

PLANNING COMMISSION
04-24-18 – 8

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON APRIL 24, 2018, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:35 p.m. by Chair Hamborsky.

Roll Call: Chair Hamborsky
Planning Commissioners: Fuller, Profeta, Reiter, Stapleton, 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 Reiter, seconded by Profeta, to excuse Commission Members Gilezan, Rozycki and Vitale from tonight's meeting.

Motion carried by the following vote:

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

Motion by Stapleton, seconded by Reiter, 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, Profeta, Reiter, Stapleton, Vaughn
NO: None
ABSENT: Gilezan, Rozycki, Vitale

The Chair recognized Council Member Granger was in attendance as the City Council Representative.

Motion by Reiter, seconded by Vaughn, that the following Minutes be approved:

1. Planning Commission dated February 27, 2018, as amended.
2. Planning Commission Workshop dated February 27, 2018, as submitted.

Motion carried by the following vote:

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

The next item on the agenda was the **Planning Commission End of the Year Report 2017**, and the following items were presented:

The Building Official provided an overview of his memo dated March 23, 2018, regarding the draft Planning Commission End of the Year Report 2017. He requested that the Commission review the draft report and provide him with any additions or revisions prior to the next Planning Commission meeting.

The next item was the **Façade Change: Keller Williams Realty, 19853 Mack Avenue.**

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

The following individual was heard on behalf of the Petitioner:

Michael A. Boggio
MBA Architects
30150 Telegraph Rd. Suite 150
Bingham Farms, MI 48025

Discussion ensued regarding the site plan review for a façade change at 19853 Mack Avenue.

Motion by Vaughn, seconded by Fuller, regarding site plan review: Façade Change – Keller Williams Realty, 19853 Mack Avenue, to approve the site plan as presented.

Motion carried by the following vote:

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

Motion by Vaughn, seconded by Fuller, to amend the previous motion by inserting, "contingent upon the new gables being constructed with the same pitch as the existing canopy entry."

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Motion carried by the following vote:

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

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

1. Building Official still working with State ~~Farm~~ Fire Marshall on the Liggett Gymnasium project. Fire codes and jurisdiction issues are still pending.
2. An upcoming meeting is scheduled with a potential new business, Greco Title, Inc.
3. A yoga/cycling studio including retail, tentatively named "Fast Spinning", is looking to open a new business. The owner currently has a business in town.
4. Indian Cuisine may open in the former Verizon store at Van Antwerp/Mack Avenue.
5. Occupancy on Mack Avenue is growing and the Building Department has been busy with permits.
6. New trash containers are out. The City is trying to educate residents on policies and procedures to minimize violations.
7. The Caribou property has a new owner. Jersey Mike Subs is interested in leasing the property. There is a history of businesses wanting to put in a drive through at this location, but it will not work with the current parking requirements. Also, the Ordinance will not permit this request.

Discussion ensued regarding signage guidelines. Specifically, old and tacky "For Lease" signs were mentioned. The Commission requested the Building Official to look into the ordinance regarding this matter. In addition, the Commission requested more details for the permits issued, including but not limited to, the projected investment value. The Building Official suggested that the Commission specify any other information requested on the report. He also stated that additional information requested can be provided from his monthly SEMCOG report. The Commission was interested in seeing a sample of the SEMCOG report.

Commissioners reported on the March and April Council meetings.

Under New Business, the following items were discussed:

- **2020 Plan** - awaiting for input from subcommittees. Chair Hamborsky is trying to encourage monthly or bi-monthly subcommittee meetings to better quantify information to present to City Council.
- **Branding** - planning to meet before next Planning Commission meeting.
- **Crosswalk/Pocket Park** - Commissioner Profeta was added to this subcommittee. Commissioner Fuller reported that a crosswalk with sidewalk/street striping and solar lighting will cost about \$10,000 - \$12,000. Information continues to be collected. It was suggested to pilot a crosswalk in front of Kroger on Mack Avenue and possibly the pocket park at Severn/Prestwick.

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- **Streetscape** – Commissioner Hamborsky reported that this subcommittees' next step is to create a survey for Mack Avenue to get a quantitative list of streetscapes and gather unit prices for repairing and replacing particular items. The information gathered from the survey will be used to create a one to two page catalog of recommended elements for new commercial owners to buy for their streetscape. Commissioner Hamborsky would like to set up a Streetscape Subcommittee meeting this month.

Commissioner Fuller provided an overview of a handout entitled, "GPW - Planning Commission Support Opportunities". This document portrays the various Commissions and Committees that may have similar interest to that of the 2020 plan and the Planning Commission Subcommittees. The goal is the create awareness and support throughout the City.

Chair Hamborsky would like to set up a workshop next month.

Motion by Profeta, seconded by Fuller, that the Planning Commission Meeting adjourn at 9:02 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
Deputy City Clerk