

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON NOVEMBER 27, 2018, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:36 p.m. by Chair Hamborsky.

Roll Call: Chair Hamborsky
Planning Commissioners: Fuller, Gilezan, Ketels, Profeta, Vaughn, Vitale

Absent: Rozycki

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 Gilezan, to excuse Commission Member Rozycki from tonight's meeting.

Motion carried by the following vote:

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

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

Motion carried by the following vote:

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

The Chair recognized Council Representative Granger who was in attendance.

Motion by Gilezan, seconded by Vaughn, regarding **Approval of Minutes**, that the Regular Planning Commission Minutes of October 23, 2018, be approved as submitted.

Motion carried by the following vote:

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

The next item on the agenda was **Site Plan Review: Southpointe Vintage, 19517 Mack Avenue.**

The Building Official provided an overview of his memo dated November 14, 2018, and recommended approval of this request.

The following individual was heard on behalf of the petitioner:

Edward J. Russell III
Russell Development Company

Discussion ensued regarding the site plan review for **Southpointe Vintage, 19517 Mack Avenue.**

Motion by Vitale, seconded by Ketels, regarding site plan review: **Southpointe Vintage, 19517 Mack Avenue.**, to approve the site plan as presented.

Motion by Vitale, seconded by Ketels, that the previous motion be amended by adding, "and to include the North and South connections to the existing building be reviewed by the Building Official."

Motion by Vitale, seconded by Ketels, that the previous motion be amended by adding, ", and to also include the Building Official's review and approval of the lighting and landscaping improvements in front of the building."

Motion carried by the following vote:

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

The next item was to **Schedule a Public Hearing: Michigan Regulation and Taxation of Marijuana Act (MRTMA).**

Discussion ensued regarding the purpose, procedures, and scheduling of the Public Hearing for a zoning ordinance amendment prohibiting marijuana facilities. The Building Official was asked to include the attachments from the City Attorney's letter dated

November 20, 2018, into the December's meeting packet. The attachments to be included are as follows:

1. The "Resolution for land use moratorium regarding recreational marijuana establishments."
2. The draft ordinance amendment to Sec. 50-186 – "Prohibited Uses-Marijuana Establishments", to prohibit marijuana establishments under the Michigan Regulation and Taxation of Marijuana Act (MRTMA).

Motion by Profeta, seconded by Vaughn, regarding scheduling a Public Hearing for a zoning amendment with regard to Michigan Regulation and Taxation of Marijuana Act (MRTMA), that a Public Hearing be scheduled for January 22, 2019 at 7:00 p.m.

Motion carried by the following vote:

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

The next item was the **Building Official's Monthly Report for October of 2018**, and the following items were presented:

1. Building Official is pleased with amount of construction throughout the city.
2. Many residents and businesses are renovating.
3. Beyond Juicery and Eatery has inspections scheduled prior to the holidays.
4. Jersey Mike's has permits ready to move forward for renovations.
5. There have been preliminary meetings with Montana Properties.
6. Demolition at Hawthorne and Marter has finally taken place.

Commissioners Fuller and Gilezan reported on the October and November 2018 Council Meetings, respectively.

The Chair stated he is the Planning Commission Representative scheduled to attend Council Meetings for the month of December.

Under New Business, the following items were discussed:

- **2020 Plan-** There is lots of activity from the subcommittees. The Chair will be presenting the 2020 Plan to the Grosse Pointe Foundation on December 4, 2018. Planning Commission would like to stay engaged with City Council to facilitate progress with the 2020 Plan. There were suggestions of possibly presenting 2020 plan to business owners within the city.
- **Branding** – An update was given regarding the status of The Avenue in the Woods Business Association. The association will be attending the Committee-of-the-Whole Meeting on December 10, 2018. The Commission would like to maintain open communication with the association to keep the momentum of interest going.

There was a consensus to try to set up a meeting with the association in January 2019.

- **Crosswalk/Pocket Park** – The subcommittee met with the Building Official, Public Safety Director and a traffic consultant on November 6, 2018. Key points to the meeting were as follows:
 - Develop a pilot crosswalk.
 - Contact the City Engineer to create concept plan.
 - Meet with Wayne County Officials to discuss the plan.
 - Finalize concept plan and budget.
 - Develop presentation package.

Currently, the Commission is waiting on feedback from the consultant.

- **Streetscape** – The Chair and Commissioner Gilezan will meet to revisit the progress and goals of this subcommittee.

Under New Business the following was heard:

- Article regarding the Headlee Amendment;
- New Bicycle Law – Bicyclists must be at least 3' away from other cyclists.

Motion by Gilezan, seconded by Profeta, that the Planning Commission Meeting adjourn at 9:19 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
Deputy City Clerk