

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Planning Commission Meeting
Tuesday, November 27, 2018
7:30 p.m.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **ACCEPTANCE OF AGENDA**
5. **RECOGNITION OF COUNCIL REPRESENTATIVE/S**
6. **APPROVAL OF MINUTES:**
Planning Commission – 10/23/18
7. **SITE PLAN REVIEW: SOUTHPOINTE VINTAGE, 19517 MACK AVENUE:**
 - A. E-Mail – 11/08/18 – Public Works Director (F. Schulte)
 - B. E-Mail – 11/13/18 – Public Safety Director (J. Kosanke)
 - C. Memo w/Photos (3) – 11/14/18 – Building Inspector (G. Tutag)
 - D. Letter of Request – 11/07/18 – Russell Development Company (E. Russell)
 - (1) Cover Sheet – T1.0 – 11-08-18
 - (2) Boundary Survey – Sheet 1 – Rec'd 11/08/18
 - (3) Site Plan I Project Data – A1.0 – 11/08/18
 - (4) Existing Floor Plans – A2.0 – 11/08/18
 - (5) Proposed Plans – A3.0 – 11/08/18
 - (6) Enlarged Plans I Building Section I Elevation – A4.0 – 11/08/18
 - (7) Window & Door Schedule I Wall Sects. I Foundation Sect. – A4.1 – 11/08/18
 - (8) Electrical Plan – E1.0 – 11/08/18
8. **SCHEDULE A PUBLIC HEARING: MICHIGAN REGULATION AND TAXATION OF MARIJUANA ACT (MRTMA)**
Letter – 11/20/18 City Attorney (C. Berschback)
9. **DISCUSSION: BUILDING OFFICIAL'S MONTHLY REPORT:**
Building Department Report – October 2018
11. **COUNCIL REPORT:**
October – Fuller
November - Gilezan
12. **INFORMATION ONLY: COUNCIL REPORT NEXT MEETING:**
December (03 & 17) – Hamborsky

13. **NEW BUSINESS:**

SUBCOMMITTEE REPORTS:

- A. 2020 Plan (Chair Hamborsky/Vitale/Fuller/Gilezan)
- B. Branding (Chair Profeta (eff 8/28/18)/Hamborsky/VACANT)
- C. Crosswalk/Pocket Park (Chair Fuller/Profeta/Vaughn/Vitale)
- D. Streetscape (Chair Roczycki/Hamborsky/Gilezan)

14. **PUBLIC COMMENT:**

15. **ADJOURNMENT:**

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON OCTOBER 23, 2018, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:32 p.m. by Chair Hamborsky.

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

Absent: Gilezan, Rozycki, Vitale

Also Present: Building Inspector Tutag
Deputy City Clerk Antolin

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

Motion by Profeta, seconded by Fuller, to excuse Commission Members Gilezan, Rozycki, and Vitale from tonight's meeting.

Motion carried by the following vote:

YES: Fuller, Hamborsky, Ketels, Profeta, Vaughn

NO: None

ABSENT: Gilezan, Rozycki, Vitale

Motion by Profeta, seconded by Fuller, 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, Hamborsky, Ketels, Profeta, Vaughn

NO: None

ABSENT: Gilezan, Rozycki, Vitale

The Chair recognized Council Representative Granger who was in attendance.

Motion by Profeta, seconded by Fuller, regarding **Approval of Minutes**, that the Regular Planning Commission Minutes of August 28, 2018, be approved as amended.

Motion carried by the following vote:

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

The next item on the agenda was Electronic Changeable Sign Application: **First English Lutheran Church, 800 Vernier Rd.**

The Building Official provided an overview of his memo dated October 17, 2018, and recommended approval of this request.

The following individual was heard on behalf of the petitioner:

Dave Embree
Embree Sign Company
26520 Harper Avenue
St. Clair Shores, MI 48081

Discussion ensued regarding the site plan review for a Electronic Changeable Sign at 800 Vernier Rd.

Motion by Ketels, seconded by Vaughn, regarding site plan review: Electronic Changeable Sign Application – First English Lutheran Church, 800 Vernier Road, to approve the Electronic Changeable Sign Application as presented.

Motion carried by the following vote:

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

The next item was the **Proposed Color Chart: Conforming the City Ordinance Design Standards to buildings, Section 50-373 (b) (3).**

The Building Official provided an overview of his memo dated October 12, 2018, and recommended approval of this request.

Motion by Ketels, seconded by Fuller, regarding the proposed color chart by Benjamin Moore entitled "Historical Collection", to approve the new color chart as presented.

Motion carried by the following vote:

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

The next item was **Discussion: Futuring/Things to do**. Discussion ensued regarding topics to enhance overall operations. Some suggestions included:

- Improve policies and procedures by reviewing City Ordinances, such as amending the sign and driveway ordinances acceptable to business owners and residents while maintaining reasonable and acceptable stipulations.
- Require businesses to improve the outside of their buildings.
- Update antiquated data for fresh ideas.
- Document, track and discuss future topics/procedures Planning Commission would want to implement.
- Keep a perspective that is friendly to the community.

The Chair set a Workshop for November 27, 2018 at 6:30 p.m.

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

1. Art studio type business will be moving into the previous location of Elisabeth Meda Interior Design.
2. Permits issued for Jersey Mike's Subs at the former Caribou location.
3. Site Plans are submitted for the former Biggby's which will become a contemporary and healthier alternative providing juices and sandwiches.
4. Legacy Oaks has an upcoming inspection. They will be looking for occupancies in June of 2019.

Commissioners reported on the September and October 2018, Council meetings.

The Chair stated Commissioner Gilezan is the Planning Representative to attend Council Meetings for the month of November.

Under New Business, the following items were discussed:

- **2020 Plan-** In order to get any action the subcommittees need to generate scope with pricing to carry initiative forward.
- **Branding** – Chair Hamborsky and Commissioner Profeta met with the Donna O'Keefe and Mary Rogers representing The Avenue in the Woods Business Association. An update was provided regarding progress on establishing the Association.
- **Crosswalk/Pocket Park** – Commissioner Fuller provided an update regarding the locations and traffic safety issues of crosswalks. He plans on meeting with the City Engineer and Public Safety Director for their input. Collaborating with Wayne County will also need to be addressed.
- **Streetscape** – Discussion ensued regarding how businesses can improve their curb appeal. In order to improve the appearance of the business district, business owners need to focus on their store fronts and consider purchasing items like a new park bench, planter or banner.

PLANNING COMMISSION
10-23-18 – 18

Under Public Comment the following was heard:

- Big Boy will not be reopening. It is believed that the restaurant will reopen without the "Big Boy" name.

Motion by Hamborsky, seconded by Profeta, that the Planning Commission Meeting adjourn at 8:46 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
Deputy City Clerk

Sue Stewart

From: Frank Schulte
Sent: Thursday, November 8, 2018 4:16 PM
To: Gene Tutag; Sue Stewart
Cc: Frank Schulte
Subject: 19517 Mack

Gene,

I have reviewed the building change for 19517 Mack. It will have no impact on the Department of Public Works or public utilities. The one stipulation I have if the building has an awning. The bottom of the awning needs to be 9 feet above the sidewalk or grade. This is for accessibility of snow removal equipment to clean the sidewalk.

Thanks,

Frank Schulte
Director of Public Services
City of Grosse Pointe Woods
1200 Parkway Dr
Grosse Pointe Woods, MI 48236
313 343-2460

Sue Stewart

From: Gene Tutag
Sent: Tuesday, November 13, 2018 3:10 PM
To: Sue Stewart
Subject: Fwd: 19517 Mack Ave

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: John Kosanke <JKosanke@gpwmi.us>
Date: 11/13/18 3:08 PM (GMT-05:00)
To: Gene Tutag <GTutag@gpwmi.us>
Subject: 19517 Mack Ave


Gene,

Public Safety does not have any issues with the remodel of 19517 Mack Ave.

John

MEMORANDUM
CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

TO: Planning Commission

FROM: Gene Tutag, Building Inspector 

DATE: November 14, 2018

SUBJECT: 19517 Mack Ave., Southpointe Vintage,
Site Plan Review

The attached site plan to construct a 140 square foot addition on the east (front) side of 19517 Mack Avenue, located between Adhloch & Associates and the Vintage Room Salon has been reviewed. The project involves the construction of new floor space to accommodate the new occupant's display area. No increase in the nature or intensity of the existing building is planned.

Zoning:

The proposed use of the property, a retail fine art and antique store is a permitted use in the C Commercial as described in Section 50-370.

Setbacks:

Section 50-378 Front yard setback: No front yard is required. No change is proposed to the existing footprint, an open court yard currently on the front elevation will be enclosed with the proposed construction.

Section 50-379 Side yard interior: No interior side yard is required. No change is proposed.

Section 50-381 Rear yard: No rear yard is required. No changes are proposed.

Building Height:

Section 50-377 requires the height of buildings to be a minimum of 16' and a maximum of 28' the existing building and proposed addition will be 18' tall and is in compliance.

Parking:

Based upon the requirement of one space per 500 feet of gross floor space per section 50-530(8)c.9., this addition of approximately 140 square feet will require less than one space. Most of the additional space will be used for a raised display area; for that reason no increase in demand with this use is expected and parking is compliant.

Grosse Pointe Woods Public Safety and Public Works Departments have reviewed the plans (copies attached).

The site plan submitted is compliant with Section 50-40 and the standards of approval listed in Section 50-41 are met. The exterior design of the addition is in keeping with the city design standards and when completed will be seamlessly incorporated into the existing street scape along Mack Avenue. Colors shown are found on the approved chart. The Azek trim and paneling along with the synthetic slate roof, window and door designs all add to the detail, dimension and balance of the façade.

Approval of the plan, as submitted, is recommended.

Attachments

e-mail – DPS (J. Kosanke)

e-mail – DPW (F. Schulte)

GPW Ordinance Sections: #50-40, #50-41,

#50-370, #50-377 thru #50-381, and

#50-530(8)c.9.



ELISABETH MEDA
Interior Design

19517
MACK AVENUE

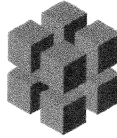
ELISABETH H. H. *Interior Design*

19517
MACK AVENUE





ELISABETH MEDA
Interior Design
19517
MACK AVENUE



RUSSELL DEVELOPMENT COMPANY

November 7, 2018

City of Grosse Pointe Woods
Mr. Gene Tutag, Director of Building and Safety Inspections
20025 Mack Avenue
Grosse Pointe Woods, MI 48236

Re: Southpointe Vintage-19517 Mack Avenue, Front façade and building addition

Dear Mr. Tutag

Please allow this letter to serve as a request to be placed on the November 27, 2018, Grosse Pointe Woods Planning Commission meeting, for the above captioned commercial building. The proposed scope of work includes an addition of seven feet to the Mack Avenue entrance, new storefront windows, and interior renovation.

Southpoint Vintage is an upscale retailer dealing in Art, Vintage Posters, Home Accessories and Lighting. The owners are life long Grosse Pointe residents and look forward to being a welcome addition to the Grosse Pointe Woods shopping experience.

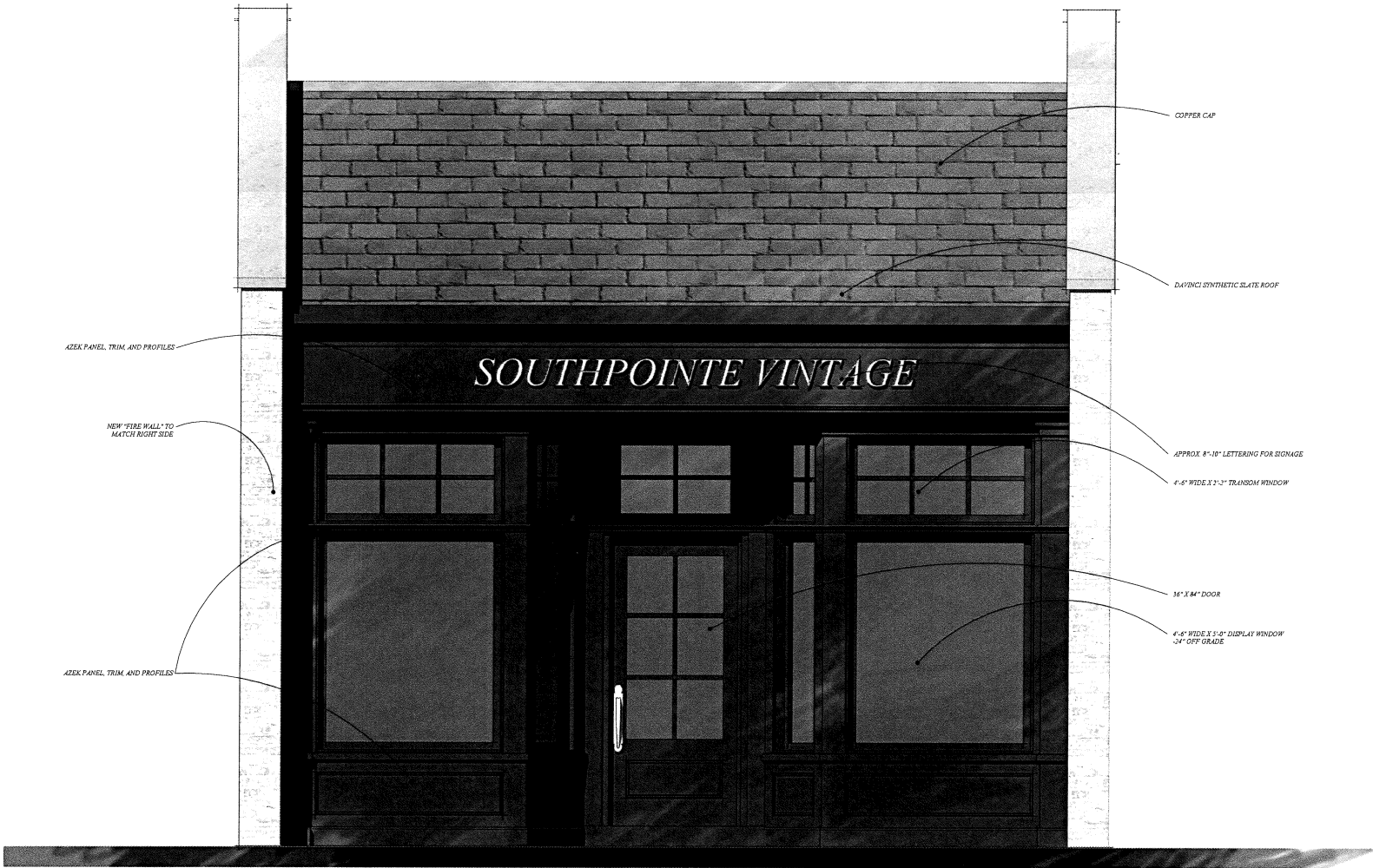
Thank you in advance for your consideration.

Sincerely,

Edward J. Russell III
President,
Russell Development Company

Proposed Design for the Building at
19517 MACK AVENUE
Grosse Pointe Woods, Michigan

PLAN REVIEW
November 8th, 2018



DRAWING INDEX

T 1.0	COVER SHEET
SP 1.0	EXISTING SURVEY
A 1.0	SITE PLAN PROJECT DATA
A 2.0	EXISTING FLOOR PLANS
A 3.0	PROPOSED PLANS
A 4.0	ENLARGED PLANS BUILDING SECTION ELEVATION
A 4.1	WINDOW AND DOOR SCHEDULE WALL SECTIONS FOUNDATION SECTION
E 1.0	ELECTRICAL PLAN



mertz design
grosse pointe, michigan
TELEPHONE
(313) 570-1567
WEB:
www.mertzdsgn.com

PROJECT NO.: 2018-017

DRAWN BY: TJM
DATE DRAWN: 11/08/2018
SITE ADDRESS: 19517 MACK AVENUE
GROSSE POINTE WOODS,
MICHIGAN 48236

CLIENT NAME AND LOCATION

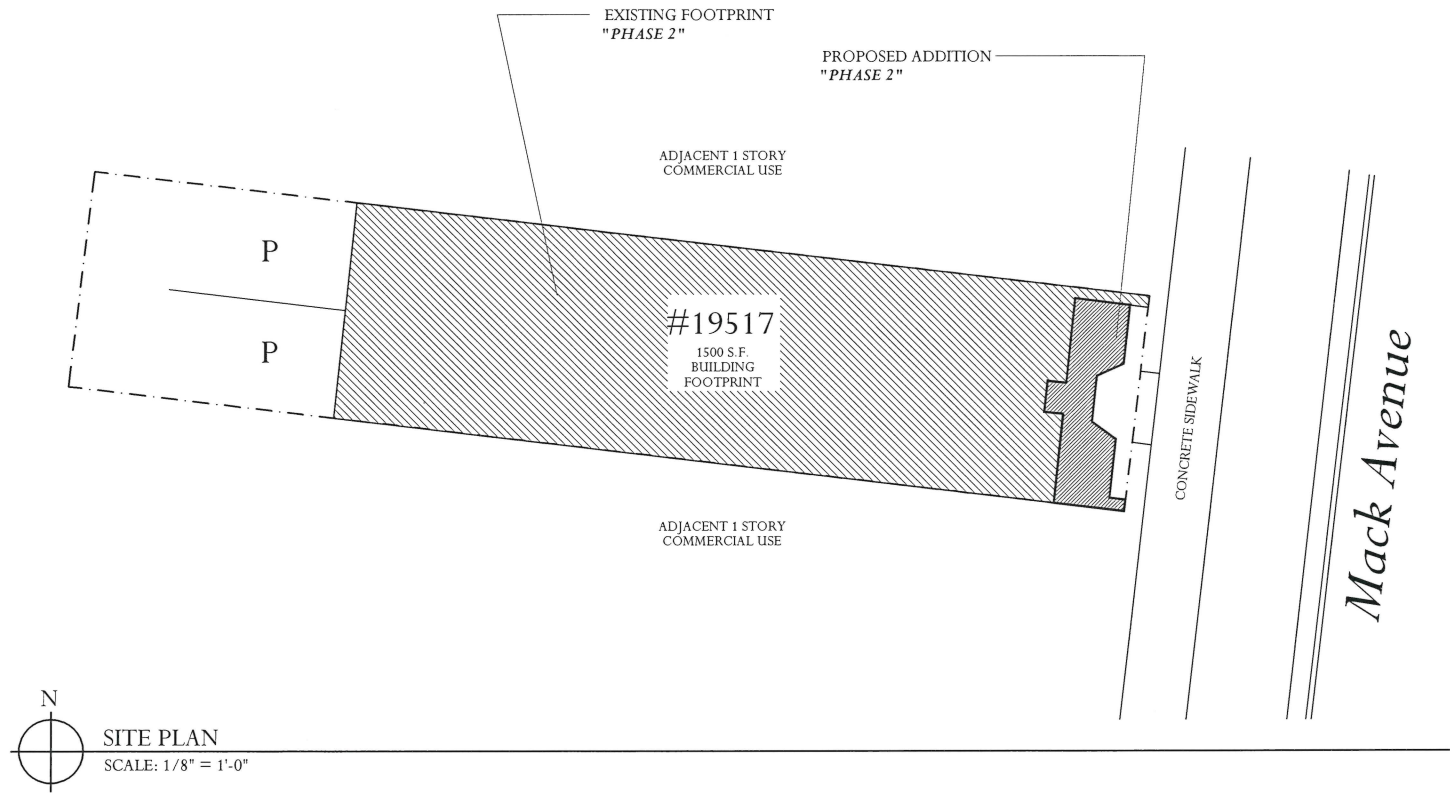
RUSSELL DEVELOPMENT
19517 Mack Avenue
{ Grosse Pointe Woods, Michigan }

DATE:

AUG. 31ST, 2018 [Schematic Design]
OCT. 5TH, 2018 [Bid Set 1]
NOV. 8TH, 2018 [Plan Review]

SHEET NO.

T1.0



PROJECT DESCRIPTION

"SOUTHPOINTE VINTAGE" WILL OCCUPY THE ENTIRE COMMERCIAL SPACE OF 1 STORY BUILDING LOCATED AT 19517 MACK AVENUE IN GROSSE POINTE WOODS, MICHIGAN. THE PROJECT CONSISTS OF A FULL RENOVATION OF THE COMMERCIAL SPACE AND AN ADDITION TO THE STOREFRONT ON MACK AVENUE.

PROPOSED USE

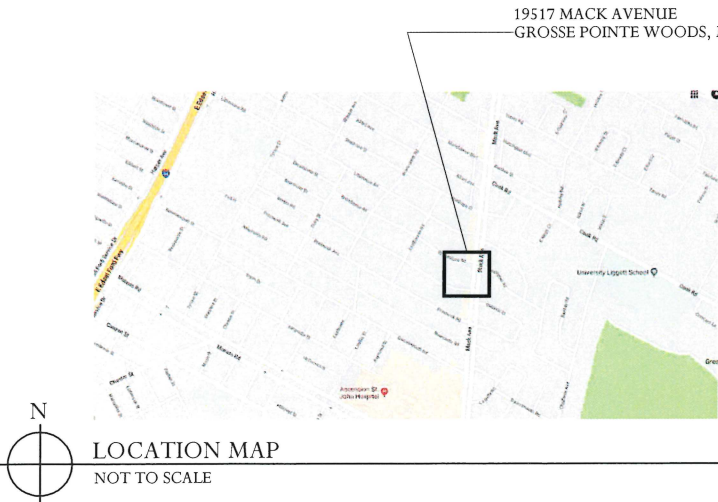
"SOUTHPOINTE VINTAGE" WILL BE A BUSINESS THAT PRIMARILY FOCUSES ON THE SALE OF ITEMS THAT INCLUDE, BUT NOT LIMITED TO, ART, VINTAGE POSTERS, FURNITURE AND HOME ACCESSORIES, AND LIGHTING.


PROJECT DATA

ZONING CLASSIFICATION:	C. COMMERCIAL DISTRICT
BUILDING USE GROUP:	BUSINESS GROUP M
CONSTRUCTION TYPE:	III-A MASONRY PERIMETER WALLS WITH WOOD FRAME ROOF
FIRE SUPPRESSION SYSTEM:	NOT REQUIRED
FIRE SUPPRESSION BETWEEN USES:	2 HOURS PER TABLE 508.4 (USE GROUPS A AND R) 1 LAYER OF 5/8" TYPE "X" G.W.B. OVER EXISTING HORIZONTAL FINISHES
PARKING REQUIREMENTS:	T.B.D.
PLUMBING FIXTURE REQUIREMENTS:	WATER CLOSETS: 1/500 OCCUPANTS (MALE AND FEMALE) LAVATORIES: 1/750 OCCUPANTS (MALE AND FEMALE) 1 UNISEX RESTROOM PROVIDED
REQUIRED NUMBER OF EXITS:	1 EXIT REQUIRED FOR OCCUPANT LOAD LESS THAN 49 PERSONS PER TABLE 1015.1
EXIT TRAVEL DISTANCE:	200 FT. MAXIMUM PER TABLE 1016.2

ACTUAL TENANT AREA AND OCCUPANCY:

CONSTRUCTION TYPE	III-A
USER GROUP M	1,330 S.F. (GROSS FOOTPRINT AREA)
DESIGN OCCUPANCY (PER MBC TABLE 1004.1.2)	
1330 S.F. / 60 S.F. PER PERSON	= 22 OCCUPANTS
PARKING REQUIRED	T.B.D.



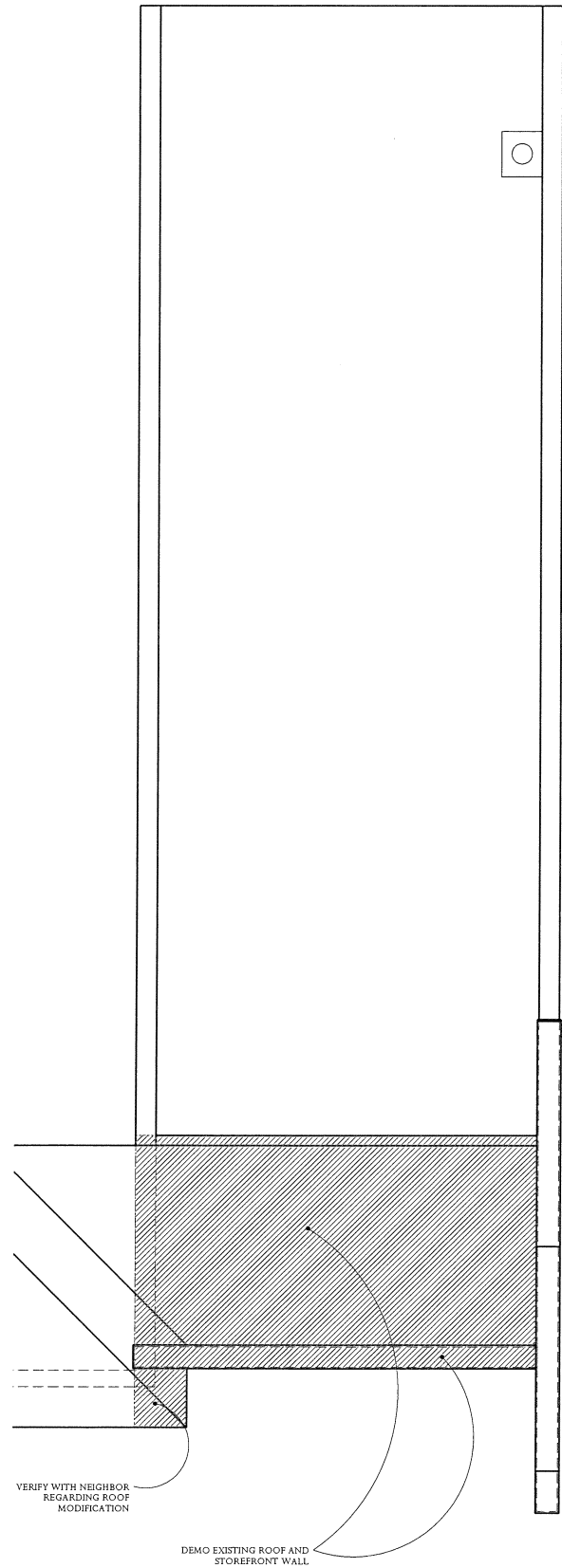
**mertzdesign**
grosse pointe, michigan
TELEPHONE (313) 570-1567
WEB: www.mertzdesign.com

PROJECT NO.: 2018-017
DRAWN BY: TM
DATE DRAWN: 11/08/2018
ADDRESS: 19517 MACK AVENUE
GROSSE POINTE WOODS, MICHIGAN 48236

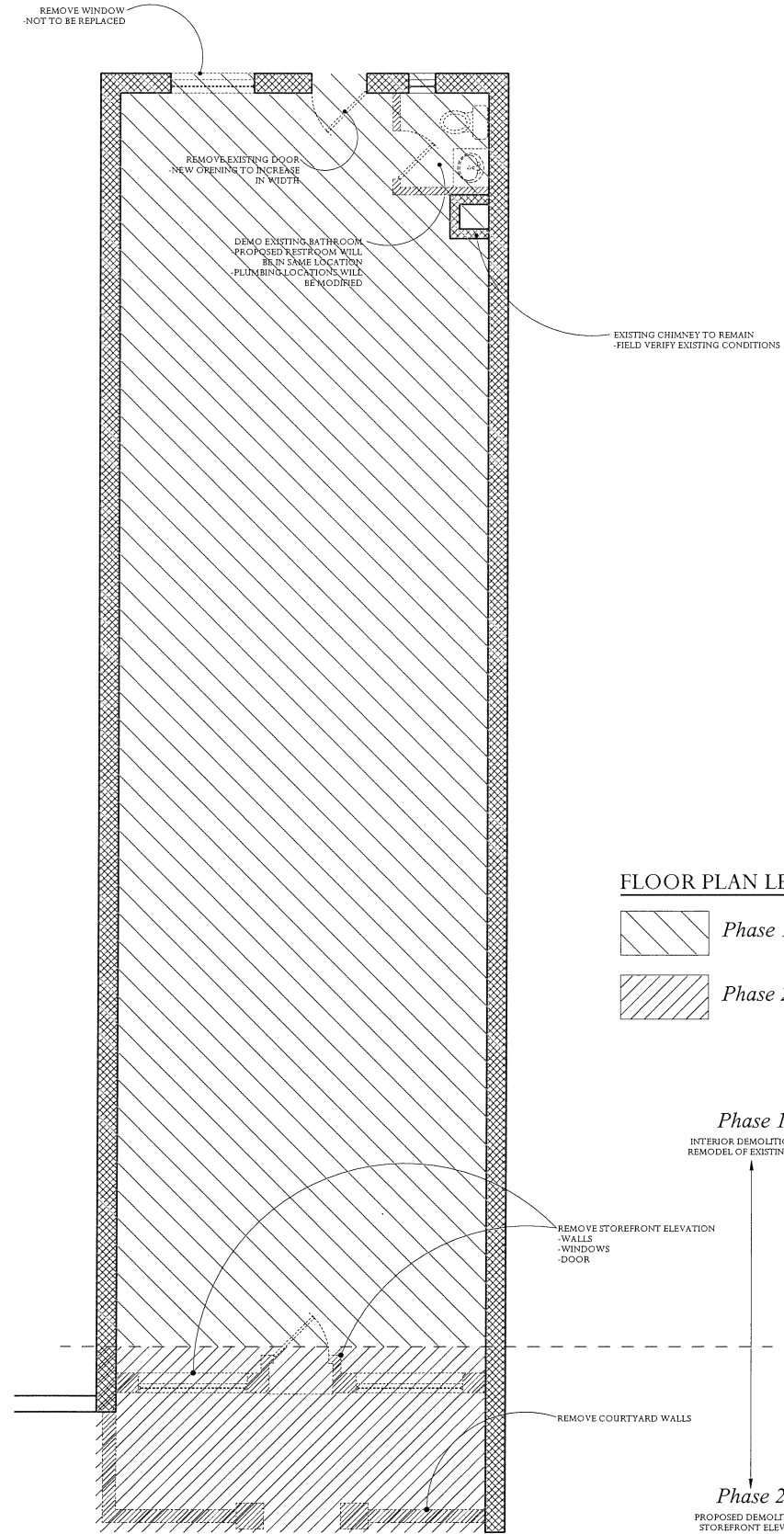
RUSSELL DEVELOPMENT
19517 Mack Avenue
{ Grosse Pointe Woods, Michigan }

DATE: AUG. 31ST, 2018 [Schematic Design]
OCT. 5TH, 2018 [Bid Set 1]
NOV. 8TH, 2018 [Plan Review]

SHEET NO. A1.0



EXISTING ROOF PLAN AND DEMO PLAN
SCALE: 1/4"= 1'-0"




EXISTING FLOOR PLAN AND DEMO PLAN
SCALE: 1/4"= 1'-0"

FLOOR PLAN LEGEND

- Phase 1
- Phase 2

Phase 1
INTERIOR DEMOLITION AND
REMODEL OF EXISTING SPACE

Phase 2
PROPOSED DEMOLITION OF
STOREFRONT ELEVATION
-COMMENCEMENT SUBJECT TO
ADMINISTRATIVE APPROVAL BY
PLANNING COMMISSION



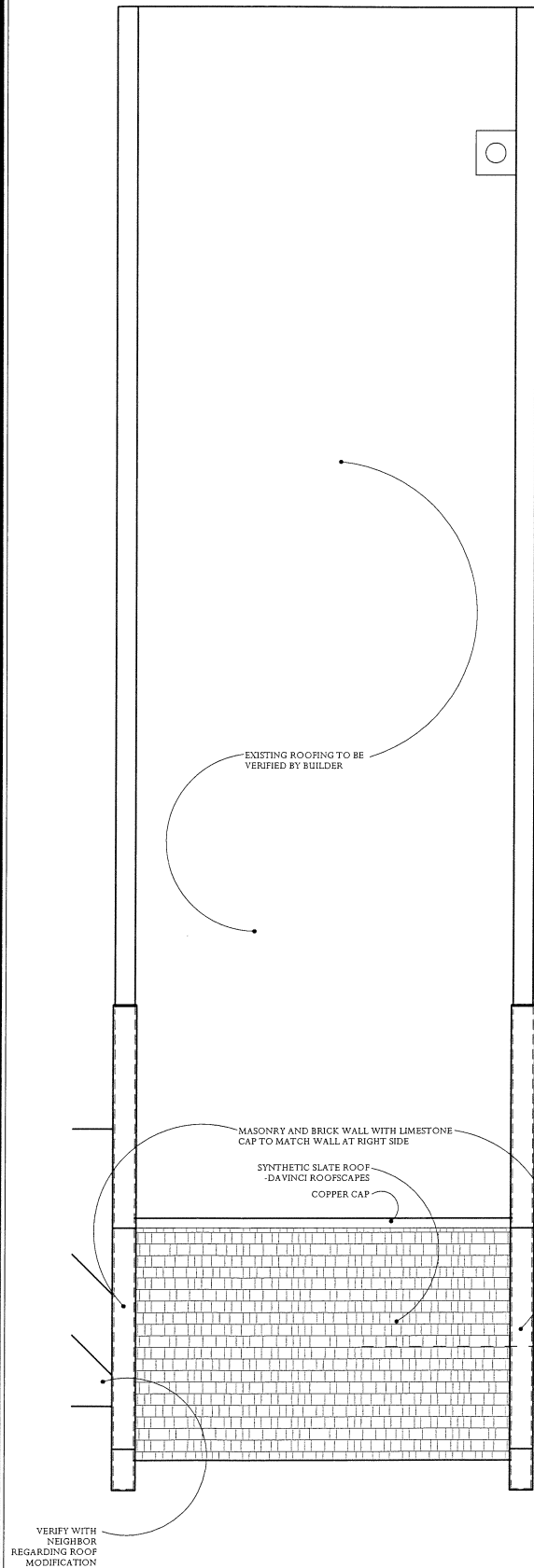
mertz design
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PROJECT NO.: 2018-017
DRAWN BY: TJM
DATE DRAWN: 11/08/2018
SITE ADDRESS: 19517 MACK AVENUE
GROSSE POINTE WOODS, MICHIGAN 48236

RUSSELL DEVELOPMENT
19517 Mack Avenue
{Grosse Pointe Woods, Michigan}

DATE:
AUG. 31ST, 2018 [Schematic Design]
OCT. 5TH, 2018 [Bid Set 1]
NOV. 8TH, 2018 [Plan Review]

SHEET NO.:
A2.0

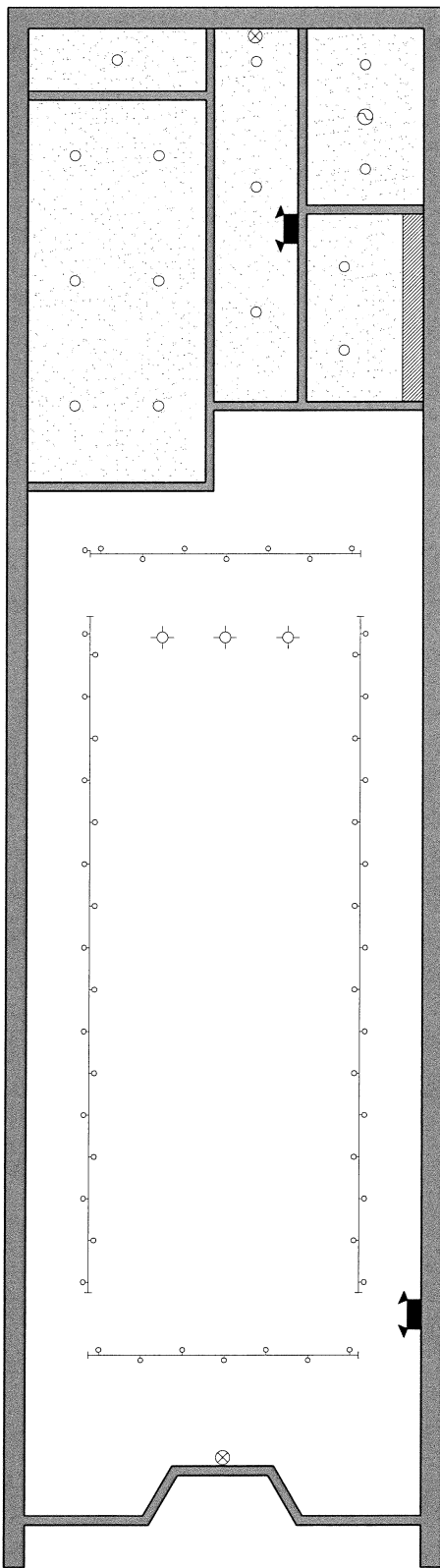


PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND

- G.W.B. / PAINT FINISH
- RECESSED LIGHTING FIXTURE
- CEILING MOUNTED TRACK LIGHTING SYSTEM
- CEILING MOUNTED HANGING LIGHT FIXTURE
- EXHAUST FAN SEE MECHANICAL
- EXIT LIGHT W/ 90 MINUTE BATTERY BACK-UP
- EMERGENCY LIGHT W/ 90 MINUTE BATTERY BACK-UP

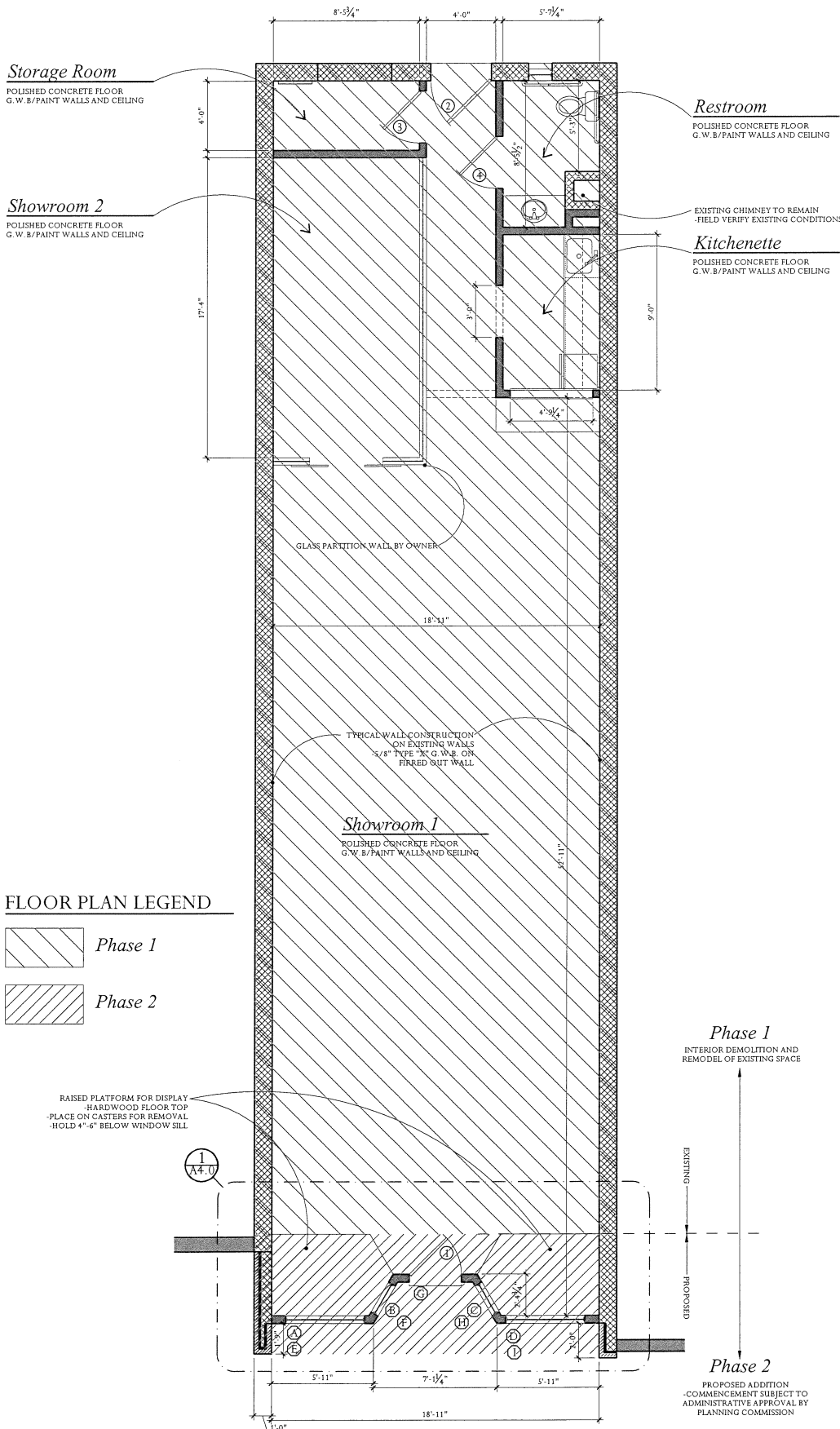
NOTE: VERIFY FIXTURE TYPES AND LOCATIONS WITH ELECTRICAL AND MECHANICAL DRAWINGS (SEE ELEC./MECH. DRAWINGS FOR SWITCHING, OUTLETS, ETC.)



PROPOSED REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- Phase 1
- Phase 2



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

mertzdesign
grosse pointe, michigan
TELEPHONE (313) 570-1567
WEB: www.mertzdesign.com

PROJECT NO.: 2018-017
DRAWN BY: JH
DATE: 11/08/2018
SUBJECT: 19517 MACK AVENUE
GROSSE POINTE WOODS, MICHIGAN 48236

RUSSELL DEVELOPMENT
19517 Mack Avenue
{Grosse Pointe Woods, Michigan}

DATE: AUG. 31ST, 2018 [Schematic Design]
OCT. 5TH, 2018 [Bid Set 1]
NOV. 8TH, 2018 [Plan Review]

A3.0



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PROJECT NO.: 2018-017

DRAWN BY: TJM

DATE DRAWN: 11/08/2018

SITE ADDRESS: 19517 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN 48236

CLIENT NAME AND LOCATION

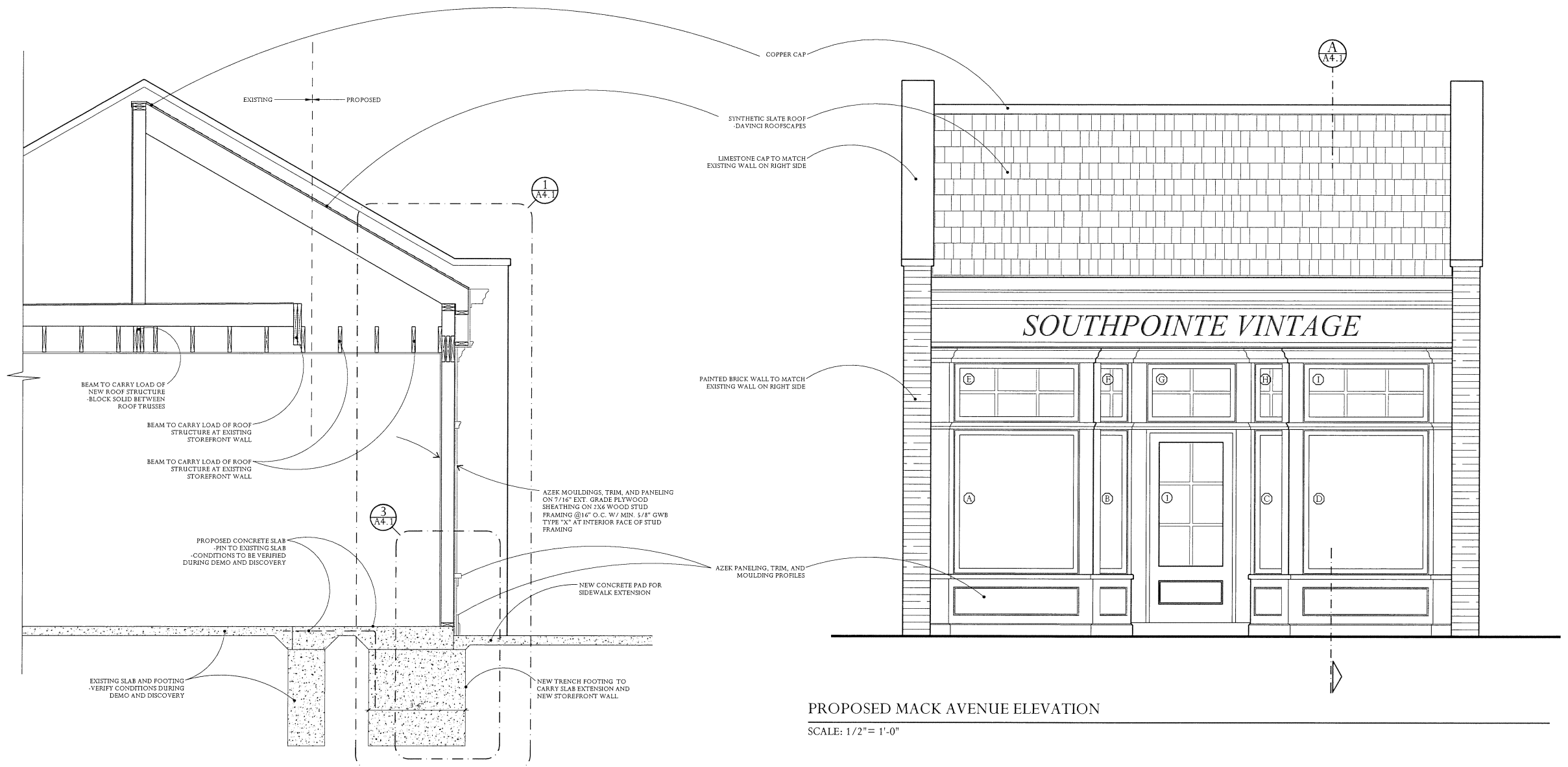
RUSSELL DEVELOPMENT
 19517 Mack Avenue
 {Grosse Pointe Woods, Michigan}

DATE:

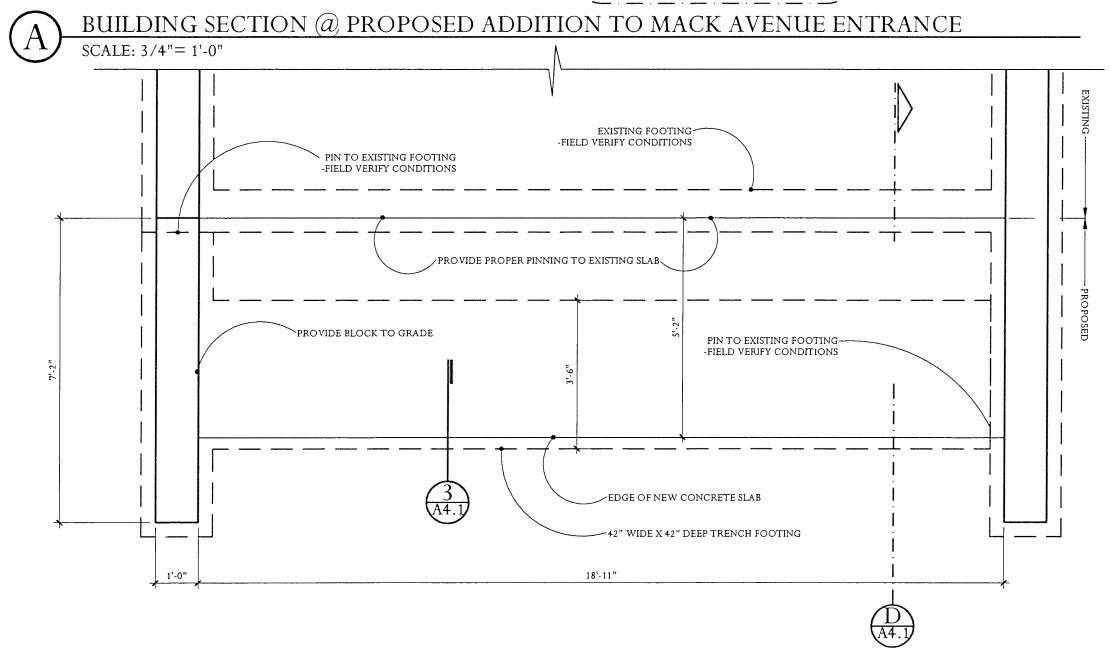
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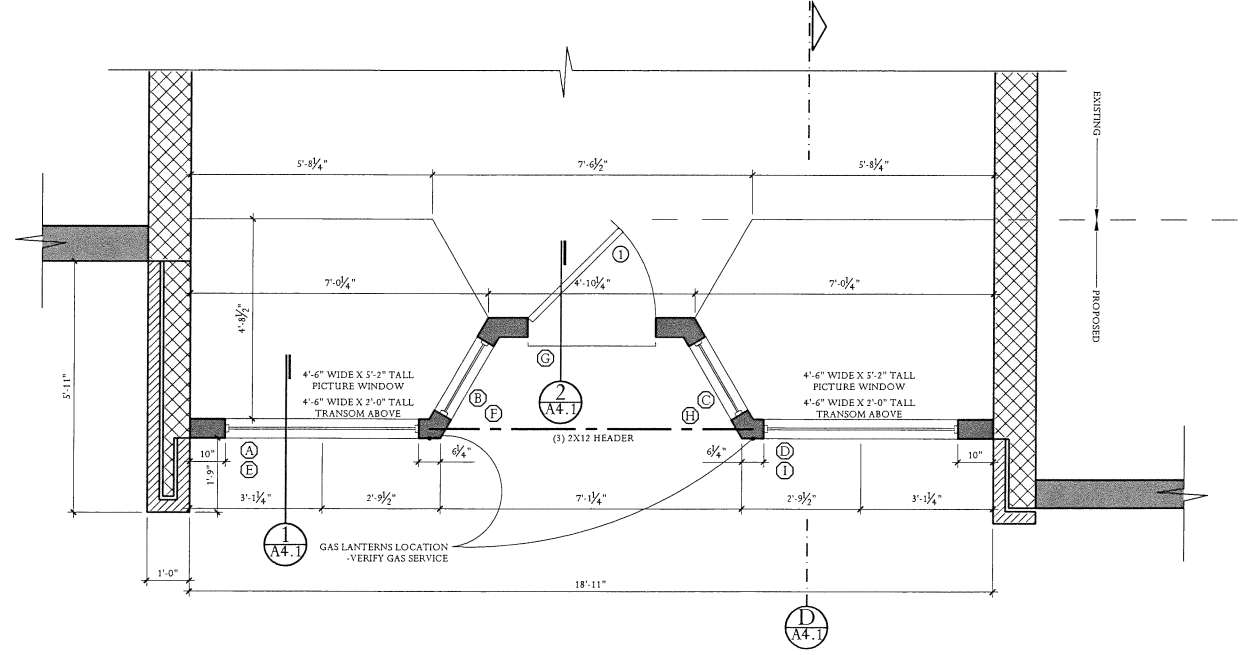
A4.0



PROPOSED MACK AVENUE ELEVATION
SCALE: 1/2"= 1'-0"



PROPOSED FOUNDATION PLAN @ MACK AVENUE ENTRANCE
SCALE: 1/2"= 1'-0"



1 ENLARGED FLOOR PLAN @ MACK AVENUE ENTRANCE
SCALE: 1/2"= 1'-0"

EXTERIOR DOOR SCHEDULE

MARK	DOOR SIZE	SWING	DOOR STYLE	R.O.	BRAND	MATERIAL	HARDWARE SET	REMARKS
①	3'-0" WIDE X 7'-0" TALL	LEFT HAND	SOLID WOOD ENTRY DOOR (EXTERIOR)			WOOD	1,2	
②	3'-6" WIDE X 7'-0" TALL	LEFT HAND	STEEL ENTRY DOOR (EXTERIOR)			STEEL	1,2	

INTERIOR DOOR SCHEDULE

MARK	DOOR SIZE	SWING	DOOR STYLE	R.O.	BRAND	MATERIAL	HARDWARE SET	REMARKS
③	3'-0" WIDE X 7'-0" TALL	RIGHT HAND	SOLID-CORE MDF SLAB			MDF	1	
④	3'-0" WIDE X 7'-0" TALL	RIGHT HAND	SOLID-CORE MDF SLAB			MDF	1	

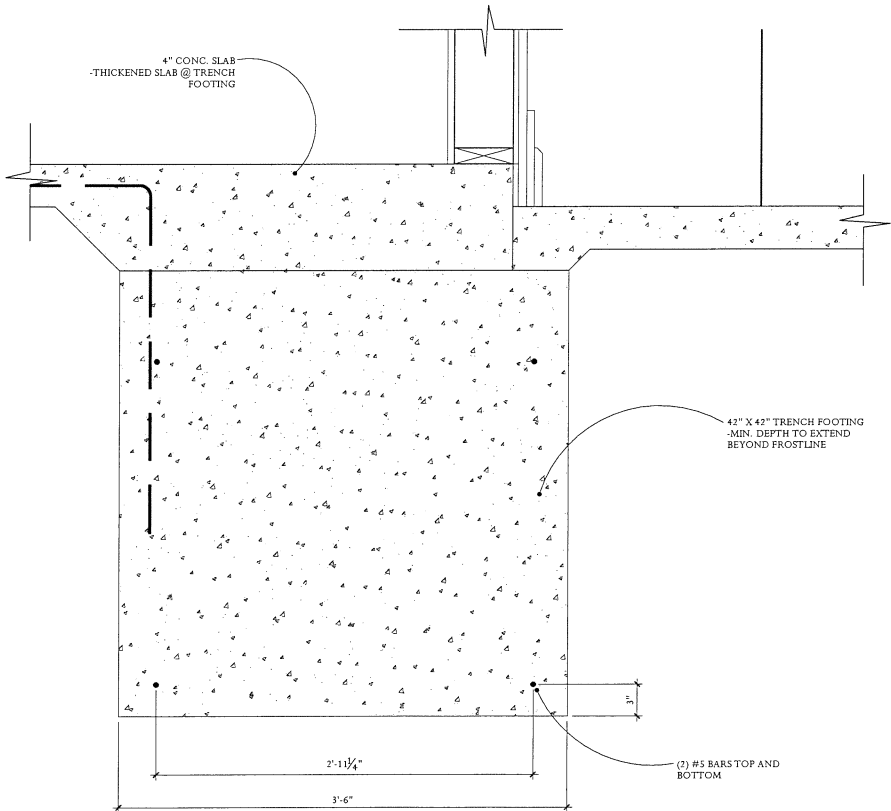
*HARDWARE IS LISTED BY TYPE ONLY. HARDWARE SELECTION (IE. MAKE, FINISH, STYLE, ETC.) BY CLIENT.

- 1 KEYED LOCKSET
2 DEAD BOLT
3 PRIVACY LOCK
4 PASSAGE SET
5 POCKET DOOR SET
6 STANDARD HARDWARE BY DOOR CO.
7 REPLACE STANDARD HARDWARE
8 BARN DOOR HARDWARE

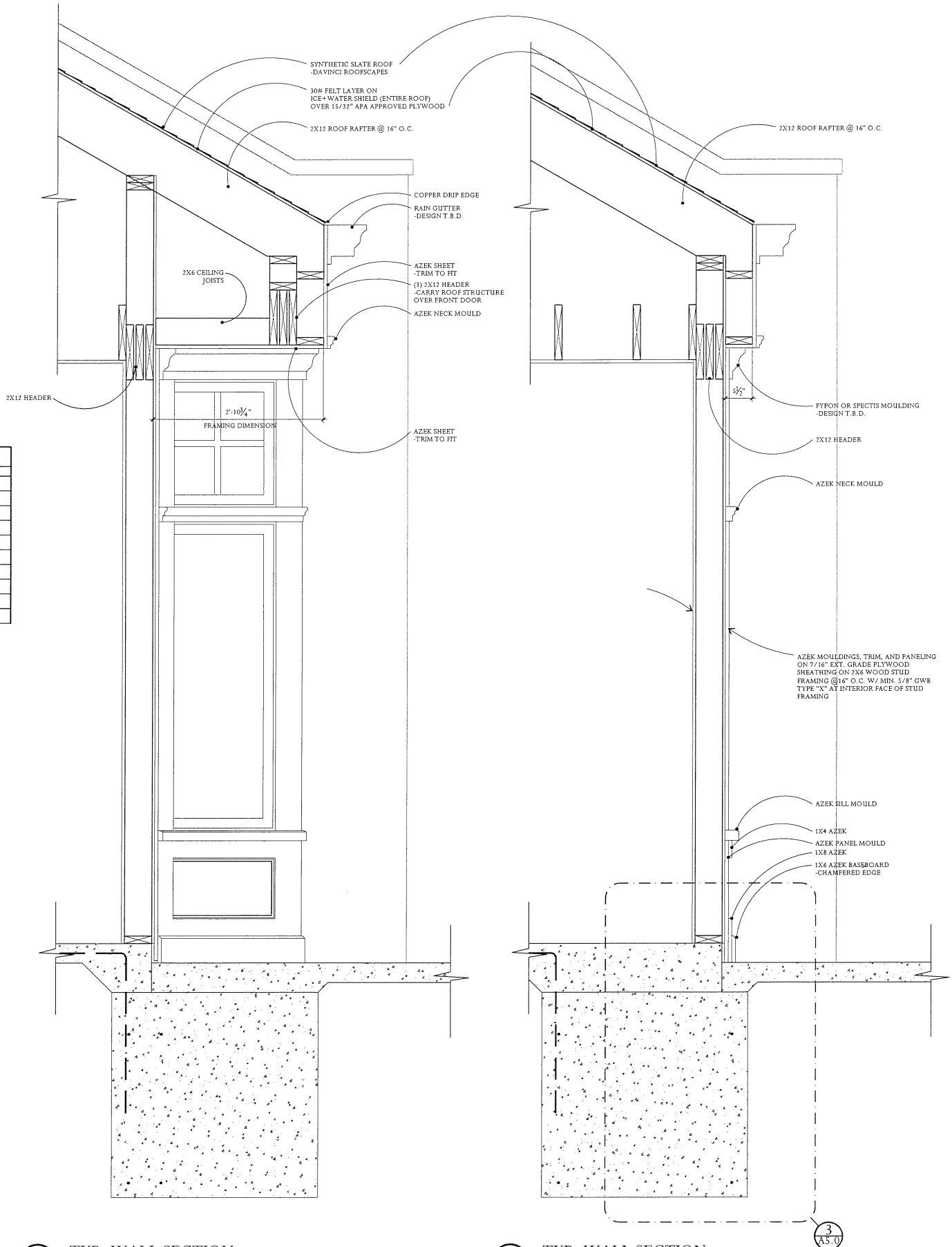
WINDOW SCHEDULE

MARK	TYPE	BRAND	SIZE WIDTH X HEIGHT	QTY.	R.O.	MATERIALS	EXTERIOR COLOR	INTERIOR COLOR	HARDWARE FINISH	SPECIFICATIONS/NOTES
(A)	PICTURE	T.B.D.	54" X 63"	1	T.B.D.	ALUMINUM CLAD EXTERIOR/ WOOD INTERIOR	T.B.D.	PRE-PRIMED	T.B.D.	SEE ELEVATION
(B)	PICTURE	T.B.D.	24" X 63"	1	T.B.D.	ALUMINUM CLAD EXTERIOR/ WOOD INTERIOR	T.B.D.	PRE-PRIMED	T.B.D.	SEE ELEVATION
(C)	PICTURE	T.B.D.	34" X 63"	1	T.B.D.	ALUMINUM CLAD EXTERIOR/ WOOD INTERIOR	T.B.D.	PRE-PRIMED	T.B.D.	SEE ELEVATION
(D)	PICTURE	T.B.D.	54" X 63"	1	T.B.D.	ALUMINUM CLAD EXTERIOR/ WOOD INTERIOR	T.B.D.	PRE-PRIMED	T.B.D.	SEE ELEVATION
(E)	TRANSOM	T.B.D.	54" X 24"	1	T.B.D.	ALUMINUM CLAD EXTERIOR/ WOOD INTERIOR	T.B.D.	PRE-PRIMED	T.B.D.	SEE ELEVATION
(F)	TRANSOM	T.B.D.	24" X 24"	1	T.B.D.	ALUMINUM CLAD EXTERIOR/ WOOD INTERIOR	T.B.D.	PRE-PRIMED	T.B.D.	SEE ELEVATION
(G)	TRANSOM	T.B.D.	36" X 24"	1	T.B.D.	ALUMINUM CLAD EXTERIOR/ WOOD INTERIOR	T.B.D.	PRE-PRIMED	T.B.D.	SEE ELEVATION
(H)	TRANSOM	T.B.D.	24" X 24"	1	T.B.D.	ALUMINUM CLAD EXTERIOR/ WOOD INTERIOR	T.B.D.	PRE-PRIMED	T.B.D.	SEE ELEVATION
(I)	TRANSOM	T.B.D.	54" X 24"	1	T.B.D.	ALUMINUM CLAD EXTERIOR/ WOOD INTERIOR	T.B.D.	PRE-PRIMED	T.B.D.	SEE ELEVATION

***NOTE: TRANSOM WINDOWS TO MAINTAIN SAME FRAME WIDTH AS PICTURE BELOW



3 TYP. WALL SECTION
SCALE: 3/4" = 1'-0"



2 TYP. WALL SECTION
SCALE: 3/4" = 1'-0"

1 TYP. WALL SECTION
SCALE: 3/4" = 1'-0"

mertzdesign
grosse pointe, michigan
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(313) 570-1567
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PROJECT NO.: 2018-017
DRAWN BY: J/M
DATE DRAWN: 11/08/2018
SITE: 19517 MACK AVENUE
ADDRESS: GROSSE POINTE WOODS,
MICHIGAN 48236

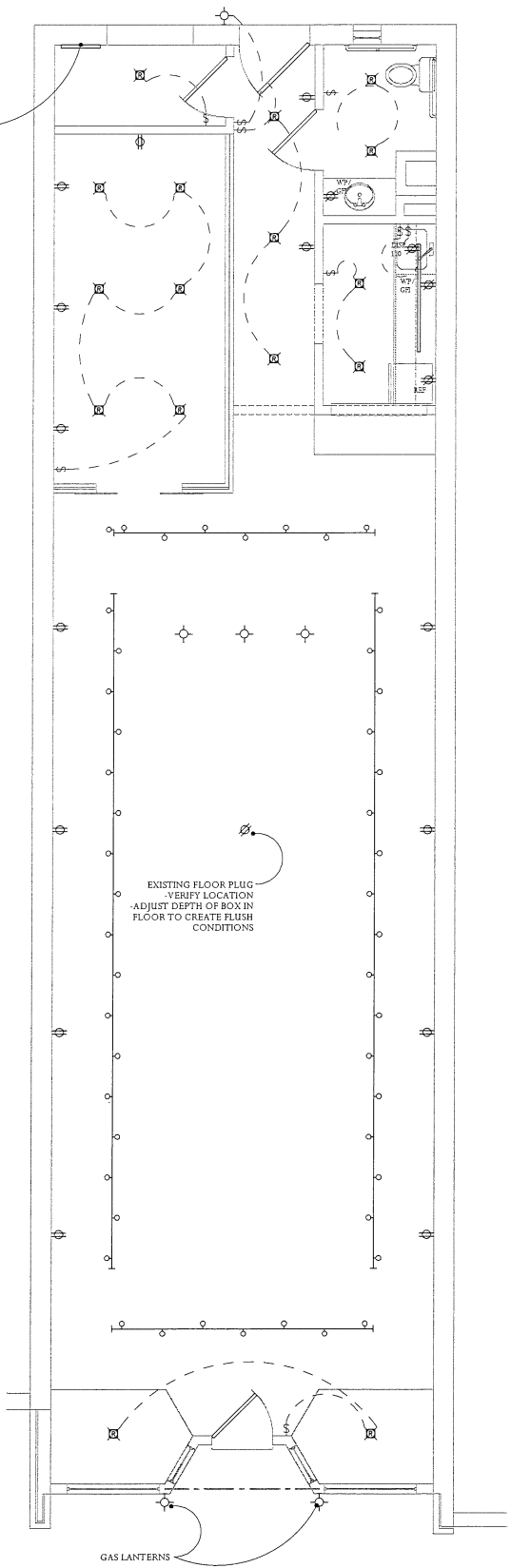
CLIENT NAME AND LOCATION -
RUSSELL DEVELOPMENT
19517 Mack Avenue
{ Grosse Pointe Woods, Michigan }

DATE:
AUG. 31ST, 2018 ... [Schematic Design]
OCT. 5TH, 2018 ... [Bid Set 1]
NOV. 8TH, 2018 ... [Plan Review]

SHEET NO. -
A4.1

ELECTRICAL KEY		
◆ CEILING FLUSH MOUNTED LIGHT FIXTURE TYPE "A"	⊞ CEILING FAN	Ⓢ 110V W/ BAT BACKUP INTERCONNECTED PER CODE
◆ CEILING FLUSH MOUNTED LIGHT FIXTURE TYPE "B"	● TV	◆ SURFACE MOUNTED FIXTURE
⊞ DUPLEX OUTLET	● THERMOSTAT	Ⓢ 220 VOLT OUTLET
◆ FULL CHORD FIXTURE	● DOOR CHIMES	Ⓢ WATER PROOF GROUND FAULT
Ⓢ SWITCH	Ⓢ GROUND FAULT OUTLET	Ⓢ VENT FAN
Ⓢ RECESSED FIXTURE	Ⓢ GARAGE DOOR OPENER	● UNDER CABINET FIXTURE
Ⓢ FAN/LIGHT	Ⓢ CARBON MONOXIDE DETECTOR INTERCONNECTED PER CODE	● DISHWASHER POWER
● PHONE	● FLOURESCENT LIGHT	Ⓢ PUSHBUTTON SWITCH
Ⓢ SHOWER FAN/LIGHT		● LOW VOLTAGE PICK LIGHTING
Ⓢ HEAT FAN/LIGHT		

ELECTRICAL INSTALLATION DIMENSIONS	
YANITY WALL LIGHTS	CENTER OF LIGHT 8" ABOVE SUBFLOOR
DUPLEX OUTLETS (REGULAR)	TOP OF BOX 16" ABOVE SUBFLOOR
DUPLEX OUTLETS (KITCHEN COUNTER)	TOP OF BOX 46" ABOVE SUBFLOOR
DUPLEX OUTLETS (VANITIES/DESKS)	TOP OF BOX 43" ABOVE SUBFLOOR
CABLE TV BOXES (REGULAR)	TOP OF BOX 16" ABOVE SUBFLOOR
CABLE TV BOXES (KITCHEN COUNTER)	TOP OF BOX 46" ABOVE SUBFLOOR
PHONE BOXES (REGULAR)	TOP OF BOX 16" ABOVE SUBFLOOR
PHONE BOXES (KITCHEN COUNTER)	TOP OF BOX 46" ABOVE SUBFLOOR
SWITCHES	TOP OF BOX 46" ABOVE SUBFLOOR
DOOR CHIME	TOP OF CHIME 76" ABOVE SUBFLOOR
DOORBELL BUTTON	TOP OF BUTTON 44" ABOVE DOOR THRESHOLD
THERMOSTAT	TOP OF THERMOSTAT 60" ABOVE SUBFLOOR
EXTERIOR LIGHTS	
FRONT ENTRY WALL LIGHT	CENTER OF LIGHT 64" ABOVE BOTTOM OF THRESHOLD
REAR DOOR WALL LIGHT	CENTER OF LIGHT 74" ABOVE DOOR WALL SILL
GARAGE WALL LIGHT	CENTER OF LIGHT 82" ABOVE FOOTING HEIGHT
ALARM KEY PAD	TOP OF BOX 55" ABOVE SUBFLOOR



PROPOSED ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



mertzdesign

grosse pointe, michigan

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(313) 576-1567

WEB:
www.mertzdesign.com

PROJECT NO.: 2018-017

DRAWN BY: JTM

DATE DRAWN: 11/08/2018

SITE: 19517 MACK AVENUE
GROSSE POINTE WOODS
MICHIGAN 48236

- CLIENT NAME AND LOCATION -

RUSSELL DEVELOPMENT

19517 Mack Avenue

{ Grosse Pointe Woods, Michigan }

DATE:

AUG. 31ST, 2018... [Schematic Design]

OCT. 5TH, 2018... [Bid Set 1]

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- SHEET NO. -

E1.0

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CHARLES T. BERSCHBACK

DON R. BERSCHBACK

OF COUNSEL

November 20, 2018

Planning Commission
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

RE. November 27, 2018 Agenda Item
Scheduling Recreational Marijuana Ordinance Public Hearing

Dear Planning Commission:

The Michigan Regulation and Taxation of Marijuana Act (MRTMA) was passed after a ballot initiative on November 6, 2018. On November 19, 2018 the City Council adopted a resolution providing for a six month land use moratorium regarding recreational marijuana establishments (attached).

The Council also directed me to prepare an ordinance consistent with the new Act which would prohibit marijuana establishments as a use in all districts in the City. I have attached a copy of that Ordinance for your review.

Because this Ordinance will be part of Chapter 50 Zoning, Section 50-120 allows the Council to amend the zoning regulations "after report by the Planning Commission".

I have reviewed the Act and have reviewed comments from other City Attorneys regarding ordinances in this regard. It is simply a matter of making clear that the marijuana establishments are prohibited as shown in the attached draft ordinance.

MCL 125.3306 requires the Planning Commission to hold at least one public hearing before submitting its report/recommendation for a proposed zoning ordinance to the City Council. Accordingly, I am requesting that the Planning Commission schedule a public hearing on this matter for its January meeting. Administration will then post and publish the appropriate notices.

If you have any questions, please call.

Very truly yours,



CHIP BERSCHBACK

CTB:nmg

Enclosures

cc: City Council
Bruce Smith
Gene Tutag
Sue Stewart

Permits Issued:	246	
Rental Certificates:	13	Total: \$ 40,462

Abandoned/Foreclosure Compl. Notices Issued:	
# of Complaints Investigated by Code Enforcement:	
Closed Due to Compliance:	
Open for Longer Compliance Time:	
Citations Issued:	
Early Trash Notices:	
Code Violation Notices to Residents:	
Tall Grass Notices Issued:	
Stop Work notices to Contractors (working w/o permit):	
Outside Storage:	

NEW BUSINESS

GPW Permit Summary by Category

October 2018

Category	Estimated Cost	Permit Fee	Number of Permits
Commercial, Add/Alter/Repair	<i>\$83,000</i>	<i>\$1,061.00</i>	<i>1</i>
Demolish	<i>\$0</i>	<i>\$0.00</i>	<i>1</i>
Electrical	<i>\$0</i>	<i>\$4,396.00</i>	<i>28</i>
Fence	<i>\$0</i>	<i>\$200.00</i>	<i>4</i>
Garage, detached	<i>\$23,525</i>	<i>\$425.00</i>	<i>1</i>
Mechanical	<i>\$0</i>	<i>\$5,415.00</i>	<i>37</i>
Meter Reduction Request	<i>\$0</i>	<i>\$6,329.00</i>	<i>34</i>
Plumbing	<i>\$0</i>	<i>\$3,447.00</i>	<i>21</i>
Porch	<i>\$0</i>	<i>\$50.00</i>	<i>1</i>
Res, Miscellaneous	<i>\$0</i>	<i>\$175.00</i>	<i>7</i>
Res. Add/Alter/Repair	<i>\$369,711</i>	<i>\$7,025.00</i>	<i>40</i>
Roof	<i>\$252,660</i>	<i>\$4,900.00</i>	<i>30</i>
Sale	<i>\$0</i>	<i>\$3,800.00</i>	<i>25</i>
Waterproofing	<i>\$52,800</i>	<i>\$865.00</i>	<i>5</i>
Zoning Compl. Sheds<200 sq.ft	<i>\$0</i>	<i>\$50.00</i>	<i>1</i>
ZONING COMPLIANCE (Gen	<i>\$10,900</i>	<i>\$565.00</i>	<i>10</i>
Totals	<i>\$792,596</i>	<i>\$38,703.00</i>	<i>246</i>