

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Planning Commission Meeting
Tuesday, September 26, 2017
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 – 07/25/17
 - Planning Commission – 08/22/17
7. **PUBLIC HEARING: IN ACCORDANCE WITH PUBLIC ACT 110 OF 2006, MCL 125.3101 AS AMENDED, AND GROSSE POINTE WOODS CITY CODE, SECTION 50-88, REGARDING SITE PLAN APPROVAL FOR SPECIAL LAND USE IN A COMMUNITY FACILITIES ZONING DISTRICT FOR UNIVERSITY LIGGETT SCHOOL, TO BUILD A CAMPUS CENTER BUILDING (FIELD HOUSE), 1045 COOK ROAD:**
 - A. PC Excerpt – 07/25/17
 - B. PC Excerpt – 08/22/17
 - C. Aerial view - 300' radius – 08/22/17
 - D. Affidavit of Property Owners Notified (5 pgs) – 09/06/17
 - E. Notice of Public Hearing – GP News – 09/07/17
 - F. Memo – Director of Public Safety – 08/07/17 (J. Kosanke)
 - G. Memo – Director of Public Works – 08/08/17 (F. Schulte)
 - H. Memo – Building Official – 09/14/17 (G. Tutag)
 - I. Letter of Request – 07/20/17 – CBRE, Scott D. Cave
 - J. Letter w/Resolutions (2) – 09/21/17 (C. Berschback)
 - K. Site Plan Review Checklist – ULS Fieldhouse
 - (1) Cover Page – John A. & Marlene L. Boll Campus Center – 08/04/17
 - (2) Site and Context Sheet – 08/04/17
 - (3) Partial Campus Plan – 08/04/17
 - (4) Architectural Site Plan – 08/04/17
 - (5) Civil Engineering Site Plan – 08/04/17
 - (6) Landscape Plan – 08/04/17
 - (7) Plan of Crosswalk – 08/04/17
 - (8) Ground Floor Plan – 08/04/17
 - (9) View from Cook Road – 08/04/17

- (10) Building Elevations and Exterior Views – North Elevation – 08/04/17
- (11) Building Elevations and Exterior Views – South Elevation – 08/04/17
- (12) View of Lobby – 08/04/17
- (13) View of Gymnasium – 08/04/17
- (14) Photometric Site Plan – Sheet #E0-01P – 06/22/17
- (15) Photometric Site Plan Details – Sheet #E0.02P – 06/22/17

8. REVIEW OF THREE NEW SIGN APPLICATIONS: MED POST, 20599 MACK AVE:

- A. Memo – 09/12/17 - Building Official (G. Tutag)
- B. PC Excerpt 02/23/16
- C. CC Excerpt – 03/03/14
- D. Property Owner's Letter of Authorization – 05/16/17 (J. Dickerson)
- E. Letter of Request – 08/31/17 Egan Sign (L. Monahan)
 - (1) Sign Application "A" rec'd 6/15/17
 - (2) Sign Application "B" rec'd 6/15/17
 - (3) Sign Application "C" rec'd 6/15/17
- F. Site & Sign Location Plan – 08/31/17
- G. Sign "A" – North Elevation Channel Letters Site/Photo Sheet – 08/31/17
- H. Sign "A" – North Elevation Channel Letters (w/dimensions) – 08/31/17
- I. Sign "B" – East Elevation Channel Letters Site/Photo Sheet – 08/31/17
- J. Sign "B" – East Elevation Channel Letters (w/dimensions) – 08/31/17
- K. Sign "C" – Monument Sign Site/Photo Sheet – 08/31/17

9. BUILDING OFFICIAL'S MONTHLY REPORT:

- Building Department Report – July 2017
- Building Department Report – August 2017

10. COUNCIL REPORT:

- August – Reiter
- September - Rozycki

11. INFORMATION ONLY: COUNCIL REPRESENTATIVE FOR NEXT MEETING:

- October - Stapleton

12. NEW BUSINESS:

Subcommittees:

- A. 2020 Plan (Chair Hamborsky/Vitale/Fuller/Gillezan)
- B. Branding (Stapleton/Profeta/Hamborsky)
- C. Crosswalk/Pocket Park (Chair Fuller/Vaughn/Vitale)
- D. Streetscape (Roczycki/Hamborsky)

13. PUBLIC COMMENT:

14. ADJOURNMENT:

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, JULY 25, 2017, 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 Fuller.

Roll Call: Chair Fuller
Planning Commissioners: Gilezan, Profeta, Reiter, Stapleton, Vaughn

Absent: Hamborsky, Rozycki, Vitale

Also Present: Building Official Tutag
Deputy City Clerk Gerhart

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

Motion by Stapleton, seconded by Vaughn, that Commission Members Hamborsky, Rozycki, and Vitale be excused from tonight's meeting.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Profeta, Reiter, Stapleton, Vaughn

NO: None

ABSENT: Hamborsky, Rozycki, Vitale

Motion by Vaughn, seconded by Gilezan, 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, Profeta, Reiter, Stapleton, Vaughn

NO: None

ABSENT: Hamborsky, Rozycki, Vitale

The Chair recognized Council Member Bryant who was in attendance at tonight's meeting.

Motion by Profeta, seconded by Gilezan, regarding **Approval of Minutes**, that the Planning Commission Workshop minutes dates June 28, 2016 and the Planning Commission minutes dated May 23, 2017, be approved as submitted.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Profeta, Reiter, Stapleton, Vaughn

NO: None

ABSENT: Hamborsky, Rozycki, Vitale

The next item on the agenda was **Introduction of University Liggett School field house, 1045 Cook Road**. Building Official Tutag provided an overview of the project and indicated that it will require Special Land Use approval due to the underlying CF (Community Facilities) zoning of the properties. Scott Cave, of CBRE and Raymond Cekauskas, of Landry/Cekauskas Architecture on behalf of University Liggett Schools, were present for questions and discussion. They are proposing a timeline that would have the shell of the building completed by December of 2017 and the building fully completed by August of 2018, pending approvals from the City.

The next item on the agenda was **Schedule a Public Hearing: University Liggett School Field House, 1045 Cook Road**. Building Official Tutag recommended that a public hearing be scheduled for August 22, 2017, at which time the Planning Commission will make a recommendation to City Council.

Motion by Stapleton, seconded by Vaughn, that the Planning commission schedule a **Public Hearing: University Liggett School Field House, 1045 Cook Road** for August 22, 2017.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Profeta, Reiter, Stapleton, Vaughn

NO: None

ABSENT: Hamborsky, Rozycki, Vitale

The next item on the agenda was the **Building Official's Monthly Report – May & June 2017**. Mr. Tutag reported the following:

- He state he will be sending a copy of the 2020 Vision plan to Wayne County Commissioner Tim Killeen and members of the Wayne County Road Commission to solicit their feedback and to inquire about any possible grants that could be used in the implementation of the project;
- The Building Department has been extremely busy over the past several months as there has been a large number of homes that have been sold in the City and, he hopes to have the backlog cleared up in the next several weeks;
- A certificate of occupancy has been issued for the new home on Sunningdale.

Regarding the **Council Reports**:

- Member Profeta had nothing to report.

Commission Member Reiter will attend the Council Meetings in August.

Under **New Business**, the following **Subcommittee Report** was provided:

2020 Plan – Chair Fuller and member Gilezan had nothing to report.

Branding – Commission Members Profeta and Stapleton had nothing to report.

Crosswalk/Pocket Park – Chair Fuller and Member Vaughn had nothing to report.

Motion by Profeta, seconded by Stapleton, that the Planning Commission Meeting adjourn at 8:57 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Steve Gerhart
Deputy City Clerk

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON AUGUST 22, 2017, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

Present: Vice Chair Hamborsky

Absent: Chair: Fuller, Planning Commission Members: Gilezan, Profeta, Reiter, Rozycki, Stapleton, Vaughn, Vitale

Also Present: No one

Regarding **Public Hearing: University Liggett School Fieldhouse, 1045 Cook Road**, the Vice Chair stated that due to lack of a quorum, this item is postponed to the September 26, 2017, Regular Planning Commission Meeting.

Respectfully submitted,

Vice Chair – Douglas Hamborsky

7.A.

PLANNING COMMISSION EXCERPT
07-25-17

The next item on the agenda was **Introduction of University Liggett School field house, 1045 Cook Road.** Building Official Tutag provided an overview of the project and indicated that it will require Special Land Use approval due to the underlying CF (Community Facilities) zoning of the properties. Scott Cave, of CBRE and Raymond Cekauskas, of Landry/Cekauskas Architecture on behalf of University Liggett Schools, were present for questions and discussion. They are proposing a timeline that would have the shell of the building completed by December of 2017 and the building fully completed by August of 2018, pending approvals from the City.

The next item on the agenda was **Schedule a Public Hearing: University Liggett School Field House, 1045 Cook Road.** Building Official Tutag recommended that a public hearing be scheduled for August 22, 2017, at which time the Planning Commission will make a recommendation to City Council.

Motion by Stapleton, seconded by Vaughn, that the Planning commission schedule a **Public Hearing: University Liggett School Field House, 1045 Cook Road** for August 22, 2017.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Profeta, Reiter, Stapleton, Vaughn

NO: None

ABSENT: Hamborsky, Rozycki, Vitale

7.B.

PLANNING COMMISSION EXCERPT
08-22-17

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON AUGUST 22, 2017, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

Present: Vice Chair Hamborsky

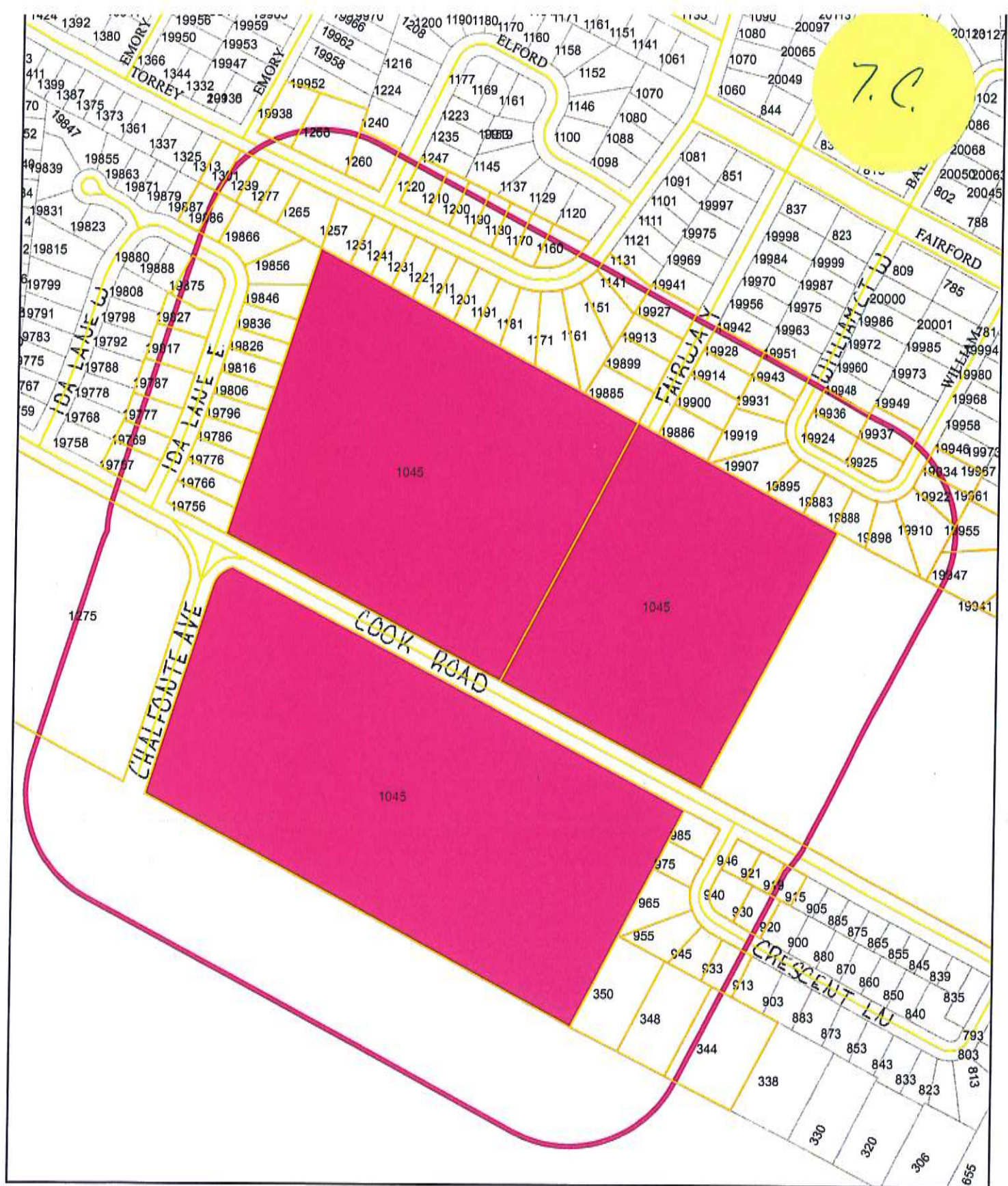
Absent: Chair: Fuller, Planning Commission Members: Gilezan, Profeta, Reiter, Rozycki, Stapleton, Vaughn, Vitale

Also Present: No one

Regarding **Public Hearing: University Liggett School Fieldhouse, 1045 Cook Road**, the Vice Chair stated that due to lack of a quorum, this item is postponed to the September 26, 2017, Regular Planning Commission Meeting.

Respectfully submitted,

Vice Chair – Douglas Hamborsky



COPYRIGHT 1999 - 2011,
THE CITY OF GROSSE POINTE WOODS, MI*
COPYRIGHT 1999 - 2011,
WAYNE COUNTY, MI*
COPYRIGHT 1999 - 2011,
ANDERSON, ECKSTEIN AND WESTRICK, INC.*
*ALL RIGHTS RESERVED



INFORMATION TECHNOLOGY DEPARTMENT
Geographic Information Systems (GIS) Division

Subject: 1045 Cook Road

Date: 08/22/2017



1045 Cook Rd. - 300' Radius

ownersname	ownersna_1	ownerstreet	ownercity	ownerstate	ownerzipco
HOCKNEY MICHAEL		1190 TORREY RD	GROSSE POINTE WOODS	MI	48236
SANTINI CHRISTINA		19886 E IDA LN	GROSSE POINTE WOODS	MI	48236
CLOGG TIMOTHY G & EILEEN M		1257 TORREY RD	GROSSE POINTE WOODS	MI	48236
LIEN ROBERT L		1180 TORREY RD	GROSSE POINTE WOODS	MI	48236
SURMONT ELSIE H		19866 E IDA LN	GROSSE POINTE WOODS	MI	48236
KRULA RICHARD M		19914 FAIRWAY DR	GROSSE POINTE WOODS	MI	48236
WHITE LORETTA S		19816 E IDA LN	GROSSE POINTE WOODS	MI	48236
BROWN RICHARD E	BROWN KATHRYN	19943 W WILLIAM CT	GROSSE POINTE WOODS	MI	48236
EVOLA JOSEPH	EVOLA CARROLL	19787 E IDA LN	GROSSE POINTE WOODS	MI	48236
POWELL DONOVAN F	POWELL KIMBERLY L	946 CRESCENT LN	GROSSE POINTE WOODS	MI	48236
OCCUPANT		975 CRESCENT LN	GROSSE POINTE WOODS	MI	48236
MORREALE ANTONIO		921 COOK RD	GROSSE POINTE WOODS	MI	48236
NATSCHKE DOUGLAS		1170 TORREY RD	GROSSE POINTE WOODS	MI	48236
BINDER JAMES		1251 TORREY RD	GROSSE POINTE WOODS	MI	48236
ARRABI, AHMAD-HASSAN		1160 TORREY	GROSSE POINTE WOODS	MI	48236
STEWART SHARON		19938 E EMORY CT	GROSSE POINTE WOODS	MI	48236
CITY OF GROSSE POINTE WOODS	TORREY ROAD PUMP STATION	20025 MACK PLAZA DR	GROSSE POINTE WOODS	MI	48236
TORREY ROAD PUMP STATION		1266 TORREY RD	GROSSE POINTE WOODS	MI	48236
MCGAHEY, TIMOTHY-SANDRA		1260 ELFORD CT	GROSSE POINTE WOODS	MI	48236
KIM WILLIAM	ALLEMON JEANNIE	1313 TORREY RD	GROSSE POINTE WOODS	MI	48236
MILLER ANDREW J		1301 TORREY RD	GROSSE POINTE WOODS	MI	48236
OCCUPANT		1220 ELFORD CT	GROSSE POINTE WOODS	MI	48236
TERRY WINIFRED C		207 KEELSON DR	DETROIT	MI	48215
CLARK MICHELLE M		1289 TORREY RD	GROSSE POINTE WOODS	MI	48236
DIESING JOHN W		1277 TORREY RD	GROSSE POINTE WOODS	MI	48236
IGNAGNI ABIGAIL		1210 TORREY RD	GROSSE POINTE WOODS	MI	48236
HICKS MICHELLE		1265 TORREY RD	GROSSE POINTE WOODS	MI	48236
ELLIOTT JULIEANN		1200 TORREY RD	GROSSE POINTE WOODS	MI	48236
CORBETT TJMN FAMILY (TRUST)		19887 W IDA LN	GROSSE POINTE WOODS	MI	48236
ROACH TERRANCE F	ROACH JUDITH G	1241 TORREY RD	GROSSE POINTE WOODS	MI	48236
HUETTER MICHAEL J		1231 TORREY RD	GROSSE POINTE WOODS	MI	48236
KING VALLEJO CHERYL		19856 E IDA LN	GROSSE POINTE WOODS	MI	48236
KALUS JAMES S	KALUS DEBORAH R	1221 TORREY RD	GROSSE POINTE WOODS	MI	48236
BAN ROBERT J JR	BAN BRENDA K	1141 TORREY RD	GROSSE POINTE WOODS	MI	48236
AMATO ANTHONY		1211 TORREY RD	GROSSE POINTE WOODS	MI	48236
SAIGH PAUL A		19875 E IDA LN	GROSSE POINTE WOODS	MI	48236
DEMAINE JEFFRET & RACHEL		70 FRYE RD	BOLTON	MA	01740
OCCUPANT		1201 TORREY RD	GROSSE POINTE WOODS	MI	48236
ORLOW LAWRENCE K		1151 TORREY RD	GROSSE POINTE WOODS	MI	48236
KIENLE THERESA (LIFE ESTATE)		1191 TORREY RD	GROSSE POINTE WOODS	MI	48236
BARATTA EUGENE C		1161 TORREY RD	GROSSE POINTE WOODS	MI	48236
PACINI MARIANO	PACINI MARIE	19846 E IDA LN	GROSSE POINTE WOODS	MI	48236
RUTTAN HAROLD E	RUTTAN CAREN	1181 TORREY RD	GROSSE POINTE WOODS	MI	48236
POPOVIC DANIEL J		1171 TORREY RD	GROSSE POINTE WOODS	MI	48236
CHACHICK JOANN		19827 E IDA LN	GROSSE POINTE WOODS	MI	48236
KOEHLER CORY & DUPONT CARRIE		19836 E IDA LN	GROSSE POINTE WOODS	MI	48236
JANUTOL DAVID C		19913 FAIRWAY DR	GROSSE POINTE WOODS	MI	48236
ALLOR RICHARD W		19928 FAIRWAY DR	GROSSE POINTE WOODS	MI	48236
MAKOWSKI MICHAEL		19817 E IDA LN	GROSSE POINTE WOODS	MI	48236

1045 Cook Rd. - 300' Radius

ownersname	ownersna_1	ownerstreet	ownercity	ownerstate	ownerzipco
PIZZO VINCENT		19826 E IDA LN	GROSSE POINTE WOODS	MI	48236
BARATTA ROSALIE		19899 FAIRWAY DR	GROSSE POINTE WOODS	MI	48236
DECOSTE TIMOTHY	DECOSTE LIBBY	19885 FAIRWAY DR	GROSSE POINTE WOODS	MI	48236
POPE JASON	HILLMAN SUSAN M	19900 FAIRWAY DR	GROSSE POINTE WOODS	MI	48236
JOHNIDES CHERYL		19806 E IDA LN	GROSSE POINTE WOODS	MI	48236
PLOURDE MARK R	PLOURDE CYNTHIA H	19931 W WILLIAM CT	GROSSE POINTE WOODS	MI	48236
CRACCHIOLO, MARK		19936 W WILLIAM CT	GROSSE POINTE WOODS	MI	48236
LANDAU MICHAEL & ASHMAN KYLE		19777 E IDA LN	GROSSE POINTE WOODS	MI	48236
FENNELL LAURA E		19796 E IDA LN	GROSSE POINTE WOODS	MI	48236
SARNAIK SHARADA A (TRUST)		19886 FAIRWAY DR	GROSSE POINTE WOODS	MI	48236
BARAN, MICHAEL-MEGAN		19937 E WILLIAM CT	GROSSE POINTE WOODS	MI	48236
SCHADEN EUGENE F	SCHADEN ANN M	19924 W WILLIAM CT	GROSSE POINTE WOODS	MI	48236
OBERMOK CHRISTINA		19786 E IDA LN	GROSSE POINTE WOODS	MI	48236
PARKER MICHAEL L		19769 E IDA LN	GROSSE POINTE WOODS	MI	48236
JOHN C MONTEITH ELEMENTARY SCHOOL		1275 COOK RD	GROSSE POINTE WOODS	MI	48236
GROSSE POINTE PUBLIC SCHOOL SYSTEM		389 SAINT CLAIR ST	GROSSE POINTE	MI	48230-1501
JOHNSON MARGARET C		19925 E WILLIAM CT	GROSSE POINTE WOODS	MI	48236
CUSMANO JOSEPHINE		19776 E IDA LN	GROSSE POINTE WOODS	MI	48236
PIETROWSKY ROBERT J	PIETROWSKY JILL C	19907 W WILLIAM CT	GROSSE POINTE WOODS	MI	48236
KARAM KARAM	KARAM HANAA	19757 E IDA LN	GROSSE POINTE WOODS	MI	48236
RAMBAUM MARIANNE		19934 E WILLIAM CT	GROSSE POINTE WOODS	MI	48236
STINES EDOUARD		19895 W WILLIAM CT	GROSSE POINTE WOODS	MI	48236
HAMILTON STEPHEN R		19766 E IDA LN	GROSSE POINTE WOODS	MI	48236
CALLERT ALFRED	CALLERT CAROLE	19922 E WILLIAM CT	GROSSE POINTE WOODS	MI	48236
MACK GREGORY P		19883 W WILLIAM CT	GROSSE POINTE WOODS	MI	48236
KWIATKOWSKI GARY		19756 E IDA LN	GROSSE POINTE WOODS	MI	48236
COUSINO RAYMOND F	COUSINO JOANN S	19910 E WILLIAM CT	GROSSE POINTE WOODS	MI	48236
KACZANOWSKI CHRISTINE		19888 E WILLIAM CT	GROSSE POINTE WOODS	MI	48236
SAVAGE MATTHEW IV	SAVAGE SUSAN	19955 W DOYLE PL	GROSSE POINTE WOODS	MI	48236
JANOSI ZOLTAN J	JANOSI JANICE M	19898 E WILLIAM CT	GROSSE POINTE WOODS	MI	48236
WIEME JAMES A		19947 W DOYLE PL	GROSSE POINTE WOODS	MI	48236
UNIVERSITY LIGGETT SCHOOL	LOWER SCHOOL/UPPER SCHOOL	1045 COOK RD	GROSSE POINTE WOODS	MI	48236
JOGAN, ROBERT A - JUDITH A		985 CRESCENT LN	GROSSE POINTE WOODS	MI	48236
MATHEWS JOSEPH C	MATHEWS MAUREEN	919 COOK RD	GROSSE POINTE WOODS	MI	48236
HAKIM DAVID		930 CRESCENT LN	GROSSE POINTE WOODS	MI	48236
HADLEY WILLARD J IV		965 CRESCENT LN	GROSSE POINTE WOODS	MI	48236
OCCUPANT		955 CRESCENT LN	GROSSE POINTE WOODS	MI	48236
LOMBARDI DOMINIC A		945 CRESCENT LN	GROSSE POINTE WOODS	MI	48236
HYDE ARTHUR S	HYDE CRISTY C	350 PROVENCAL RD	GROSSE POINTE WOODS	MI	48236
SZALANSKI GARY	SZALANSKI PAMELA	933 CRESCENT LN	GROSSE POINTE WOODS	MI	48236
WELCHLI ROBERT D	WELCHLI JOHN R	348 PROVENCAL RD	GROSSE POINTE WOODS	MI	48236
CHARLTON CHRISTOPHER TAB		344 PROVENCAL RD	GROSSE POINTE WOODS	MI	48236
UNIVERSITY LIGGETT SCHOOL	ATHLETICS BUILDING	1045 COOK RD	GROSSE POINTE WOODS	MI	48236
BRIARCLIFF 2014 L.L.C.	ATHLETICS FIELD	20250 HARPER AVE	DETROIT	MI	48225
KOPEC DAVID L	KOPEC KERIN A	19927 FAIRWAY DR	GROSSE POINTE WOODS	MI	48236
VADUVA JON	VADUVA ROXANNA	940 CRESCENT LN	GROSSE POINTE WOODS	MI	48236
MALBOUEF GEORGE	MALBOUEF RUTH K	19919 W WILLIAM CT	GROSSE POINTE WOODS	MI	48236
AT&T	Mr. Tim Black - Area Manager	100 S. Main Room 314	Mount Clemens	MI	48043
MichCon	Permit Liaison	3150 E. Michigan Ave	Ypsilanti Township	MI	48198

1045 Cook Rd. - 300' Radius

ownersname	ownersna_1	ownerstree	ownercity	ownerstate	ownerzipco
Detroit Edison Company	Michael Blunden, Corp. Permit Coordinator	One Energy Plaza Dr.	Detroit	MI	48226
THE RIVERS OF GROSSE POINTE	JOHN TUPIN	900 COOK RD	GROSSE POINTE WOODS	MI	48236
DRSN REAL ESTATE GP LLC		31100 TELEGRAPH RD STE 250	BINGHAM FARMS	MI	48025
TIBBITS CAROLE		11 N RIVER CT	GROSSE POINTE WOODS	MI	48236
MOURAD FLORENCE		12 N RIVER CT	GROSSE POINTE WOODS	MI	48236
MAXON JOANNE		13 N RIVER CT	GROSSE POINTE WOODS	MI	48236
RIZZO PAUL		14 N RIVER CT	GROSSE POINTE WOODS	MI	48236
PAHL-ZINN MARY ANN		15 N RIVER CT	GROSSE POINTE WOODS	MI	48236
MCMULLEN GEORGE R JR	MCMULLEN JAN	16 N RIVER CT	GROSSE POINTE WOODS	MI	48236
MAGER JOANNE M (LIVING TRUST)		17 N RIVER CT	GROSSE POINTE WOODS	MI	48236
SACKA TIMOTHY	SACKA NORMA	18 N RIVER CT	GROSSE POINTE WOODS	MI	48236
SPEER MARTHA J (TRUST)		19 N RIVER CT	GROSSE POINTE WOODS	MI	48236
KORDAS JOANNE K		20 N RIVER CT	GROSSE POINTE WOODS	MI	48236
DUNDON RITA M		1 S RIVER CT	GROSSE POINTE WOODS	MI	48236
VICK BRUCE R	VICK NANCY E	2 S RIVER CT	GROSSE POINTE WOODS	MI	48236
MOMEYER JOHN S		3 S RIVER CT	GROSSE POINTE WOODS	MI	48236
PAOLUCCI BENJAMIN J	PAOLUCCI JEANN	4 S RIVER CT	GROSSE POINTE WOODS	MI	48236
REARDON MICHAEL P		5 S RIVER CT	GROSSE POINTE WOODS	MI	48236
SHERIDAN MARY SUE		6 S RIVER CT	GROSSE POINTE WOODS	MI	48236
OLSON LANCE K	OLSON JUDITH D	7 S RIVER CT	GROSSE POINTE WOODS	MI	48236
STEINBERG SANDRA		8 S RIVER CT	GROSSE POINTE WOODS	MI	48236
PEREZ-BORJA CARLOS		9 S RIVER CT	GROSSE POINTE WOODS	MI	48236
HUNTINGTON JOHN T (TRUST)		10 S RIVER CT	GROSSE POINTE WOODS	MI	48236
MESTDAGH WILLIAM		21 RIVER LN	GROSSE POINTE WOODS	MI	48236
MOLITOR ARTHUR H		22 RIVER LN	GROSSE POINTE WOODS	MI	48236
KAY JANICE		23 RIVER LN	GROSSE POINTE WOODS	MI	48236
GARDELLA PATRICIA J (TRUST)		24 RIVER LN	GROSSE POINTE WOODS	MI	48236
MATTA MARY A		25 RIVER LN	GROSSE POINTE WOODS	MI	48236
LITTLE MYRA J		26 RIVER LN	GROSSE POINTE WOODS	MI	48236
JOHNSON DAVID M	JOHNSON MARY K	27 RIVER LN	GROSSE POINTE WOODS	MI	48236
CLANCY JAMES P		28 RIVER LN	GROSSE POINTE WOODS	MI	48236
EGNATIOS ROZANNE L		29 RIVER LN	GROSSE POINTE WOODS	MI	48236
FOWLER DONALD		30 RIVER LN	GROSSE POINTE WOODS	MI	48236
BINGHAM JOHN		32 RIVER LN	GROSSE POINTE WOODS	MI	48236
STEIGER HERBERT		34 RIVER LN	GROSSE POINTE WOODS	MI	48236
URBANCIC JOAN (TRUST)		36 RIVER LN	GROSSE POINTE WOODS	MI	48236
HENCHEL HARRIET P (LIFE ESTATE)		38 RIVER LN	GROSSE POINTE WOODS	MI	48236
ROMANO FRANK A	ROMANO CAROL L	40 RIVER LN	GROSSE POINTE WOODS	MI	48236
SINGELYN THOMAS E (DDS)		42 RIVER LN	GROSSE POINTE WOODS	MI	48236
KAZIN PETER	KAZIN PAMELA	44 RIVER LN	GROSSE POINTE WOODS	MI	48236
WARREN ARNETTA E (TRUST)		46 RIVER LN	GROSSE POINTE WOODS	MI	48236
MUELLER LOUIS	MUELLER JANET	48 RIVER LN	GROSSE POINTE WOODS	MI	48236
DAVIS DOROTHY J (REV LIV TRUST)		50 RIVER LN	GROSSE POINTE WOODS	MI	48236
DISANTO CAROL		418 BARCLAY ROAD	GROSSE POINTE FARMS	MI	48236
CONWAY JAMES	CONWAY GAYLE	419 BARCLAY ROAD	GROSSE POINTE FARMS	MI	48236
TROMBLY MARY LOU		420 BARCLAY ROAD	GROSSE POINTE FARMS	MI	48236
VENETTIS JAMES		421 BARCLAY ROAD	GROSSE POINTE FARMS	MI	48236
ZAREMBA SYMA	ZAREMBA ANDREW	423 BARCLAY ROAD	GROSSE POINTE FARMS	MI	48236
RUTLEDGE ALVIN	RUTLEDGE CATHERINE	424 BARCLAY ROAD	GROSSE POINTE FARMS	MI	48236

1045 Cook Rd. - 300' Radius

ownersname	ownersna_1	ownerstreet	ownercity	ownerstate	ownerzipco
JAY ANTHONY	JAY NANCY	487 CHALFONTE AVE	GROSSE POINTE FARMS	MI	48236
THOMPSON JANET M		489 CHALFONTE AVE	GROSSE POINTE FARMS	MI	48236
BRUNO JOYCE		493 CHALFONTE AVE	GROSSE POINTE FARMS	MI	48236
KERR JOEL		495 CHALFONTE AVE	GROSSE POINTE FARMS	MI	48236
ROSSELLO THOMAS	ROSSELLO KAREN	499 CHALFONTE AVE	GROSSE POINTE FARMS	MI	48236
LEONARD FREDERICK	LEONARD LINDA	354 PROVENCAL RD	GROSSE POINTE FARMS	MI	48236
HAMPTON STEPHANIE		360 PROVENCAL RD	GROSSE POINTE FARMS	MI	48236
FRUEHAUF HARRY		364 PROVENCAL RD	GROSSE POINTE FARMS	MI	48236
SWANSON TIMOTHY	SWANSON VIDA	372 PROVENCAL RD	GROSSE POINTE FARMS	MI	48236
MESTDAGH JAMES	MESTDAGH KRISTINE	380 PROVENCAL RD	GROSSE POINTE FARMS	MI	48236
BEARDSLEE LINDSEY	BEARDSLEE WILLIAM	382 PROVENCAL RD	GROSSE POINTE FARMS	MI	48236
BACKER JR JOSEPH	BACKER MARCIA	386 PROVENCAL RD	GROSSE POINTE FARMS	MI	48236
FRUEHAUF KENNETH	FRUEHAUF JENNIFER	388 PROVENCAL RD	GROSSE POINTE FARMS	MI	48236
BOWEN III DANIEL	FRENCH KAREN	390 PROVENCAL RD	GROSSE POINTE FARMS	MI	48236
OCCUPANT		396 PROVENCAL RD	GROSSE POINTE FARMS	MI	48236
INGLE III JOHN W	INGLE TARA	2000 BRUSH ST STE 440	DETROIT	MI	48226



RECEIVED

SEP 19 2017

CITY OF GROSSE PTE. WOODS

AFFIDAVIT OF LEGAL PUBLICATION

Grosse Pointe News

21316 Mack Ave
Grosse Pointe Woods, Michigan 48236
(313) 882-3500

COUNTY OF WAYNE
STATE OF MICHIGAN, SS.

John Minnis
being duly sworn deposes and says that attached advertisement of

City of Grosse Pointe Woods
was duly published in accordance with instructions, in the GROSSE POINTE NEWS on
the following date:

September 7, 2017

#1 GPW 9/7 PLANNING COMM

City of ~~Grosse Pointe Woods~~, Michigan

NOTICE OF PUBLIC HEARING

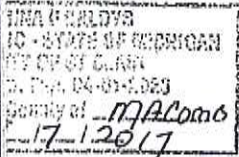
Notice is hereby given that the Grosse Pointe Woods Planning Commission under the provisions of Public Act 110 of 2006, MCL 125.3101 as amended, and Grosse Pointe Woods City Code Section 50-88 that a Public Hearing will be held on Tuesday, September 26, 2017 at 7:30 p.m. in the Council/Court Room of the Municipal Building, 20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236 concerning the request of Grosse Pointe University Liggett School to build a Campus Center building at the Grosse Pointe University Liggett School located at 1045 Cook Road, Grosse Pointe Woods, MI. The request requires site plan approval and approval as a special land use as part of the Community Facilities Zoning District. The Planning Commission's recommendation is subject to City Council approval to be scheduled at a later date. The public hearing materials are available for public inspection at the Municipal Building, 20025 Mack Plaza, between 8:30 a.m. and 5:00 p.m. Monday through Friday. All interested persons are invited to attend and will be given opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's office, up to the close of business preceding the hearing. A group spokesperson is encouraged on agenda items concerning organized groups. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at 313 343-2440 seven days prior to the meeting.

Lisa K. Hathaway
City Clerk

herein, and that he is the Publisher of said newspaper.

ne this 7th day of September A.D., 2017

[Signature] 9/7/2017



Notary Public




**CITY OF GROSSE POINTE WOODS
DEPARTMENT OF PUBLIC SAFETY**



Date: August 7th, 2017

To: Gene Tutag, Building Official

From: Director John Kosanke 

Subject: University of Liggett Field House-1045 Cook Rd.

I have reviewed the Site Plan for the University of Liggett Field House and recommend the project move forward. At this point, I do not find any concerns that would impact the area once the project is complete. I look forward to being involved in the project and will address any issues should they arise.

Sue Stewart



From: Frank Schulte
Sent: Tuesday, August 08, 2017 4:02 PM
To: Gene Tutag
Cc: Sue Stewart
Subject: Liggett Field House

Hi Gene,

Here are my comments after reviewing the plans for the Liggett Field House. The only DPW concern is the 60" interceptor sewer located between the proposed new field house and the hockey arena. The city would require a sewer easement agreement with Liggett that would maintain access to the sewer if repairs would ever be necessary and should state the city would not be responsible for any restoration following repairs.

If you have any questions please let me know.

Frank

Thanks,

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

7. H.

CITY OF GROSSE POINTE WOODS
Building Department
MEMORANDUM

DATE: September 20, 2017
TO: Planning Commission
FROM: Gene Tutag, Building Inspector
SUBJECT: Public Hearing for Special Land Use: ULS Field House, 1045 Cook Road

Attached for your consideration is a request for a Special Land Use Permit/Site Plan Review for the construction of a 30,819 square foot building and site improvements. The project is on the south side of the University Liggett campus located at 1045 Cook Road. The proposed use of the building is the John A. and Marlene L. Boll Campus Center Building that will be used as an athletic facility.

The University Liggett School is located within the CF Community Facilities District. Grosse Pointe Woods Ordinance, Section 50-339(2) states that: "Upon approval of the planning commission, after a public hearing with notice and site plan review as required by this chapter, any of the following existing uses may be expanded by the erection of additions to existing structures or by the erection of additional structures upon properties situated in community facilities districts as described in the zoning map as amended by this chapter and in accordance with the metes and bounds descriptions on file in the office of the division of safety inspection, and upon compliance with the provisions of this chapter. In giving such approval, the planning commission may impose, in addition to other conditions allowable by law, any reasonable restrictions or requirements so as to ensure that the contiguous residential areas will be adequately protected, and also may require the dedication of lands for street and alley purposes which, in the commission's opinion, is necessary to provide adequately for vehicular traffic movement and off-street parking." The procedure we are following is listed in Section #50-32 Special Land Use Approval, and the Site Plan Review Requirements specified in Sections #50-34 thru #50-42.

With regard to Special Land Use Approval, Section #50-32(6) indicates that the Planning Commission is required to "pass a resolution setting forth its findings regarding the standards set forth in this chapter, and shall recommend to the City Council approval, approval with conditions, or disapproval with its reasons". Accordingly, the Planning Commission makes recommendations and then the application is forwarded to the City Council for a second public hearing and subsequent approval or denial.

In accordance with Section #50-36(a), a pre-application meeting with the applicant was held on June 29, 2017. Due to the project's complexity, it will be considered a major project. The project was also presented to the Planning Commission on July 25, 2017.

The proposed development is surrounded by property zoned C.F. (Community Facilities) to the south (University Liggett School); R-1B and C.F. to the east (The Rivers); R-1B and C.F. to the west (Monteith Elementary School), and R-1B to the north (One Family Residential).

The University Liggett School and this development is compliant with existing zoning, the Future Land Use Plan, and the City's Master Plan.

Parking: Activities that will take place in the new Campus Center building are already occurring somewhere on campus so no increase in parking demand or traffic is expected. The 322 existing parking spaces at the campus currently support the student and staff load. A new parking lot with 82 additional parking spaces is proposed west of the new building. A total of 401 parking spaces will be on the campus. Because any activities taking place within the new building are already occurring within the campus, and with the addition of 82 spaces, parking is compliant per Section #50-530(8)b.3. and #50-530(8)b.4.

Sect #50-530 (8)b.3.

Elementary and Junior High Schools

One space for each Teacher:	46 Teachers	46 Parking Spaces Required
One Space for each Administrator:	6 Administrators	6 Parking Spaces Required

Sect #50-530 (8)b.4.

Senior High Schools

One space for each Teacher:	33 Teachers	33 Parking Spaces Required
One space for each Administrator:	27 Administrators	27 Parking Spaces Required
One space for every four students:	287 per 4 Students	72 Parking Spaces Required

184 Required 401 Provided

Public Safety: Our Public Safety Department and our Traffic Safety Consultant (TIA) have reviewed the plans. The crosswalk connecting the campus has been relocated and will have a solar powered Rectangular Rapid Flashing Beacon (RRFB). Landscaping has been added on both sides of the street to direct pedestrians to cross at the crosswalk. Signage, Fire Department access, fire hydrants and traffic concerns have been addressed, and according to the attached correspondence, there are no concerns with the project moving forward.

Public Services: Public Services has also reviewed the plans with the only concern being the 60" interceptor sewer located between the proposed building and the existing hockey arena. The City will require a sewer easement agreement with University Liggett that would maintain access to the sewer if repairs would ever be necessary, and should state that the City would not be responsible for any restoration following repairs (copy attached).

Lighting: The plan submitted includes three (3) twenty-five feet (25') in height LED pole fixtures in the new parking lot that match existing lighting on the north campus, and four (4) LED bollard lights along the west and south doors. The lighting plan shows that lighting levels will be very low at the property line to prevent off-site lighting spillage. All proposed lighting is LED and will cast downward.

Architecture: The applicant is proposing a 30,819 square foot building. The front and the west elevations of the building are visible from Cook Road. The building is proposed as glass, metal, masonry, and metal panels. A materials board will be provided at the meeting.

Elevations: The south (front) elevation is proposed to be thirty-six feet (36') in height to the roof. This elevation is a glass aluminum panel curtain wall. There will be ten (10) panels across the front elevation and two (2) end metal panels that are extended out from the building. This will add visual interest and depth. The glass on this elevation of some size and scale will create a visually interesting elevation and should allow for a good amount of natural light into the gymnasium. The main entrance area (west) is well defined as the point of emphasis of the building. An outdoor plaza is also shown on the plans.

The north (rear) and east (side) elevations are well designed and architecturally harmonious with the other elevations. They include the same architectural finishes found on the south and west elevations. This is classic example of four sided architecture.

The building has varied rooflines, overhangs, canopies, variation in color and texture that, along with the difference of window sizes and height, help to avoid long unarticulated facades.

The roof-mounted mechanical equipment is located on the north (rear) of the building and is screened from view.

Landscaping: The landscape plan including street trees, parking lot trees, site trees, and site shrubs all comply with the code requirements. The landscape plan includes a mixture of deciduous, ornamental, and evergreen trees and shrubs. The shrubs proposed are a good mixture of evergreen and deciduous that should create an esthetically pleasing landscaped lot. Street trees are also provided along Cook Road. The only concern with the landscape plan is the long-term sustainability of the proposed landscaping between the curb and sidewalk along Cook Road. This was suggested by our Traffic Safety Consultant in order to direct pedestrians to use the crosswalks.

Zoning Compliance:

	<u>Allowed</u>	<u>Proposed</u>
Building Setback:		
Front Yard	75"	81"
Side Yard		
West	75'	651' (approx.)
East	20'	40'
Rear Yard	75'	420' (approx.)
Building Height:	35'	36'*

*The height of the roof at the highest point (south) will be compliant with final grading of the landscaped area below that roof. The balance of the roof is at, or below, 35'

It is the intent of the Special Land Use review to provide an analysis of such uses so that the community is assured that the uses are compatible with their locations and surrounding land uses and the requirements of Chapter #50.

Finding that the plan complies with the criteria of Sections #50-32 and #50-34 thru #50-43, for Special Land Uses and Site Plan approval have been met and the design is compatible with the location and proposed use. Staff recommends the Planning Commission submit a resolution approving of this request to City Council for Special Land Use and Site Plan Review, subject to the recommended conditions of the approval.

RECOMMENDED CONDITIONS OF APPROVAL:

1. Prior to submitting a building permit application, the applicant shall schedule a pre-construction meeting with the City;
2. Prior to submitting a building permit application, the applicant shall submit a storm water drainage plan that complies with Chapter #26 of the City code;
3. An easement agreement shall be prepared by the applicant, acceptable to the City Attorney, and approval of the City Council for construction between the Campus Center building and the McCann Ice Arena over the City's easement and sewer;
4. The City to require a hardscape alternative to the proposed landscaping in the area between the sidewalk and curb in the event the proposed landscape plantings fail to develop; and
5. Construction commence within 60 days of City Council approval and be completed within 2 years.
6. Submit a corrected Sheet C1 showing proper parking counts in new lot and building height.

SPECIAL LAND USE REQUEST

CBRE
2000 Town Center, Suite 500
Southfield, MI 48075

248 914.3184 Cell
248 353.8134 Fax

Scott.Cave@cbre.com
www.cbre.com


Date: July 20th, 2017
To: Mr. Gene Tutag, Chief Building Official
City of Grosse Pointe Woods MI
From: Scott Cave, CBRE. University Liggett Project Representative
Subject: Special Land Use – Request

Dear Mr. Tutag,

On behalf of the University Liggett School, I am requesting consideration to receive Special Land Use designation for the John A. and Marlene L. Boll Campus Center at the next scheduled Planning Commission Meeting.

Thank you for your consideration.

Respectfully,



Respectfully,

Scott Cave | Senior Project Manager, LEED AP
CBRE | Detroit Project Management
2000 Town Center - Suite 500 | Southfield, MI 48075
T 248 936 6844 | F 248 353 8134 | C 248 914 3184

7. J.

CHARLES T. BERSCHBACK

ATTORNEY AT LAW
24053 EAST JEFFERSON AVENUE
ST. CLAIR SHORES, MICHIGAN 48080-1530

(586) 777-0400
FAX (586) 777-0430
blbwlaw@yahoo.com

CHARLES T. BERSCHBACK

DON R. BERSCHBACK
OF COUNSEL

September 21, 2017

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

RE. University of Liggett
Public Hearing

Dear Planning Commission:

I have reviewed Mr. Tutag's Memo dated September 21, 2017, and will be in attendance at the meeting on September 26th. Since staff is recommending approval, I have attached the Resolution recommending approval along with Mr. Tutag's conditions of approval.

I have also attached a rough draft of a Resolution denying the request. In the event the Planning Commission elects to deny the request, reasons for the denial should be stated on the record in conjunction with any motion for denial based on the information presented at the hearing and discussion among the Planning Commission members.

Very truly yours,

Chip Berschback
CHIP BERSCHBACK

CTB:nmg

Enclosures

cc: Bruce Smith
Gene Tutag
Stephen L. Gerhart

**THE CITY OF GROSSE POINTE WOODS
PLANNING COMMISSION RESOLUTION
RECOMMENDING APPROVAL OF
THE SPECIAL LAND USE REQUEST FROM
UNIVERSITY LIGGETT SCHOOL**

Minutes of a regular meeting of the Planning Commission/City Council of the City of Grosse Pointe Woods, County of Wayne, State of Michigan, held on September 26, 2017.

PRESENT: Members _____

ABSENT: Member _____

The following resolution was offered by Member _____ and seconded by Member _____:

WHEREAS, Petitioner has submitted a Special Land Use request for property located at 1045 Cook Road for an athletic field known as The John A. and Marlene L. Boll Campus Center; and,

WHEREAS, the Grosse Pointe Woods Planning Commission conducted a public hearing,

NOW THEREFORE IT IS HEREBY RESOLVED AS FOLLOWS:

The factual findings and reasons for these recommendations are based on the record and supporting documentation submitted as of this date including the agenda items received and placed on file, as well as the comments and representations made at the public hearing before this body on September 26, 2017.

Therefore the Planning Commission recommends that the City Council **APPROVE** the Special Land use based on the following conditions;

RECOMMENDED CONDITIONS OF APPROVAL:

1. Prior to submitting a building permit application, the applicant shall schedule a pre-construction meeting with the City;
2. Prior to submitting a building permit application, the applicant shall submit a storm water drainage plan that complies with Chapter #26 of the City code;
3. An easement agreement shall be prepared by the applicant, acceptable to the City Attorney, and approval of the City Council for construction between the Campus Center building and the McCann Ice Arena over the City's easement and sewer;
4. The City to require a hardscape alternative to the proposed landscaping in the area

between the sidewalk and curb in the event the proposed landscape plantings fail to develop; and

5. Construction commence within 60 days of City Council approval and be completed within 2 years.
6. Submit a corrected Sheet C1 showing proper parking counts in new lot and building height.

Immediate Consideration: Having reviewed this Resolution, the Planning Commission moves for immediate adoption of this Resolution. The Clerk is directed to publish in the Grosse Pointe News as prepared by the City Attorney in accordance with MCL 125.3401.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

STEPHEN L. GERHART, Deputy Clerk

CERTIFICATION

I, Stephen L. Gerhart, Deputy Clerk of the City of Grosse Pointe Woods, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Planning Commission on _____, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and will be, or have been, made available as required by said Act.

STEPHEN L. GERHART, Deputy Clerk

**THE CITY OF GROSSE POINTE WOODS
PLANNING COMMISSION RESOLUTION
RECOMMENDING DENIAL OF
THE SPECIAL LAND USE REQUEST FROM
UNIVERSITY LIGGETT SCHOOL**

Minutes of a regular meeting of the Planning Commission/City Council of the City of Grosse Pointe Woods, County of Wayne, State of Michigan, held on September 26, 2017.

PRESENT: Members _____

ABSENT: Member _____

The following resolution was offered by Member _____ and seconded by Member _____:

WHEREAS, Petitioner has submitted a Special Land Use request for property located at 1045 Cook Road for an athletic field known as The John A. and Marlene L. Boll Campus Center; and,

WHEREAS, the Grosse Pointe Woods Planning Commission conducted a public hearing,

NOW THEREFORE IT IS HEREBY RESOLVED AS FOLLOWS:

The factual findings and reasons for these recommendations are based on the record and supporting documentation submitted as of this date including the agenda items received and placed on file, as well as the comments and representations made at the public hearing before this body on September 26, 2017.

Therefore the Planning Commission recommends that the City Council DENY the Special Land use for the following reasons:

- 1.
- 2.
- 3.

Immediate Consideration: Having reviewed this Resolution, the Planning Commission moves for immediate adoption of this Resolution.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

STEPHEN L. GERHART, Deputy Clerk

CERTIFICATION

I, Stephen L. Gerhart, Deputy Clerk of the City of Grosse Pointe Woods, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Planning Commission on _____, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and will be, or have been, made available as required by said Act.

STEPHEN L. GERHART, Deputy Clerk

Project: ULS FIELDHOUSE
Address: 1045 COOK

Major ☒ Minor ☐

SITE PLAN REVIEW MEETING CHECKLIST

INFORMATION	REQ'D	REC'D	COMMENTS
SEAL of Registered Architect or Professional Engineer	X	X	
LEGAL DESCRIPTION, Address & Zoning Information	X	X	
TITLE BLOCK (Applicant's name, project name, preparer's name, drawing scale and date of original drawing, and any revisions)	X	X	
SCALE: Drawn to a minimum of: 1" = 10' sites < 5 acres, 1" = 100' sites > 5 acres Provide a General Location Map at a scale of: 4" = 1 mile, giving the site location.	X	X	
EXISTING & PROPOSED TOPOGRAPHY drawn to at least 2' contour intervals shall be shown for sites of 1 acre or more. Topography on the site plan and within 100' of the site shall be included, referenced to a USGS benchmark.	X	X	
EXISTING AND PROPOSED VEGETATION: Trees & shrubs shall be used on the site plan where the trees and shrubs exist or where such vegetation will be planted. All such trees and shrubs shall be labeled as to size and whether existing or proposed.	X	X	
MATERIAL SAMPLES: List of primary exterior materials (i.e. brick, stone, roofing, paint chips). <i>Bring samples to the Planning Commission Meeting.</i>	X		AT MEETING

INFORMATION	REQ'D	REC'D	COMMENTS
ADDITIONAL DIMENSIONAL INFORMATION: The following additional information shall be required (all dimensional) for all site plans:			
1) Dimensioned floor plans.	X	X	PHOTOMETRIC INCLUDED
2) A survey showing existing lot lines, structures, parking areas and other improvements on the site and within 100 feet of the site.	X	X	
3) Dimensions and centerline of existing and proposed roads and right-of-ways.	X	X	
4) Acceleration, deceleration and passing lanes, where required.			
5) Proposed location of access drives and on-site driveways.	X	X	
6) Loading and unloading areas.	X	X	
7) Location of existing and proposed interior sidewalks and sidewalks in the right-of-way.	X	X	
8) Exterior lighting locations, and light pole detail and specifications. <i>(NOTE: The Building Official or Planning Commission may also require a more detailed lighting plan and/or photometric studies to assure adequate protection of surrounding properties.)</i>	X	X	
9) All utilities serving the area located on the site.	X	X	
10) Trash receptacle location and method of screening, including information detailing specific material samples that compliment the proposed construction.	N/A	N/A	
11) Transformer pad locations, mechanical equipment location, and method of screening.	X	X	

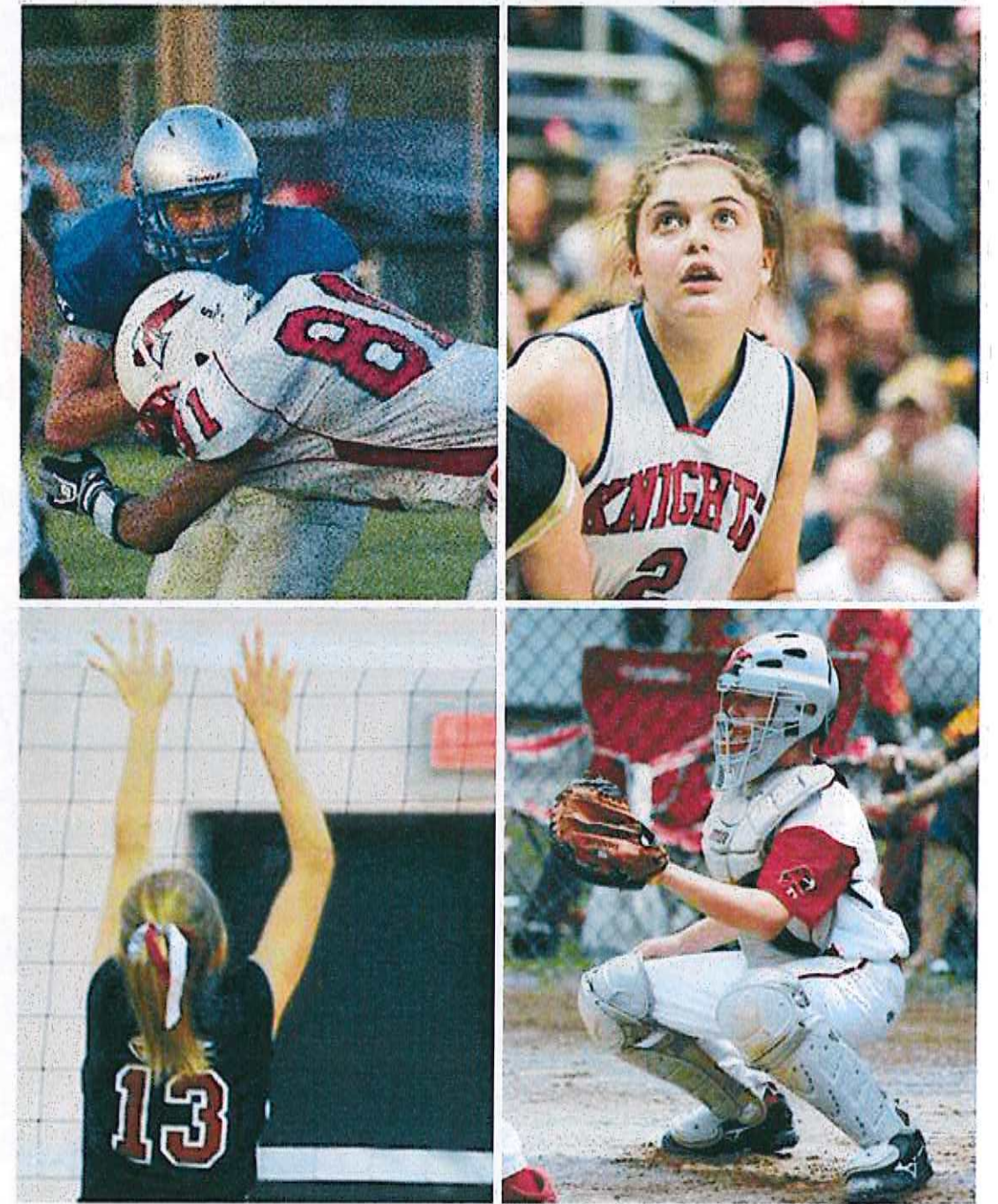
12) Location of front, side and rear setbacks, height restriction and yard dimensions.	X	X	
13) Dimensioned parking spaces and parking coverage, preliminary drainage plan, drives and method of paving, and cross sections and details of all curbs and ramps.	X	X	
14) Location of lawns and landmark trees, hardscape and landscape areas, including specific plant material proposed. <i>(A landmark tree is any tree that has a trunk over 12" in diameter as measured from 4.5' from the average ground level.)</i>	X	X	
15) Greenbelt, wall or berm locations and cross sections.	X	X	
16) All existing and proposed easements.	X	X	
17) Designation of fire lanes and fire hydrant locations.	X	X	
18) Building elevations including location, height and outside dimensions of all proposed buildings and structures, including color renderings.	X	X	
19) Location, size, height and lighting of all proposed signs.	N/A	N/A	
20) Swimming pool fencing details, including height and type of fence, if applicable.	N/A	N/A	

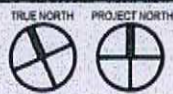
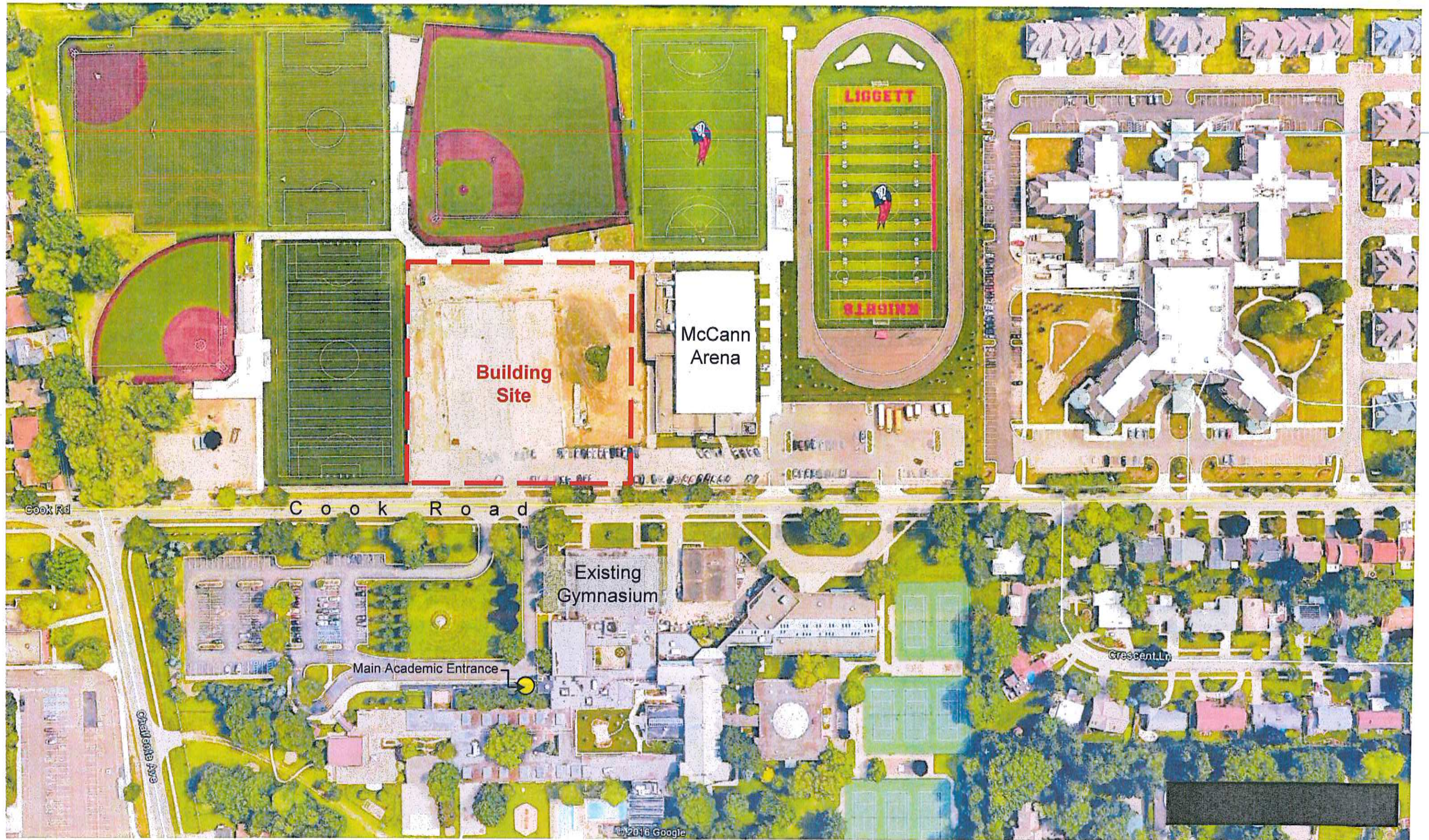
RECEIVED

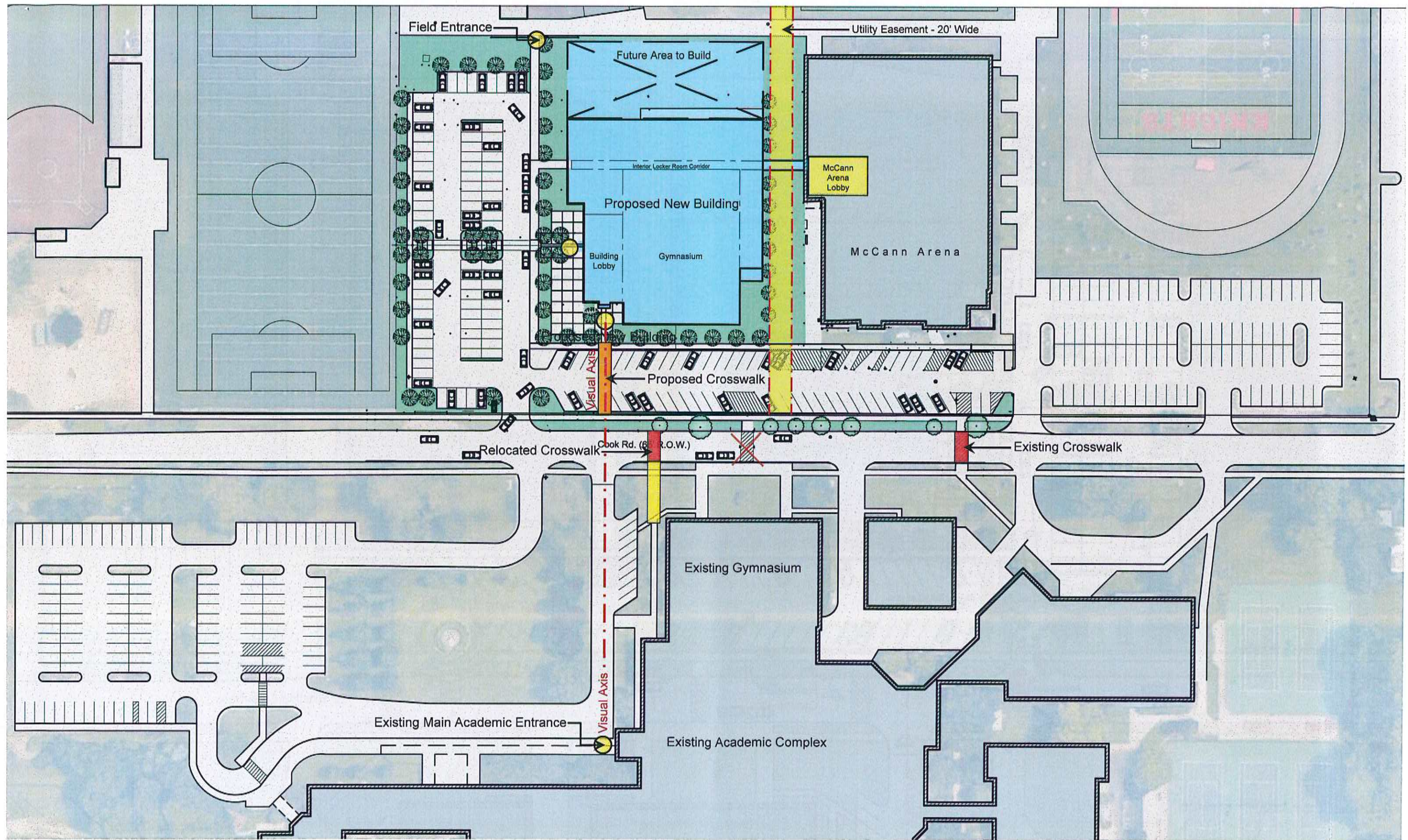
AUG 04 2017
CITY OF GROSSE PTE. WOODS
BUILDING DEPT

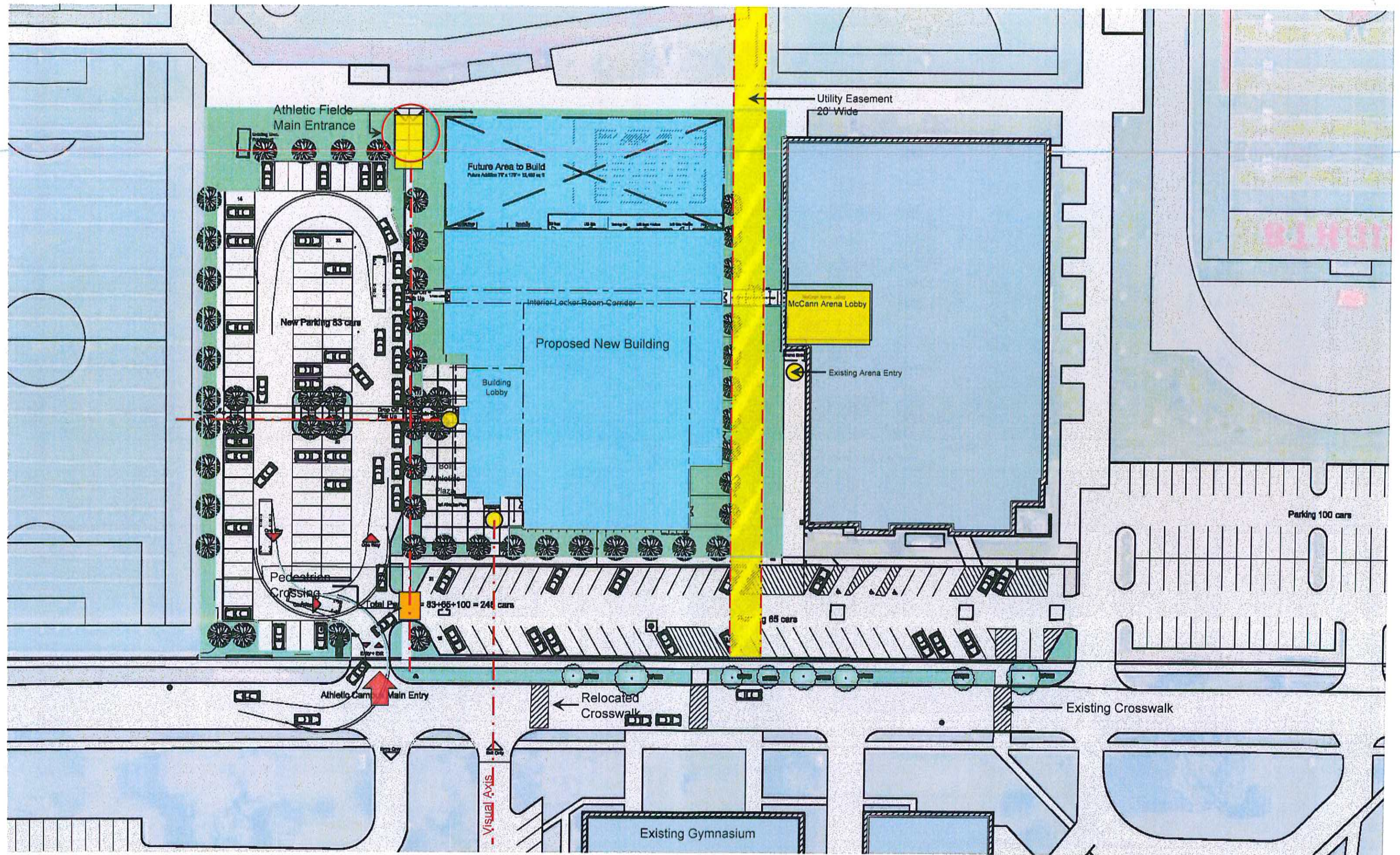
*John A. and Marlene L. Boll
Campus Center
University Liggett School*

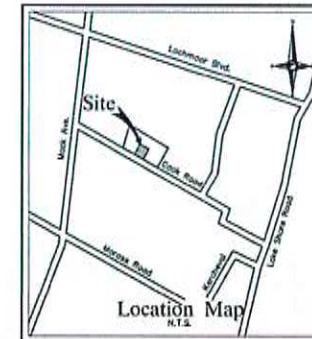
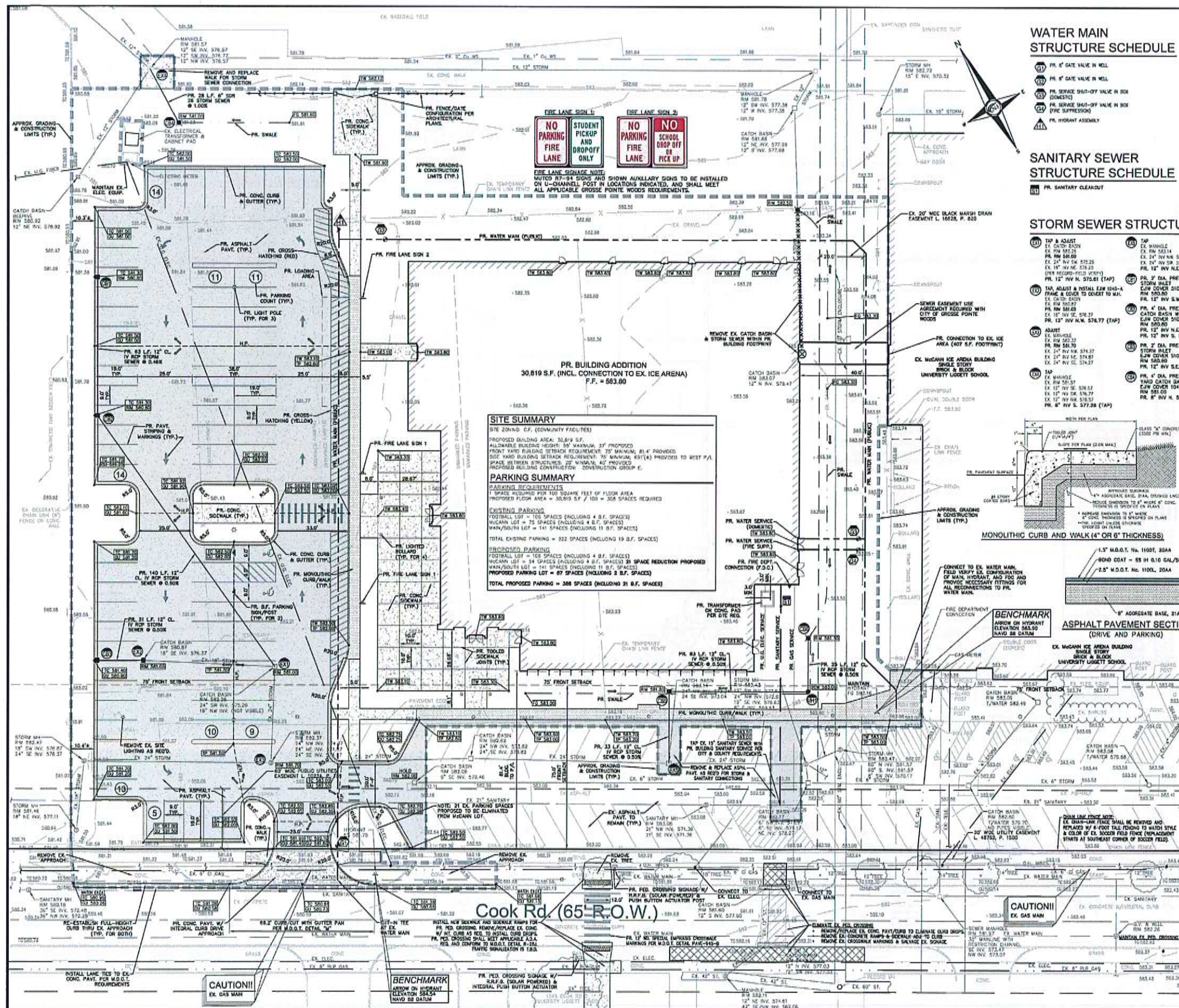
City of Grosse Pointe Woods Michigan











WATER MAIN STRUCTURE SCHEDULE

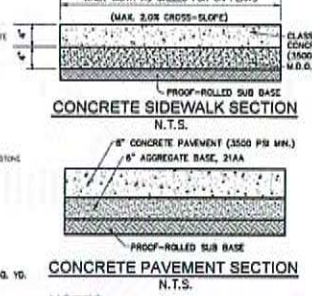
PR. 8" GATE VALVE IN WELL
PR. 8" GATE VALVE IN WELL
PR. SERVICE SHUT-OFF VALVE IN BOX (CONCRETE)
PR. SERVICE SHUT-OFF VALVE IN BOX (PIPE SUPPRESSION)
PR. HYDRANT ASSEMBLY

SANITARY SEWER STRUCTURE SCHEDULE

PR. SANITARY CLEANOUT

STORM SEWER STRUCTURE SCHEDULE

PR. 4" DIA. PRE-CAST STORM YARD CATCH BASIN W/ 2' SLUMP EAW COVER 1040-N	PR. 12" INV. S.W. 576.75
PR. 4" DIA. PRE-CAST STORM YARD CATCH BASIN W/ 2' SLUMP EAW COVER 1040-N	PR. 12" INV. S.W. 576.75
PR. 4" DIA. PRE-CAST STORM YARD CATCH BASIN W/ 2' SLUMP EAW COVER 1040-N	PR. 12" INV. S.W. 576.75
PR. 4" DIA. PRE-CAST STORM YARD CATCH BASIN W/ 2' SLUMP EAW COVER 1040-N	PR. 12" INV. S.W. 576.75
PR. 4" DIA. PRE-CAST STORM YARD CATCH BASIN W/ 2' SLUMP EAW COVER 1040-N	PR. 12" INV. S.W. 576.75
PR. 4" DIA. PRE-CAST STORM YARD CATCH BASIN W/ 2' SLUMP EAW COVER 1040-N	PR. 12" INV. S.W. 576.75
PR. 4" DIA. PRE-CAST STORM YARD CATCH BASIN W/ 2' SLUMP EAW COVER 1040-N	PR. 12" INV. S.W. 576.75
PR. 4" DIA. PRE-CAST STORM YARD CATCH BASIN W/ 2' SLUMP EAW COVER 1040-N	PR. 12" INV. S.W. 576.75
PR. 4" DIA. PRE-CAST STORM YARD CATCH BASIN W/ 2' SLUMP EAW COVER 1040-N	PR. 12" INV. S.W. 576.75
PR. 4" DIA. PRE-CAST STORM YARD CATCH BASIN W/ 2' SLUMP EAW COVER 1040-N	PR. 12" INV. S.W. 576.75



NOTES
PROPOSED WATER MAIN LOOP AND HYDRANT SHALL BE LOCATED WITHIN A PUBLIC EASEMENT IN ACCORDANCE WITH CITY REQUIREMENTS.
ALL WORK SHALL CONFORM TO APPLICABLE CROSS POINTS WOODS AND WAYNE COUNTY CURRENT STANDARDS AND SPECIFICATIONS.
ALL RADIAL DIMENSIONS SHOWN ARE TO PROPOSED BACK OF CURB.
ALL LINEAR DIMENSIONS ARE TO PROPOSED FACE OF CURB UNLESS OTHERWISE INDICATED.
NO SLUMPSTER REQUIRED BY OWNER, AND THEREFORE, NONE PROPOSED.

PAVING LEGEND

[Pattern]	PROPOSED CONCRETE PAVEMENT
[Pattern]	PROPOSED CONCRETE SIDEWALK
[Pattern]	PROPOSED MONOLITHIC CURB/WALK
[Pattern]	PROPOSED ASPHALT PAVEMENT

LEGEND

[Symbol]	MANHOLE	EXISTING SANITARY SEWER
[Symbol]	HYDRANT	SAN. CLEAN OUT
[Symbol]	GATE VALVE	EXISTING WATERMAIN
[Symbol]	WATERMAIN CATCH BASIN	EXISTING STORM SEWER
[Symbol]	EX. N. Y. CATCH BASIN	EXISTING BURIED CABLES
[Symbol]	UTILITY POLE	OVERHEAD LINES
[Symbol]	GUY POLE	LIGHT POLE
[Symbol]	WIRE	STATION
[Symbol]	C.O. MANHOLE	EXISTING GAS MAIN
[Symbol]	HYDRANT	PR. SANITARY SEWER
[Symbol]	GATE VALVE	PR. WATER MAIN
[Symbol]	WATERMAIN	PR. STORM SEWER
[Symbol]	C.B. MANHOLE	PR. R. Y. CATCH BASIN
[Symbol]	PROPOSED LIGHT POLE	
[Symbol]	PR. TOP OF CURB ELEVATION	
[Symbol]	PR. OUTLET ELEVATION	
[Symbol]	PR. TOP OF WALK ELEVATION	
[Symbol]	PR. TOP OF PAVEMENT ELEVATION	
[Symbol]	PR. TOP OF FINISH GRADE ELEVATION	

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

NOT FOR CONSTRUCTION

PAUL TULIKANGAS
ENGINEER
NO. 057829
M.D.E.T. CLASS 5

PROJECT
Bolt Campus Center

CLIENT
University Liggett School
1045 Cook Rd.
Grosse Pointe Woods,
Wayne County, Michigan

PROJECT LOCATION
Private Claims 619 & 620
T. 1 South, R. 13 East
City of Grosse Pointe Woods,
Wayne County, Michigan

SHEET
Overall Site Plan

811
Know what's below
Call before you dig.

REVISIONS

08-15-17	REVISED PER ARCHITECT
08-16-17	REVISED PER ARCHITECT
08-22-17	SPA
07-08-17	REVISED SPA / BASIC SUBMITTAL
07-17-17	SPA RE-SUBMITTAL

DRAWN BY:
P. Tulikangas

DESIGNED BY:
P. Tulikangas

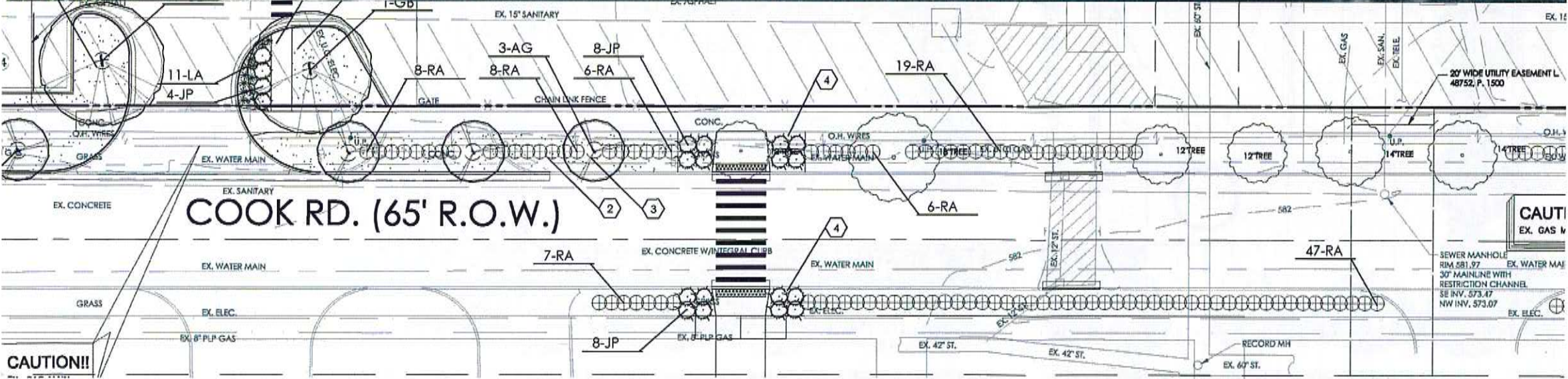
APPROVED BY:
B. Buchholz

DATE:
June 9, 2017

SCALE: 1" = 20'

NFE JOB NO. J670

SHEET NO. SP1



Energy Balance Report
7/4/2017

RECOMMENDED SYSTEM:
To meet the performance requirements at 1053 Cook Rd, Grosse Pointe Woods, MI, Carmanah recommends the SC315 RRFB system.

Key parameters considered:

- Maximum number of expected pedestrian activations (day and night, constant across months)
- The duration of the flashing signals following an activation
- Worst month** (the month with the least sunlight, coldest temperatures, and highest RRFB load over 24 hours)

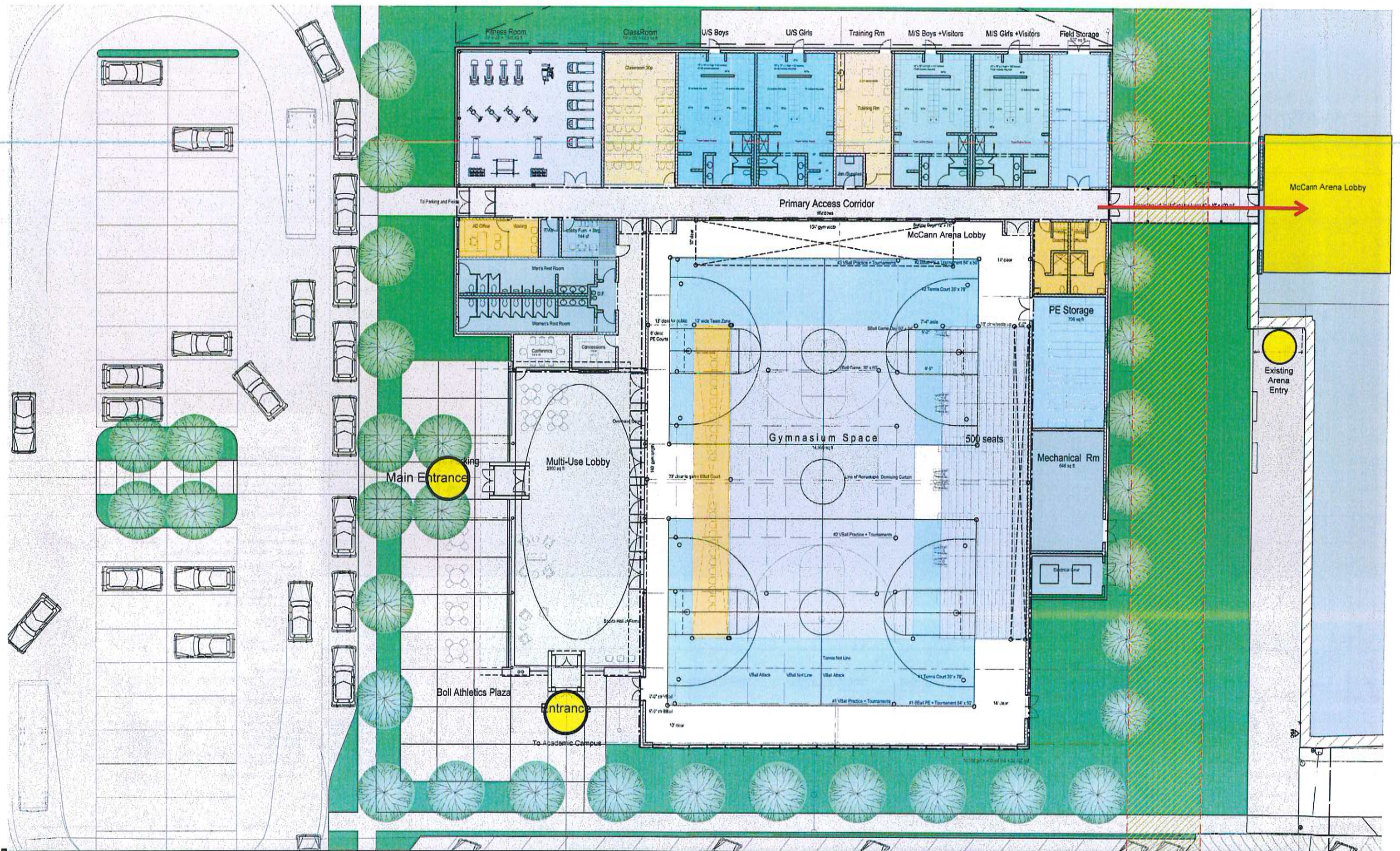
**See glossary of terms on page 4 for clarification

System Summary

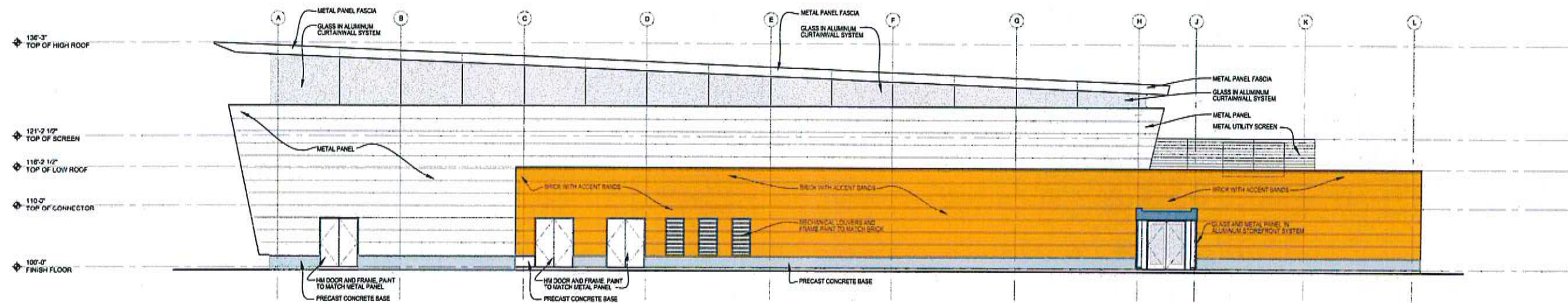
Recommended System:	SC315
Location: 1053 Cook Rd, Grosse Pointe Woods, MI	
System Configuration:	
Solar Panel (Watts)	50
Battery Capacity (Amp-Hours)	35
Number of Light Bars	2
Number of Push Buttons	1
Flash Duration Setting (Seconds)	20
Push Button Model	Polara Bulldog
Weather Data:	
Worst Month	December
Peak Sun Hours (during December)	1.93
Minimum Temperature	22.5 °F (-5.3 °C)
Additional Notes:	
Battery Capacity Temperature De-rating	23%
Shade de-rating	90%
Performance Summary for Worst Month	
1 Energy In (Watt-Hours)	6.9
2 Activations Per Day	209
3 Energy Out (Watt-Hours)	4.6
4 Autonomy (Days)	52.6
5 Array-to-load Ratio (ALR)	1.3
6 24-Hour Battery Usage - Depth of Cycle (%)	0.8%
*See page 3 for in-depth system details	
Minimum Recommended ALR	
	1.2

250 Bay Street, Victoria, BC Canada V8A 3A5 | Tel: +1 250 380 0012 | Fax: +1 250 380 0052 | Email: info@carmanah.com | www.carmanah.com

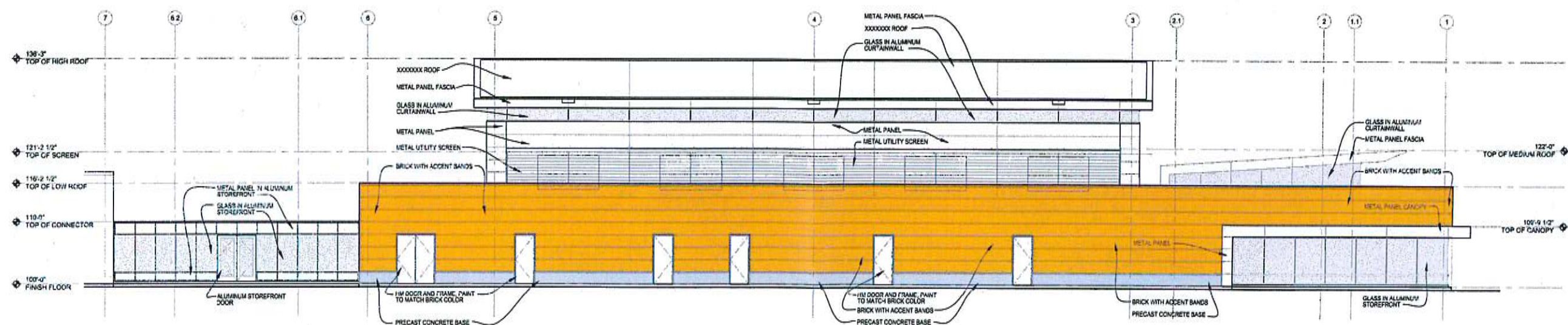
RRFB_Plan_Rev1





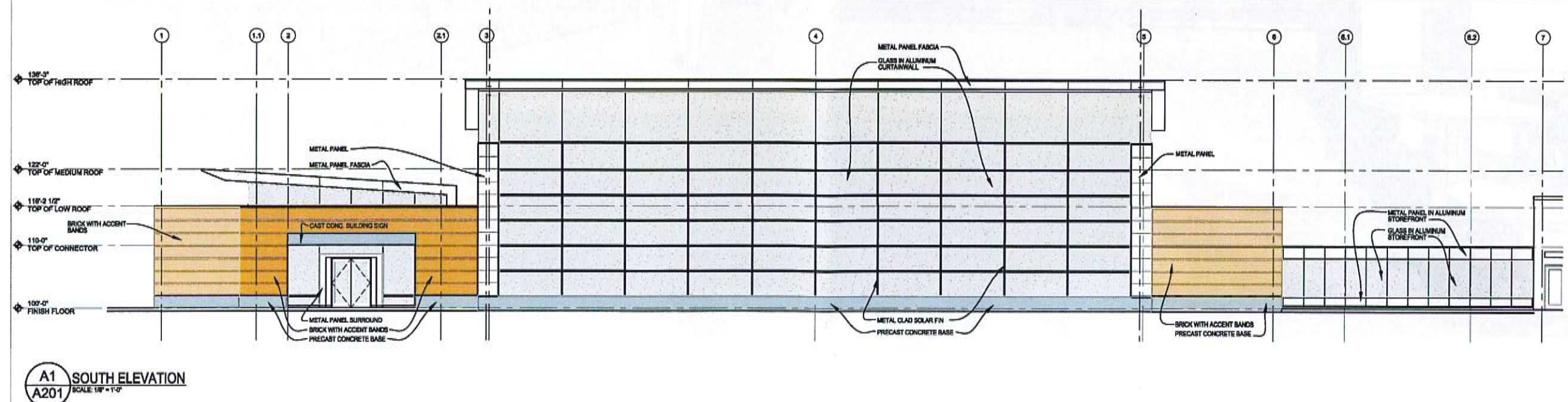
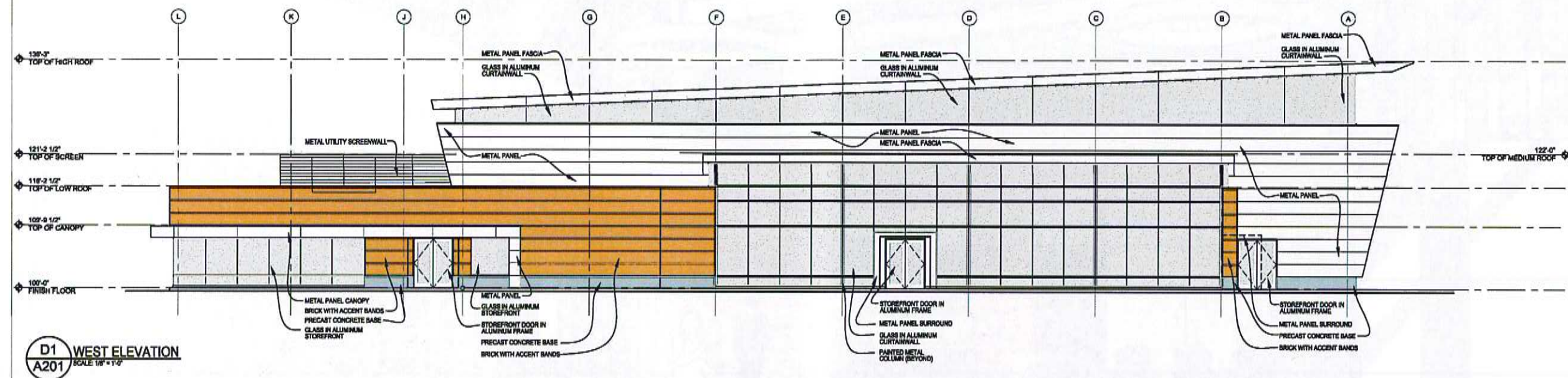


D1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



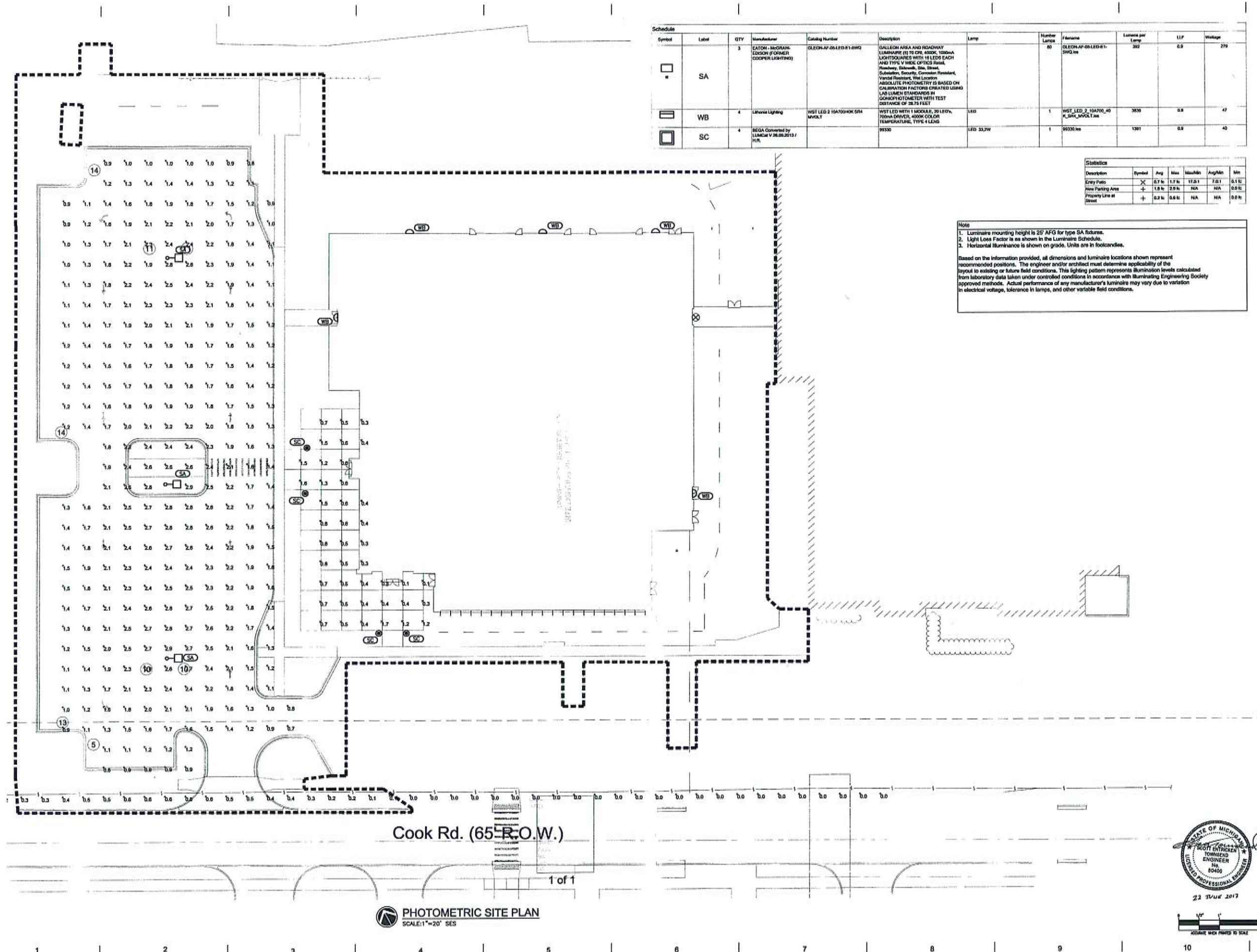
A1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"














Schedule											
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Footcandle per Lamp	L/F	Wattage	
	SA	3	EATON - MORAWA-EDISON FORMER COOPER LIGHTING	GLENNAP-05-LED-81-8WQ	GALLERIE AREA AND ROADWAY LUMINAIRE (81 TO 800, 4000K, 1000MA LIGHTSQUARES WITH 81 LEDS EACH AND TYPE V WIDE OPTICS RAIL, Rearview, Sideview, Side, Street, Substation, Security, Common Resident, Vandal Resistant, Wet Location, ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN CONFORMANCE WITH TEST DISTANCE OF 28.75 FEET		80	GLENNAP-05-LED-81-8WQ.lm	302	0.9	279
	WB	4	Universal Lighting	WST LED 2 10A7000K 5W MVOLT	WST LED WITH 1 MODULE, 20 LEDS, 7000A DRIVER, 4000K COLOR TEMPERATURE, TYPE 4 LENS	LED	1	WST_LED_2_10A700_40_K_5W_MVOLT.lm	3538	0.9	47
	SC	4	BEGA Converted by LUMICA V 36.05.2013 / H.R.		99330	LED 35,7W	1	99330.lm	1381	0.9	40

Statistics					
Description	Symbol	Avg	Max	Min	Unit
Entry Path	X	0.7 fc	1.7 fc	17.0 fc	0.1 fc
New Parking Area	+	1.8 fc	2.8 fc	NA	0.8 fc
Property Line at Street	+	0.2 fc	0.8 fc	NA	0.0 fc

Note:
1. Luminaire mounting height is 25' AFG for type SA fixtures.
2. Light Loss Factor is as shown in the Luminaire Schedule.
3. Horizontal illuminance is shown on grade. Units are in footcandles.

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illuminance levels calculated from laboratory data taken under controlled conditions in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps, and other variable field conditions.

ARCHITECTURE
Landry | Cekauskas
in design
collaboration
215 North Oakland
Bloomington, IL 61802
Telephone: 248.352.6577

University Liggett School
John A. and Marlene L. Boll Campus Center
Grosse Pointe Woods, Michigan

PHOTOMETRIC
SITE PLAN

ISSUED FOR: DATE:
SITE PLAN APPROVAL 2017-06-22

Project No.
1701

Sheet No.
E0.01P

CITY OF GROSSE POINTE WOODS**Building Inspector****MEMORANDUM**

DATE: September 12, 2017

TO: Planning Commission

FROM: Gene Tutag, Building Inspector

SUBJECT: 20599 Mack Ave. - MedPost Sign Variances

The applicant would like to remove three existing signs and install three new signs for the MedPost Urgent Care located at 20599 Mack Avenue. The reason for the change is that MedPost has partnered with DMC (Detroit Medical Center).

The applications for the signs have been reviewed for compliance with Chapter 32 of the Grosse Pointe Woods City Code. The proposed signs do not comply with the code as follows:

1. Section 32-10(a)(1) Maximum number of message units. The total number of message units on a property shall not exceed 10. The proposed signs contain 21 message units.
2. Section 32-13(f) Wall Signs. Wall signs placed on the sides of buildings shall not exceed 3 feet in height or 12 square feet in size. The wall sign proposed for the east wall (sign A on plans) contains 61 square feet in area and is 46" high.
3. Section 32-13(d) Wall signs upon building fronts containing 41 feet to 60 feet of frontage shall not exceed three feet in height or a maximum of 42 square feet in size. Sign B is on the east wall with 58'9" of frontage; the proposed sign for that elevation is 63.7 square feet in area. The sign is 46 inches high.
4. Section 32-17(a) Combination of signs. A building shall be limited to a maximum of two signs. Two wall signs and one ground sign are proposed at this property.

The permits have been denied. The applicant, Eagan Sign, is appealing the denial.

Section 32-32 states that the Planning Commission will first review the appeal and provide a recommendation to the City Council based upon the exception being in the best interests of the City.

Sec. 32-32. Appeal of denial of permit.

Any party who has been refused a sign permit after review by the building official or planning commission for a proposed installation or has been notified by the city to remove an existing sign may file a claim of appeal with the city clerk. Such claim of appeal shall be accompanied by an appeal fee as currently established or as hereafter adopted by resolution of the city council from time to time or a fee structure designated by the administration and approved by the city council by resolution, payable to the general fund of the city. The city council may grant such appeal and allow an exception to the provisions of this chapter upon a finding that such an exception would be in the best interests of the city and not against the spirit and intent of this chapter. If the building official denies a sign permit, or if a variance is requested, the appeal or variance request will first be reviewed by the planning commission, which will provide a recommendation to the city council.

The property at 20599 Mack Avenue is being used as a medical clinic. The development encompasses the whole block between Lennon and Van Antwerp.

It is recommended the requested variances for signs shown on the plans (Sign A, Sign B, and the 21 message units) be granted and a recommendation be sent to City Council for the following reasons:

1. The signs and variances are necessary to provide a reasonable scale to the signs based upon the size and scope of the overall development that is unique as it encompasses an entire city block on Mack Avenue;
2. Four trees in the right of way along Mack Avenue will partially obstruct the wall signs during the summer months;
3. Similar variances have been granted to CVS and Kroger on Mack Avenue under comparable circumstances (copies attached);
4. The signs, and this development, are in the best interest of the city; and
5. The signs proposed are less in area than the existing signs that were approved with variances by the City Council on March 21, 2016.

PC EXCERPT
02/23/16

The next item on the agenda was **Review of Three Sign Application: Med Post Urgent Care, 20599 Mack Avenue**. Building Official Tutag provided an overview of the application, noting that the ordinance limits the message units on a property to 10 units, only allows two signs per building, and also limits the size to 12 square feet; therefore, the request was denied. Discussion ensued regarding the aesthetics and necessity of the proposal. Stephen Marley, on behalf of Med Post Urgent Care, was present to answer questions.

Motion by Hamborsky, seconded by Fuller, regarding Sign Applications: Med Post Urgent Care, 20599 Mack Avenue, that the Planning Commission, recommend to the City Council that the requested sign variance be approved as the proposed signs would be in the best interest of the City and not against the spirit and intent of the sign chapter based on the following reasons:

1. The signs and variances are necessary to provide a reasonable scale to the signs based upon the size and scope of the overall development that is unique as it encompasses an entire city block on Mack Avenue;
2. Four trees in the right of way along Mack Avenue will partially obstruct the wall signs during the summer months;
3. Similar variances have been granted to CVS and Kroger on Mack Avenue under comparable circumstances; and
4. The signs, and this development, are in the best interest of the city.

MOTION CARRIED by the following vote:

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

Motion by Rozycki, seconded by Vaughn, that the Planning Commission immediately certify the previous motion.

MOTION CARRIED by the following vote:

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

8.C.

CITY COUNCIL EXCERPT
03/03/14

The Building Official provided an overview regarding two sign variance requests received from **CVS Pharmacy, 20460 Mack Ave.**; one for number of signs and one for size of sign.

Motion by Ketels, seconded by Shetler, regarding Sign Variance: CVS Pharmacy, 20460 Mack Ave., that the City Council approve this sign variance.

Motion by Ketels, seconded by Shetler, to withdraw the previous motion and approve the sign variances to sections 32-13(f) for size of sign, and 32-17(a) for number of signs.

Motion by Ketels, seconded by Shetler, to amend the previous motion by adding, "as it is in the best interest of the city and not against the spirit and intent of the ordinance."

Following discussion, there was a consensus of the Council to ask the Planning Commission to look at these ordinances due to the number of recent variance requests regulated by these sections.

Motion carried by the following vote:

Yes:	Bryant, Granger, Ketels, Koester, McConaghy, Novitke, Shetler
No:	None
Absent:	None

RECEIVED

JUL 27 2017
CITY OF GROSSE PTE. WOODS
BUILDING DEPT

8. D.

PROPERTY OWNER'S LETTER OF AUTHORIZATION

Egan Project #: 21241

Project Address: MedPost
20599 Mack Ave
Grosse Pointe Woods, MI 48236

As the owner of the above-referenced property, I hereby authorize above-referenced tenant and/or lessee of said property, to obtain new and/or change existing signage at the above-referenced address. I also authorize Egan Sign and its employees and/or agents to obtain the required and necessary permits, licenses and approvals, which may be required for the installation of said signage, and to proceed with the installation if in accordance with all governing laws, statutes and ordinances.

Signature: _____

Printed Name: John Dickerson - President of MP Grosse Pointe Operating, Inc
its General Partner

Company Name

& Address: MP Grosse Pointe, Ltd
8333 Douglas Ave., Suite 1300 LB#72
Dallas, TX

Phone Number: 214-691-5300

Fax Number: 214-691-8899

Date: May 16, 2017

August 31, 2017

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

RE: MedPost Sign Variance Request
20599 Mack Road

To Whom It May Concern:

MedPost has partnered with DMC (Detroit Medical Center) and in doing so need to change their current signs at their location on Mack Road. Per the Building Official, all the signs that are currently there have a variance for them and if the signs are replaced and don't adhere to the code a new variance will be required. MedPost will like to keep the size of the signs that are there now so we are requesting a variance to do so.

Ordinance Sections that we are requesting relief from:

Section 32-13(d) - Wall signs upon building fronts containing 41 feet to 60 feet of frontage shall not exceed three feet in height or a maximum of 42 square feet in size

The existing sign on East side of the building (building front) is 67sf and we are proposing 63.73sf. The larger sign is more esthetically pleasing than a smaller permitted sign due to the building façade design. The new proposed sign is 2-1/2" taller than what is permitted which was necessary to keep the sign symmetric on the building façade due to the partnership sign being proposed.

Section 32-13(f) - Wall signs upon the sides of buildings shall not exceed three feet in height or 12 square feet in size

The existing sign on North side of the building (building side) is 65.3sf and we are proposing 63.73sf. The larger sign is more esthetically pleasing than a smaller permitted sign due to the building façade design. The new proposed sign is 2-1/2" taller than what is permitted which was necessary to keep the sign symmetric on the building façade due to the partnership sign being proposed.

Section 32-17(a) - A building shall be limited to a maximum of two signs from the following classifications: (1) Wall sign, (2) Ground and pole sign, (3) Pylon sign.

Due to the trees blocking the sign on the front façade we are requesting a 3rd sign in addition to the monument and the front façade sign. This sign is necessary to ensure that vehicles see signage in time to pull into the driveway. There is currently a 3rd sign on the property and it has had no ill effect on the community. Also we are not making the sign any larger than the existing sign that was approved previously.

The new proposed signs are the same size or less than what is currently there. The variance will have no ill effect on the community as the existing signs do not.

Since the location of this site is not convenient for a representative from MedPost to attend the hearing we would like Northern Sign to apply for and represent us at the variance hearing.

If you should have any questions or need additional clarification for the variance request please contact me at 484-869-5234 or email laurel.monahan@egansign.com.

Thank you for your time.

Sincerely,
Egan Sign (Agent for MedPost)
Laurel Monaha

S.E.

"A"

8.E.(1)

RECEIVED

JUN 15 2017

OF GROSSE PTE. WOODS
BUILDING DEPT.

GROSSE POINTE WOODS SIGN PERMIT APPLICATION

Per Chapter #32 of the GP Woods Sign Ordinance, provide two copies of actual color renditions (include photo of building w/sign imposed) to the Building Department. Show lettering font/s, cross cuts, sign and lettering dimensions, amperage being used, total square footage of sign, location of sign relative to the building it is being displayed on, trademark/logo information, and distance the sign will be from the building are required with this application. *NOTE: Property Owner's approval signature is required.

GPW Business Information:

CONTACT PERSON: Stephen Marley

PHONE: (469) 893-2049

E-MAIL: Stephen.Marley@carespot.com

BUSINESS NAME: Medpost Urgent Care

FAX: (469) 893-3049

BUSINESS ADDRESS: 20599 Mack Ave. Grosse Pointe Woods, MI 48236

*PROPERTY OWNER'S APPROVAL:

MP GROSSE POINTE LTD

Property Owner NAME (please print)

[Signature]

Property Owner SIGNATURE

Sign Company Information:

NAME/CONTACT: Northern Sign Co.

PHONE: 248-333-7938

CONTACT NAME: Mary Ellen

E-MAIL: maryellen@northernsign.com

FAX: 248-333-7684

ADDRESS: 101 E. Walton Pontiac 48340

LICENSE #: 5306230

Sign Description:

TYPE: Channel Letters (Sign A)

BUILDING WIDTH: 58' 9" SIGN DIMENSIONS: 24' 10" x 1' 11" x 5"

Length x Height x Thickness (cannot exceed 8" w/transformer)

MATERIAL IN FACE OF SIGN: Acrylic face with vinyl overlay

COLOR COMBINATIONS: Red and White

SINGLE FACE [☒] DOUBLE FACE [☐] FONT STYLE: Company Logo

ILLUMINATION: INTERIOR [☐] EXTERIOR [☒]

NUMBER OF MESSAGE UNITS: 17 FONT HEIGHT: 1' 11"

Applicant's Name & Signature: [Signature]

Received by: _____

Date: _____

APPROVED BY: _____

Date: _____

Building Official (313-343-2426)

Variance Application Fee - \$150 ~ Please see Section #32-32 Appeals

STOKE w MARY ELLEN 6/26/17 RE VARIANCE
REQUEST SIGNS EXCEED 100 SF THEY MAY
RE THINK AFTER SPEAKS w/ OWNER

Sign co. will get back
to us.

"B"

8.E.(2)

GROSSE POINTE WOODS SIGN PERMIT APPLICATION

RECEIVED
JUN 15 2017
CITY OF GROSSE POINTE WOODS
BUILDING DEPT

Per Chapter #32 of the GP Woods Sign Ordinance, provide two copies of actual color renditions (include photo of building w/sign imposed) to the Building Department. Show lettering font/s, cross cuts, sign and lettering dimensions, amperage being used, total square footage of sign, location of sign relative to the building it is being displayed on, trademark/logo information, and distance the sign will be from the building are required with this application. *NOTE: Property Owner's approval signature is required.

GPW Business Information:

CONTACT PERSON: Stephen Marley

PHONE: (469) 893-2049

E-MAIL: Stephen.Marley@carespot.com

BUSINESS NAME: Medpost Urgent Care

FAX: (469) 893-3049

BUSINESS ADDRESS: 20599 Mack Ave. Grosse Pointe Woods, MI 48236

*PROPERTY OWNER'S APPROVAL:

GP GROSSE POINTE LTD

Property Owner NAME (please print)



Property Owner SIGNATURE

Sign Company Information:

NAME/CONTACT: Northern Sign

PHONE: 248-333-7938

CONTACT NAME: Mary Ellen

E-MAIL: maryellen@northernsign.com

FAX: 248-333-7684

ADDRESS: 101 E. Walton Pontiac 48340

LICENSE #: 530 6230

Sign Description:

TYPE: Channel Letters (Sign B)

BUILDING WIDTH: 80' 3" SIGN DIMENSIONS: 24' 10" x 1' 11" x 5"
Length x Height x Thickness (cannot exceed 8" w/transformer)

MATERIAL IN FACE OF SIGN: Acrylic face with vinyl overlay

COLOR COMBINATIONS: Red and White

SINGLE FACE [☒] DOUBLE FACE [☐] FONT STYLE: Company Logo

ILLUMINATION: INTERIOR [☐] EXTERIOR [☒]

NUMBER OF MESSAGE UNITS: 17 FONT HEIGHT: 1' 11"

Applicant's Name & Signature: Richard Tillman

Received by: _____ Date: _____

APPROVED BY: _____ Date: _____

Building Official (313-343-2426)

Variance Application Fee - \$150 ~ Please see Section #32-32 Appeals

" C "

**GROSSE POINTE WOODS
SIGN PERMIT APPLICATION**

8.E.(3)

RECEIVED
JUN 15 2007

Per Chapter #32 of the GP Woods Sign Ordinance, provide two copies of actual color rendering (including photo of building w/sign imposed) to the Building Department. Show lettering font/s, cross lettering dimensions, amperage being used, total square footage of sign, location of sign relative to building it is being displayed on, trademark/logo information, and distance the sign will be from the building are required with this application. *NOTE: Property Owner's approval signature is required.

GPW Business Information:

CONTACT PERSON: Stephen Marley

PHONE: (469) 893-2049

BUSINESS NAME: Medpost Urgent Care

E-MAIL: Stephen.Marley@carespot.com

FAX: (469) 893-3049

BUSINESS ADDRESS: 20599 Mack Ave. Grosse Pointe Woods, MI 48236

***PROPERTY OWNER'S APPROVAL:**

M/P GROVE POINTE, LTD

Property Owner NAME (please print)



Property Owner SIGNATURE

Sign Company Information:

NAME/CONTACT: Northern Sign

PHONE: 248-333-7938

CONTACT NAME: Mary Ellen

E-MAIL: maryellen@northernsign.com

ADDRESS: 101 E. Walton Pontiac 48340

FAX: 248-333-7684

LICENSE #: 5306230

Sign Description:

TYPE: Freestanding Monument (Sign C)

BUILDING WIDTH: N/A SIGN DIMENSIONS: 8' x 3' 10 1/2" x 1' 2"
Length x Height x Thickness (cannot exceed 8" w/transformer)

MATERIAL IN FACE OF SIGN: Aluminum Cabinet

COLOR COMBINATIONS: Red, White, Purple, Blue, Yellow, and Green

SINGLE FACE [] DOUBLE FACE [X] FONT STYLE: Company Logo

ILLUMINATION: INTERIOR [] EXTERIOR [X]

NUMBER OF MESSAGE UNITS: 22 FONT HEIGHT: 12.13"

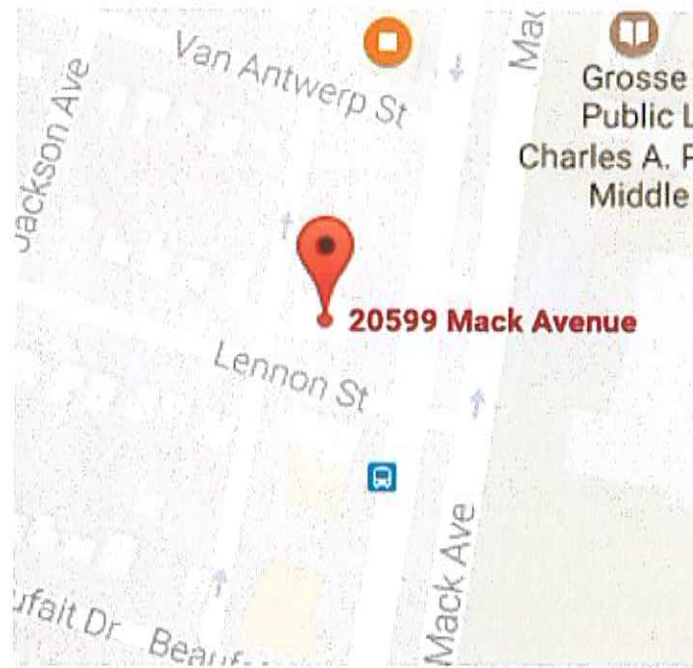
Applicant's Name & Signature: Richard Tillman

Received by: _____ Date: _____

APPROVED BY: _____ Date: _____

Building Official (313-343-2426)

Variance Application Fee - \$150 ~ Please see Section #32-32 Appeals



VICINITY MAP:

CODE COMPLIANCE:

Wall Signs:

Cannot project beyond an established building line or a street property line

Cannot project above the top of the wall or beyond the ends of the wall that it is attached to

Maximum 8" thickness

Cannot be attached to a parapet wall

Wall signs placed on mansard facades are to be constructed of individual characters, on a raceway or applied directly to the façade

If building frontage is 40ft or less, then the sign can be a maximum 3ft in height or a maximum of 30sf in size

If building frontage is 41-60ft then the sign can be a maximum 3ft in height or a maximum of 42sf in size

If building frontage is 61ft or over, then the sign can be a maximum 3ft in height or a maximum of 48sf in size

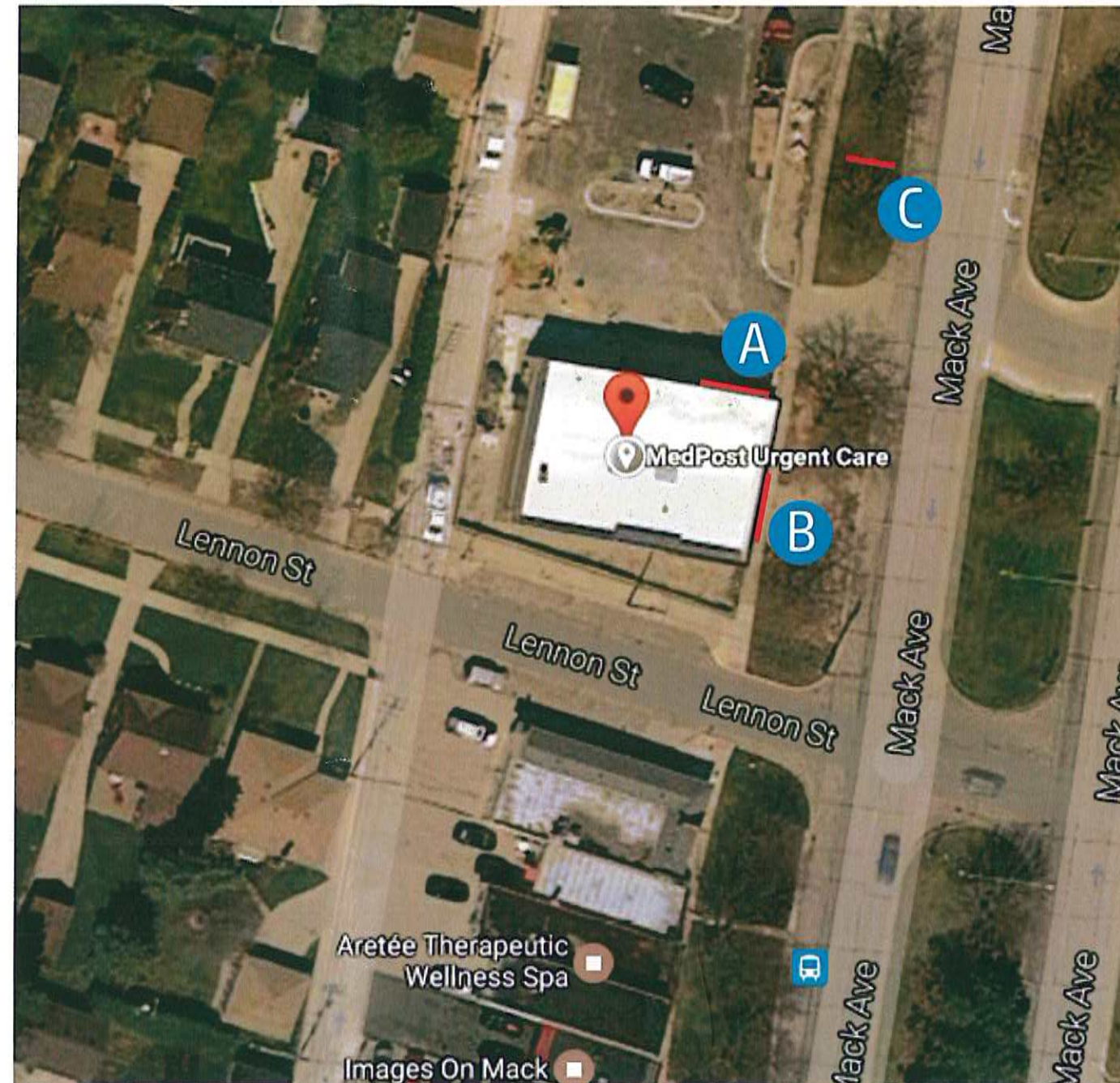
If sign is on the side of the building, then the sign can be a maximum 3ft in height or 12sf

If sign is on the rear of the building, then the sign can be a maximum of 3ft in height or 9sf

Design of Lettering and Sign Faces:

A list of approved lettering styles is on file with the building department, a maximum of 2 styles of lettering are permitted and no more than 3 sizes of lettering permitted per sign.

A maximum of 3 complimentary, muted colors or shades of colors may be used for a sign. A list of approved colors is on file with the building department. – Could become an issue



SIGN MATRIX:

SP Site & Sign Location Plan:
Scale: NTS



1100 Berkshire Blvd. Suite 200, Wyomissing, PA | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.

Sign Management Made Simple



Client:

MedPost
1445 Ross Avenue
Suite 1400
Dallas, TX 75202

Location Address:

MedPost
20599 Mack Ave
Grosse Pointe Woods, MI 48236

Description:

Vicinity Map
Site and Sign Location Plan

Color Key:

Layout Date:

05/25/2017

Revision Date:

06/01/2017
06/06/2017
07/17/2017 - HD/AR
07/20/2017 - HD
08/31/2017 - HD/AR

File Name:

21241_Grosse Point Woods.pdf
Project Number: 21241



Existing

Existing Sign: ±30" h x ±313.15" w = 65.3 sq. ft.



Proposed
Scale: 1:95.5

Note: Sign will not project more than 8" off wall

NORTH Elevation Channel Letters - On Raceway:

A

**EGAN
SIGN**

1100 Berkshire Blvd. Suite 200, Wyomissing, PA | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.

Sign Management Made Simple

MedPost
URGENT CARE

Client:

MedPost
1445 Ross Avenue
Suite 1400
Dallas, TX 75202

Location Address:

MedPost
20599 Mack Ave
Grosse Pointe Woods, MI 48236

Description:

Channel Letter - on Raceway
(63.73 sq.ft.)

QTY: 1

Manufacture LED illuminated channel letters mounted to raceway w/ digitally printed vinyl overlay for DMC channel letter face and cloud channel letters

Color Key:

- ☐ White (7328)
- ☒ 3M Red (3630-33)
- ☒ 3M Black (3635-222)
- ☒ PMS 301 C "DMC Blue"
- ☐ TBD to match existing

Layout Date:

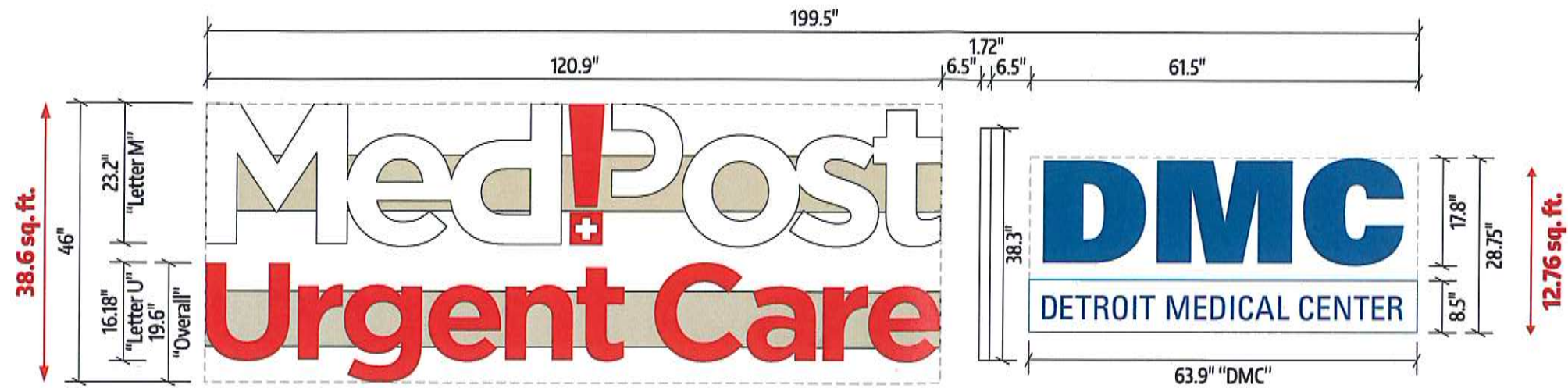
05/25/2017

Revision Date:

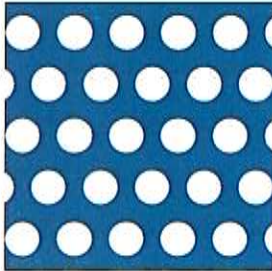
06/01/2017
06/06/2017
07/17/2017 - HD/AR
07/20/2017 - HD
08/31/2017 - HD/AR

File Name:

21241_Grosse Point Woods.pdf
Project Number: 21241



ILLUMINATION RENDERING



COPY ONLY VINYL:
 Dual color perforated vinyl w/ digital print color to match existing

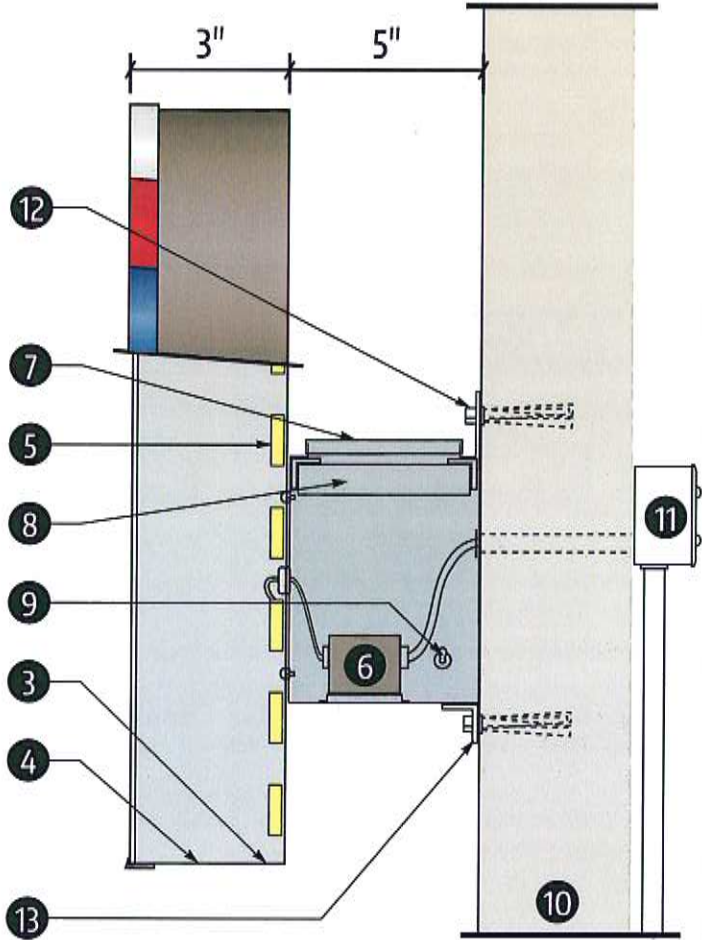
A NORTH Elevation
 Channel Letters - On Raceway:
 Scale: 1/2" = 1'-0"

Note: Sign will not project more than 8" off wall

CROSS SECTION OF UL LISTED RACEWAY CHANNEL LETTERS w/ LED ILLUMINATION

- 1 1" PLASTIC TRIM CAP
- 2 3/16 PLEXIGLAS FACE
- 3 .040 ALUMINUM RETURN (.063 BACK)
- 4 1/4" DRAIN HOLES (Min. 2 per letter)
Raceway also has drainholes as needed
- 5 LED ILLUMINATION
- 6 LED POWER SUPPLY
- 7 8"x5"x.040 ALUMINUM RACEWAY (Length varies)
Raceway has 2 lip at the top for hanging; paint to match wall background (raceway formed from one piece of aluminum)
- 8 1"x1" INTERNAL WELDED ALUMINUM ANGLE continuous along the length of top (front & back) w/ angle cross supports spaced along length
- 9 TOGGLE DISCONNECT SWITCH
- 10 FACADE - WALL STRUCTURE (TBV)
- 11 EXISTING 120 VOLT SERVICE
- 12 MOUNTING HARDWARE (3/8"x5" Bolts)
- 13 ANGLE SHOE FOR ATTACHMENT AT BOTTOM

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
 This includes proper grounding and bonding of the sign.



Client:
 MedPost
 1445 Ross Avenue
 Suite 1400
 Dallas, TX 75202

Location Address:
 MedPost
 20599 Mack Ave
 Grosse Pointe Woods, MI 48236

Description:
 Channel Letter - on Raceway
 (63.73 sq.ft.)

QTY: 1

Manufacture LED illuminated channel letters mounted to raceway w/ digitally printed vinyl overlay for DMC channel letter face and cloud channel letters

Color Key:

- White (7328)
- 3M Red (3630-33)
- 3M Black (3635-222)
- PMS 301 C "DMC Blue"
- TBD to match existing

Layout Date:
 05/25/2017

Revision Date:
 06/01/2017
 06/06/2017
 07/17/2017 - HD/AR
 07/20/2017 - HD
 08/31/2017 - HD/AR



1100 Berkshire Blvd. Suite 200, Wyomissing, PA | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.

Sign Management Made Simple

File Name:
 21241_Grosse Point Woods.pdf
 Project Number: 21241



Existing

Existing Sign: ±30.5" h x ±317" w = 67 sq. ft.



Proposed

Scale: 1:131.165

Note: Sign will not project more than 8" off wall

EAST Elevation Channel Letters - On Raceway:

B

EGAN
SIGN

1100 Berkshire Blvd. Suite 200, Wyomissing, PA | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.

Sign Management Made Simple

MedPost
URGENT CARE

Client:

MedPost
1445 Ross Avenue
Suite 1400
Dallas, TX 75202

Location Address:

MedPost
20599 Mack Ave
Grosse Pointe Woods, MI 48236

Description:

Channel Letter - on Raceway
(63.73 sq.ft.)

QTY: 1

Manufacture LED illuminated channel letters mounted to raceway w/ digitally printed vinyl overlay for DMC channel letter face and cloud channel letter

Color Key:

- ☐ White (7328)
- ☒ 3M Red (3630-33)
- ☒ 3M Black (3635-222)
- ☒ PMS 301 C "DMC Blue"
- ☐ TBD to match existing

Layout Date:

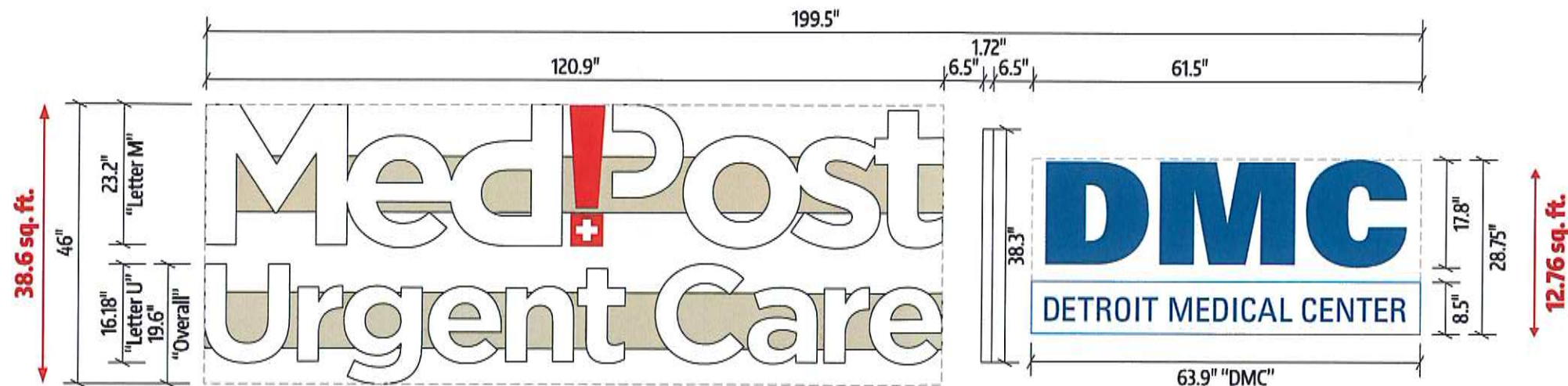
05/25/2017

Revision Date:

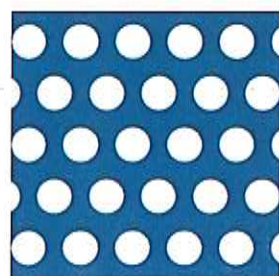
06/01/2017
06/06/2017
07/17/2017 - HD/AR
07/20/2017 - HD
08/31/2017 - HD/AR

File Name:

21241_Grosse Point Woods.pdf
Project Number: 21241



ILLUMINATION RENDERING



COPY ONLY VINYL:

Dual color perforated vinyl w/ digital print color to match existing

**East Elevation
Channel Letters - On Raceway:**

B

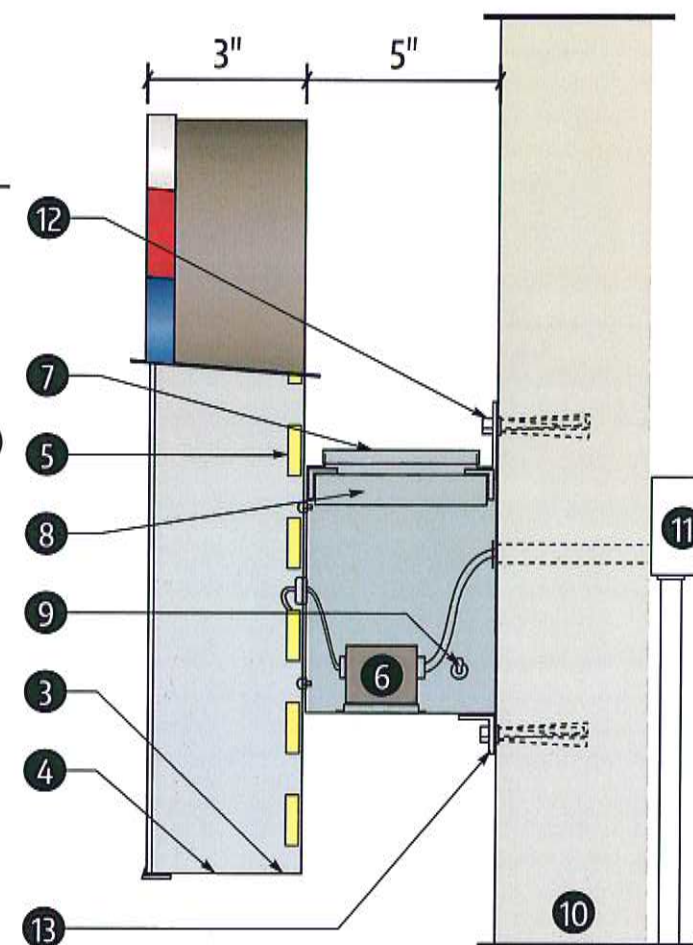
Scale: 1/2" = 1'-0"

Note: Sign will not project more than 8" off wall

**CROSS SECTION OF UL LISTED
RACEWAY CHANNEL LETTERS
w/ LED ILLUMINATION**

- 1 1" PLASTIC TRIM CAP
- 2 3/16 PLEXIGLAS FACE
- 3 .040 ALUMINUM RETURN (.063 BACK)
- 4 1/4" DRAIN HOLES (Min. 2 per letter)
Raceway also has drainholes as needed
- 5 LED ILLUMINATION
- 6 LED POWER SUPPLY
- 7 8"x5"x.040 ALUMINUM RACEWAY (Length varies)
Raceway has 2 lip at the top for hanging;
paint to match wall background
(raceway formed from one piece of aluminum)
- 8 1"x1" INTERNAL WELDED ALUMINUM ANGLE
continuous along the length of top (front & back)
w/ angle cross supports spaced along length
- 9 TOGGLE DISCONNECT SWITCH
- 10 FACADE - WALL STRUCTURE (TBV)
- 11 EXISTING 120 VOLT SERVICE
- 12 MOUNTING HARDWARE (3/8"x5" Bolts)
- 13 ANGLE SHOE FOR ATTACHMENT AT BOTTOM

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.



MedPost
URGENT CARE

Client:

MedPost
1445 Ross Avenue
Suite 1400
Dallas, TX 75202

Location Address:

MedPost
20599 Mack Ave
Grosse Pointe Woods, MI 48236

Description:

Channel Letter - on Raceway
(63.73 sq.ft.)

QTY: 1

Manufacture LED illuminated channel letters mounted to raceway w/ digitally printed vinyl overlay for DMC channel letter face and cloud channel letter

Color Key:

- White (7328)
- 3M Red (3630-33)
- 3M Black (3635-222)
- PMS 301 C "DMC Blue"
- TBD to match existing

Layout Date:

05/25/2017

Revision Date:

06/01/2017
06/06/2017
07/17/2017 - HD/AR
07/20/2017 - HD
08/31/2017 - HD/AR

EGAN
SIGN

1100 Berkshire Blvd. Suite 200, Wyomissing, PA | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.

Sign Management Made Simple

File Name:

21241_Grosse Point Woods.pdf
Project Number: 21241



Existing

Paint existing sign cabinet "White"



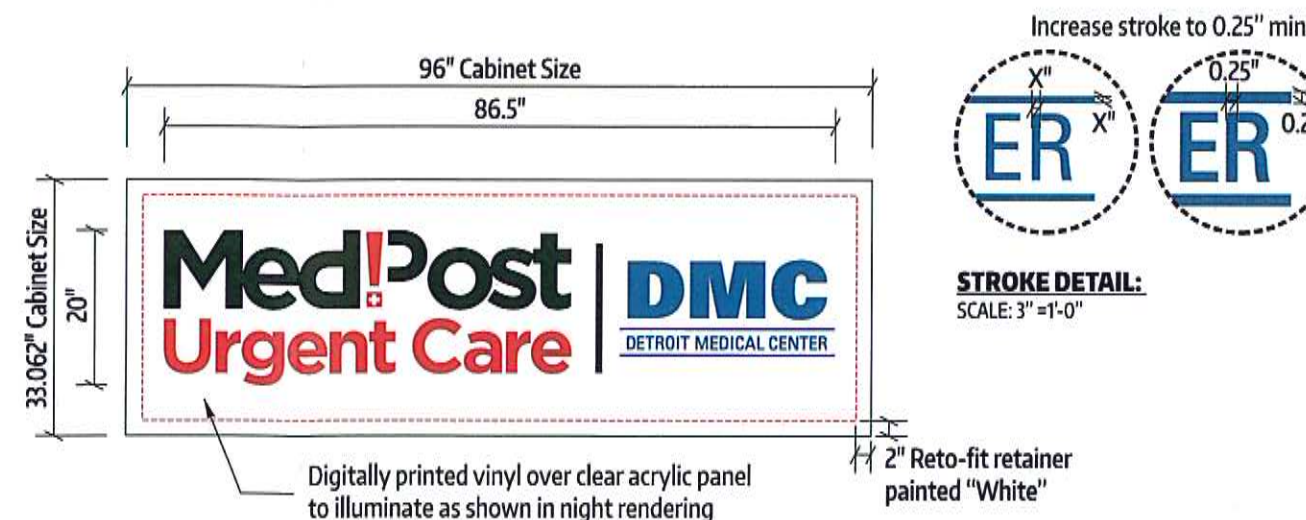
Proposed



NIGHT RENDERING:

Digitally printed vinyl over clear acrylic panel to illuminate as shown in night rendering

Monument Sign
Scale: 1/2" = 1'-0"



MedPost
URGENT CARE

Client:
MedPost
1445 Ross Avenue
Suite 1400
Dallas, TX 75202

Location Address:
MedPost
20599 Mack Ave
Grosse Pointe Woods, MI 48236

Description:
Monument Sign Replacement Panel
(22 sq. ft.)
D/F Sign

QTY: 2
Manufacture clear "Lexan" sign panels with digital print vinyl overlay to illuminate as shown
NOTE: Verify (e) lighting system is wide enough for new wider logo layout before manufacturing

Color Key:
□ White (7328)
■ 3M Red (3630-33)
■ 3M Black (3635-222)
■ PMS 301 C "DMC Blue"

Layout Date:
05/25/2017

Revision Date:
06/01/2017
06/06/2017
07/17/2017 - HD/AR
07/20/2017 - HD
08/31/2017 - HD/AR

File Name:
21241_Grosse Point Woods.pdf
Project Number: 21241

EGAN
SIGN

1100 Berkshire Blvd. Suite 200, Wyomissing, PA | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.

Sign Management Made Simple



**City of Grosse Pointe Woods
BUILDING DEPARTMENT
Monthly Financial Report – JULY 2017**

Permits Issued: 189
Rental Certificates: 18 Total: \$ 28,811

CODE ENFORCEMENT

Abandoned/Foreclosure Compl. Notices Issued:	0
# of Complaints Investigated by Code Enforcement:	3
Closed Due to Compliance:	31
Open for Longer Compliance Time:	10
Citations Issued:	1
Early Trash Notices:	1
Code Violation Notices to Residents:	11
Tall Grass Notices Issued:	20
Stop Work notices to Contractors (working w/o permit):	7
Outside Storage:	5

NEW BUSINESS

Heavy Hitters, 20748 Mack

**City of Grosse Pointe Woods
BUILDING DEPARTMENT
Monthly Financial Report – AUGUST 2017**

Permits Issued: 198
Rental Certificates: 10 Total: \$ 30,260

CODE ENFORCEMENT

Abandoned/Foreclosure Compl. Notices Issued:	-
# of Complaints Investigated by Code Enforcement:	19
Closed Due to Compliance:	17
Open for Longer Compliance Time:	2
Citations Issued:	1
Early Trash Notices:	2
Code Violation Notices to Residents:	55
Tall Grass Notices Issued:	26
Stop Work notices to Contractors (working w/o permit):	2
Outside Storage:	7

NEW BUSINESS

None