

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 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.

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