/Secretary for 2019.

Motion carried by the following vote:

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

NO: None

ABSENT: None

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

The next item on the agenda was regarding a **Facade Change: 20853 Mack Avenue: Orange Theory Fitness**. Commissioner Vitale requested to recuse himself from voting on this item due to a conflict of interest, and to remain in the room during discussions.

Motion by Vaughn, Seconded by Fuller, that Commissioner Vitale be permitted to abstain from voting on the request for a Façade Change at 20853 Mack Avenue: Orange Theory Fitness, and be permitted to remain in the room during discussions.

Motion carried by the following vote:

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

The Building Official provided an overview of his memo dated January 14, 2019, and recommended approval of this request.

The following individuals were heard on behalf of the Petitioner:

James McNelis
Stucky Vitale Architects
27172 Woodward Ave.
Royal Oak, MI

Joseph Paluzzi III
Verus Development Group
399 Fisher
Grosse Pointe City, MI

Motion by Fuller, seconded by Ketels, regarding Façade Change at 20853 Mack Avenue: Orange Theory Fitness, to approve the request as presented.

Motion carried by the following vote:

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

Motion by Fuller, seconded by Ketels, that the previous motion be amended by inserting the three (3) conditions recommended by the Building Official:

1. Phase one construction shall commence within six (6) months and be completed one (1) year from issuance of 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 owner and/or architect will schedule a future meeting to discuss the second phase of the project's design.

Motion carried by the following vote:

YES: 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 months of November and December 2018:

1. Rough inspections were performed at the Oaks. The project is ready for drywall and moving forward;
2. Jersey Mike's sign has been installed;
3. Beyond Juicery and Eatery is open. There was a recent ribbon cutting with the Mayor;
4. January has been a slow month of activity;
5. Michigan Association of Planning brochure entitled "Planning & Zoning Training Workshops" were distributed.

Commissioners reported on November and December 2018 Council meetings. There were no reports for January 2019.

Under New Business, the following items were discussed:

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- A. **2020 Plan** – Chair Hamborsky had the opportunity to present 2020 slide show to Grosse Pointe Woods Foundation in December 2018. He provided an overview of their meeting.
- B. **Branding** – Commissioners Profeta and Fuller provided an update on The Avenue in the Woods Business Association.
- C. **Crosswalk/Pocket Park** – Sub-committee is awaiting feedback. No report.
- D. **Streetscape** – Chair Hamborsky has products that he would like to present in a 2-page catalog to business owners to improve streetscape elements. He also suggested taking inventory of Mack Avenue streetscape elements to evaluate and improve. The Building Official had a discussion with County Commissioner regarding Wayne County issues on Mack Avenue. He suggests the Commission meet with the Commissioner and present the 2020 plan.

Motion by Ketels, seconded by Vaughn, that the Planning Commission Meeting adjourn at 8:30 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
Deputy City Clerk