

MINUTES OF THE PLANNING COMMISSION WORKSHOP MEETING HELD ON NOVEMBER 27, 2018, IN THE CONFERENCE ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 6:33 p.m. by Chair Hamborsky.

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

Absent: Rozycki

Also Present: Building Official Tutag
Deputy City Clerk Antolin

Also in attendance was Donna O'Keefe representing The Avenue in the Woods Business Association.

Motion by Profeta, seconded by Vitale, that tonight's agenda be accepted as presented.

Motion carried by the following vote:

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

NO: None

ABSENT: Rozycki

Discussion ensued regarding rejuvenating the 2020 plan by moving projects along with reports and updates. 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.

It was suggested that some of the changes can be implemented within the site plan approval process for new tenants. Here are some examples:

- Require extensive site plan improvements for landscaping;
- Tie right-of-way and streetscape improvements to business owners;
- Require façade improvements.

Discussion ensued regarding the Sign Ordinance. Uniformity creates a nice look with the streetscapes. It was recommended that the Planning Commission revisit this ordinance. Some topics included:

- Types of signs that should or should not be allowed. Blade signs, sandwich board (A-Frame) signs and neon signs are some examples;
- Types of awnings - striped awnings and barrel shaped awnings;
- Lack of graphics on signs.

The Planning Commission requested the Building Official to:

- Meet with the City Attorney to discuss policy and procedure to ordinance changes;
- Revisit old Planning Commission files;
- Produce a copy of the City of Birmingham's sign ordinance.

Discussion ensued regarding other ideas or concepts that would enhance the Mack Avenue experience. Some of these ideas included:

- Street directory;
- Walkability on Mack Avenue;
- Events on Mack Avenue;
- Holiday lights;
- Pre-paid or bagged parking meters.

Other topics of interests regarding ordinance changes were:

- Increase driveway allowance from 30% to 35%;
- Solar Ordinance for both commercial and residential properties.

Motion by Vaughn, seconded by Gilezan, that the Planning Commission Workshop be adjourned at 7:33 p.m. Passed unanimously.

Respectfully submitted,

Paul P. Antolin
Deputy City Clerk