

**CITY OF GROSSE POINTE WOODS, MICHIGAN**  
**20025 Mack Plaza Dr.**  
**Planning Commission Meeting**  
**Tuesday, December 13, 2016**  
**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:**
7. **CONTINUED DISCUSSION: GROSSE POINTE WOODS MASTER PLAN**
  - (1) Memo – 11/17/16 Building Official (Tutag)
  - (2) Planning Commission Excerpt – 07/26/11
  - (3) Memo – 12/06/16 Building Official (Tutag)
  - (4) Master Plan - Chapter 4 – Future Land Use Plan
  - (5) Chapter 50 - Schedule of Regulations
8. **PC ATTENDANCE FOR 2017 CITY COUNCIL MEETINGS**

Memo – 12/06/17 Building Official (Tutag)
9. **BUILDING OFFICIAL'S MONTHLY REPORT:**

Building Department Report – November 2016
10. **COUNCIL REPORTS:**

December - Rozycki
11. **INFORMATION ONLY: COUNCIL REPRESENTATIVE FOR NEXT MEETING:**

January - Stapleton
12. **NEW BUSINESS:**

2020 Plan (Hamborsky/Vitale/Fuller/Gilezan)
13. **PUBLIC COMMENT:**
14. **ADJOURNMENT:**

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT) POSTED  
AND COPIES GIVEN TO NEWSPAPERS

Notice: The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to said meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or calling the A.D.A. Coordinator or the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2445; or Telecommunications Device for the Deaf (TDD) (313) 343-9249.

**NOTE TO ANY PETITIONERS:**  
**Please make every effort to be present at the meeting so that public officials may get the benefit of your input on the matter before them.**

**CITY OF GROSSE POINTE WOODS**

**BUILDING DEPARTMENT**

**MEMORANDUM**

**TO:** Planning Commission

**FROM:** Gene Tutag, Building Official *GT*

**DATE:** November 17, 2016

**SUBJECT:** Master Plan Review

MCL 125.329(2) requires each community to review its master plan every 5 years to determine if it needs to be amended or if it is time to institute the process for a new master plan. The act however does not provide a process for a community to follow. The Michigan Association of Planning Recommended Best Practice suggests a process which is outlined below and attached for your reference.

Our current plan was adopted in 2011.

The following factors should lead the Planning Commission to a decision whether to update a plan:

- To what degree have the goals, objectives, and strategies been met since the Plan was last adopted?
- Are base data (e.g., population, employment, housing, existing land use) current and do they correlate with the objectives of the Plan?
- Have there been changes in public opinion or political philosophy that differ from key values, goals, principles, and policies of the Plan?
- Have a number of zoning or capital improvement decisions been made that are inconsistent with the Plan or which require reconsideration of future land uses in an area?
- Have there been significant changes or proposed changes in the community that were not anticipated in the Plan?
- Have there been any developments of greater than local concern in the community or in nearby communities that affect underlying principles, strategies, or land uses in particular areas?
- Is the zoning district scheme consistent with future land use and the timing of capital facilities as embodied in the Plan?

I have compared the factors against our Master Plan and recommend to the Planning Commission that no changes are needed at this time.

If the Planning Commission recommends to the governing body that no update is needed and the governing body agrees, the Planning Commission should attach to the Plan a formal filing of the findings and action to reaffirm the Plan. If the governing body disagrees with the Planning Commission and believes the Plan should be updated, it should instruct the Planning Commission to initiate a Plan update and provide the necessary funds, or other staff resources to do so.

There is nothing in the act that would prevent the Planning Commission from doing a review at anytime if the need arises. There is no direct sanction in the statute against a community for not reviewing a Plan every five years. However, not doing so could jeopardize the validity of the Plan if there is a legal challenge on a land use decision made by the city.

FYI - The GPW Master Plan is available on the City's Website:

[http://www.gpwmi.us/Docs/Publications/Master\\_Plan/GPWMasterPlan.pdf](http://www.gpwmi.us/Docs/Publications/Master_Plan/GPWMasterPlan.pdf)

PLANNING COMMISSION EXCERPT  
07/26/11

The next item on the agenda was **Discussion: GPW Master Plan Review, Goals & Objectives.** Chair Vaughn commenced this discussion with the objectives that the Planning Commission should focus on: commercial corridor, residential neighborhoods, parks and recreational opportunities, and alleys and signs (ordinances).

Building Official Tutag indicated that Goal 1-2 has been accomplished.

Planning Commission Member Dickinson addressed the objective of Goal 6-2. Building Official Tutag stated that any outdoor cafes and plazas to be developed is a Wayne County issue and needs to go through Wayne County for approval. Building Official Tutag also stated the procedure to obtain an outdoor café permit is very cumbersome and expensive. Building Official Tutag advised the Planning Commission that Telly's and Bucci's are both going to be submitting applications for outdoor cafes through Wayne County.

Chair Vaughn stated that signage review falls under Goal 10, as this issue was addressed by Planning Commission Member Gilezan.

Planning Commission Member Hamborsky addressed the need for city events besides the annual fireworks.

Council Member Sucher advised the Planning Commission of a \$70,000 grant that is going to be used for a bike path through all five Grosse Pointe communities.

Planning Commission Member Dickinson requested the Planning Commission make a walking path around Ghesquire Park an objective of the Master Plan.

Planning Commission Member Evola mentioned Goal 2-4 and requested information as to whether there were any active homeowners associations in Grosse Pointe Woods. Building Official Tutag stated there is one in the Country Club subdivision. Chair Vaughn suggested that that homeowners association could go to other subdivisions and help them start their own associations.

Planning Commission Member Evola addressed Goal 3-1 and inquired whether there were any incentives for new businesses to locate or existing businesses to improve or expand in the City. Building Official Tutag stated there were not at this point in time. Members of the Planning Commission discussed whether the Grosse Pointe Foundation could be a source of funding for improvements to help existing businesses.

Council Member Sucher suggested that Goal 1-13 be bulleted to specifically identify by name, every park in Grosse Pointe Woods.

Chair Vaughn suggested the 2020 Subcommittee pick a couple things from the Master Plan to focus their efforts on. Planning Commission Member Hamborsky stated that Mack Avenue is the main focus of the 2020 Subcommittee. He thereafter requested information from administration on how to get control of Mack Avenue because that will determine the range of things that can be done on Mack Avenue. The issue of control of Mack Avenue touches many of the Master Plan issues simultaneously. It was the consensus of the Planning Commission that it would like some direction from the Administration on how to gain control of Mack Avenue from Wayne County. Building Official Tutag stated he will meet with City Administrator Fincham to determine how to get the ball rolling to get control of Mack Avenue from Wayne County.

Planning Commission Member Hamborsky addressed whether a homeowners association in the northwest quadrant would be an effective way to instill cohesiveness to that area.

Chair Vaughn requested the 2020 Subcommittee submit a written report of what objectives of the Master Plan they would like to pursue. Chair Vaughn also suggested the Business & Development Subcommittee pick a particular project they would like to pursue from the Master Plan objectives. Chair Vaughn requested reports from these subcommittees by the September Planning Commission meeting.

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

**DATE:** December 6, 2016  
**TO:** Planning Commission  
**FROM:** Gene Tutag, Building Inspector *GT*  
**SUBJECT:** GPW Master Plan Review

---

At the November 22, 2016 Planning Commission meeting a discussion took place regarding the five year review of the City's Master Plan as required by Section 125.3845 of the Michigan Planning Enabling Act, Public Act 33 of 2008.

As described in the following excerpt from the act, the Planning Commission is required to review the Master Plan every five years and determine whether to commence the procedure to amend the Master Plan or adopt a new one.

125.3845 Extension, addition, revision, or other amendment to master plan; adoption; procedures; review and findings.

Sec. 45.

- (1) An extension, addition, revision, or other amendment to a master plan shall be adopted by following the procedure under sections 39, 41, and 43, subject to all of the following:
  - (a) Any of the following amendments to a master plan may be made without following the procedure under sections 39, 41, and 43:
    - (i) A grammatical, typographical, or similar editorial change.
    - (ii) A title change.
    - (iii) A change to conform to an adopted plat.
  - (b) Subject to subdivision (a), the review period provided for in section 41(3) shall be 42 days instead of 63days.
  - (c) When a planning commission sends notice to an entity under section 39(2) that it intends to prepare a subplan, the notice may indicate that the local unit of government intends not to provide that entity with further notices of or copies of proposed or final subplans otherwise required to be submitted to that entity under section 39, 41, or 43. Unless the entity responds that it chooses to receive notice of subplans, the local unit of government is not required to provide further notice of subplans to that entity.
- (2) At least every 5 years after adoption of a master plan, a planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan. The review and its findings shall be recorded in the minutes of the relevant meeting or meetings of the planning commission.

History:

2008, Act 33, Eff. Sept. 1, 2008.

The Planning Commission's dialogue at the meeting included a possible minor amendment to the City's Future Land Use Plan, specifically the Grosse Pointe Hunt Club's designation on the Future Land Use Plan - from Parks and Recreation to Single Family Residential Low Density.

The future land use plan is described in the City's Master Plan as follows:

## Future Land Use Plan

The Future Land Use Plan represented in this section, establishes future land use categories, maps the location of preferred land uses and community facilities, and provides strategies for future development. This section also provides a descriptive rationale as to the reasoning and placement of future land uses and density.

The plan is formulated to serve as a primary policy guide for the City of Grosse Pointe Woods, regarding future land use decisions, investment in public improvements, and correlation of public improvements and private development.

The plan presents an idealized view of future growth patterns in the City of Grosse Pointe Woods. The plan also provides practical guidance to local decision makers regarding today's planning issues.

Specifically, the Planning Commission should consider this document as a guide for future land use, zoning and site planning decisions. It is the intent of this plan to be a periodically updated working document that will provide for the orderly development of the City and enhance the City's quality living environment.

The Future Land Use Plan is based on consideration of a number of factors. These factors include:

- Existing land use
- Existing zoning
- Population projects and characteristics
- Community facilities and parks
- Socio-economic consideration
- Traffic and circulation
- Utilities
- Community goals, objectives and strategies
- Citizen opinion and input

The Future Land Use Plan is also in part based upon comments and opinions gathered during the planning process including numerous meetings and workshops with the City Planning Commission, City Staff, and community involvement. To this extent, it reflects general policy towards future development and redevelopment within the City of Grosse Pointe Woods.

The Hunt Club property is located at 655 Cook Road and has been an asset to the community as they have been in operation in excess of 100 years as a private club. Current and future land use information is as follows:

**Site Data:**

<b>Current Future Land Use Designation:</b>	Parks and Recreation. This classification includes existing public recreation facilities and private clubs within the city.
<b>Existing Land Use:</b>	Private club
<b>Current Zoning:</b>	R-1B One Family Residential
<b>Current Dev. Potential Max:</b>	Residential, Approximately 41 dwelling units (will vary with street, and easement requirements)
<b>Proposed Future Land Use Change:</b>	Single Family Low Density.
<b>Proposed Zoning:</b>	No change from current R-1A One Family Residential
<b>Area Information for Site</b>	14.32 Acres

**Recommendation:**

This minor amendment to the future land use plan will not result in any change to the existing use or the future use of the land as a private club. This modification is more of a housekeeping matter as the intent of the future land use plan is to be updated periodically to provide for the orderly development of the city. No redevelopment plans for this property have been submitted to the City at this time; however, if the situation changes the amendment in the future land use plan from Parks and Recreation to Single Family Low Density will be consistent with the surrounding existing land use.

Staff recommends that this discussion of the overall Master Plan review continue at the December meeting. The scheduling of a public hearing can take place at the January meeting if necessary.



**CHAPTER 4**  
**FUTURE LAND USE PLAN**

---

## ***Future Land Use Plan***

The Future Land Use Plan represented in this section, establishes future land use categories, maps the location of preferred land uses and community facilities, and provides strategies for future development. This section also provides a descriptive rationale as to the reasoning and placement of future land uses and density.

The plan is formulated to serve as a primary policy guide for the City of Grosse Pointe Woods, regarding future land use decisions, investment in public improvements, and correlation of public improvements and private development.

The plan presents an idealized view of future growth patterns in the City of Grosse Pointe Woods. The plan also provides practical guidance to local decision makers regarding today's planning issues. Specifically, the Planning Commission should consider this document as a guide for future land use, zoning and site planning decisions. It is the intent of this plan to be a periodically updated working document that will provide for the orderly development of the City and enhance the City's quality living environment.

The Future Land Use Plan is based on consideration of a number of factors. These factors include:

- Existing land use
- Existing zoning
- Population projects and characteristics
- Community facilities and parks
- Socio-economic consideration
- Traffic and circulation
- Utilities
- Community goals, objectives and strategies
- Citizen opinion and input

The Future Land Use Plan is also in part based upon comments and opinions gathered during the planning process including numerous meetings and workshops with the City Planning Commission, City Staff, and community involvement. To this extent, it reflects general policy towards future development and redevelopment within the City of Grosse Pointe Woods.

## ***Land Use Designations***

The proposed land use categories were developed in an effort to create a long term land use plan for the City of Grosse Pointe Woods. The proposed land uses are depicted on the following page titled *Future Land Use Plan (Map 5)*. These classifications are described below:

### ***Single Family Low Density Residential***

This category is designed to provide an environment of predominately lower density, single family detached dwellings along with related uses on lots of 7,200 square feet and greater. These lot sizes will generally equate to the City's R-1A, R-1B, and R-1C single family zoning districts.

### ***Single Family Medium Density Residential***

This land use classification is designed to allow medium density residential development for single family detached dwellings along with other related facilities on lots of less than 7,200 square feet. These lot sizes generally equate to the City's R-1D and R-1E single family zoning districts.

### ***Two Family Residential***

This residential designation includes duplex (two families) and single family housing units. The two family style housing is proposed in selected areas of the City primarily along Vernier Road. It is limited to areas where there are existing duplex units along major collector streets. R-2 Two Family zoning corresponds to this designation.

### ***Planned Multi-Family***

This land use category includes attached town house condominiums at a density of approximately six (6) to eighteen (18) units an acre and corresponds to the R-3 and R-4 zoning districts.



### ***Office***

The office land use classification is designed to provide for uses such as offices for professional and administrative uses, banks, medical and personal service establishments, etc. The district is the least intensive commercial district. It is also intended to provide a transitional area between residential and commercial zoning districts in areas that are lacking adequate separation. The RO-1 Restricted Office zoning district is compatible to this classification.

### ***City Center/Mixed Use***

The city center/mixed use business commercial district includes the City's most intense commercial uses. These uses are clustered along Mack Avenue and include multi story commercial and office facilities. Mixed use complexes involving commercial, office, and/or residential uses can also be considered. The C-2 High Intensity City Center zoning district corresponds to this land use classification.

### ***General Business/Mixed Use***

This land use designation includes retail, restaurant, and office establishments which are designed for the day-to-day needs of nearby residents. These facilities are intended to be located in close proximity to residential neighborhoods but with adequate buffering. These land uses equate to the City's C Commercial Business zoning district and some areas zoned RO-1 Restricted Office.

### ***Institutional***

This land use designation is located where existing schools, churches, and public buildings are currently in operation with the City. These uses are often permitted within multiple zoning districts within the City as permitted uses.

### ***Parks and Recreation***

The Parks and Recreation classification includes existing public recreation facilities and private clubs within the City of Grosse Pointe Woods.

### ***Parking***

This land use classification includes municipal parking lots located along Mack Avenue. These parking lots primarily service retail, restaurant, and office uses within the corridor and are maintained by the City of Grosse Pointe Woods.

The proposed land uses and the entire acreage allocated to each use are illustrated in the following table. A percentage for each land use is also indicated.

**Table 4  
Future Land Use Allocation**

<b>Land Use</b>	<b>Future Land Use Allocation (Acres)</b>	<b>Percent of Total</b>
Single Family Low Density	394.14 acres	23.7%
Single Family Medium Density	823.97 acres	49.7%
Two Family Residential	5.27 acres	.3%
Planned Multi-Family	15.46 acres	.9%
Office	12.83 acres	.8%
City Center/ Mixed Use	16.32 acres	1.0%
General Business/ Mixed Use	26.77 acres	1.6%
Institutional	193.61 acres	11.7%
Parks and Recreation	167.79 acres	10.1%
Parking	3.25 acres	.2%
<b>TOTAL</b>	<b>1,659.41 acres</b>	<b>100.0%</b>

## ***Mack Avenue Corridor***

The Mack Avenue corridor is the central commercial corridor within the City of Grosse Pointe Woods. Besides providing necessary retail, office, and restaurant uses for residents of the City, it also presents the main entryway into the City of Grosse Pointe Woods. As such, it is extremely important that high quality architecture and successful and economically vital businesses be maintained within the corridor.

A successful commercial corridor will hinge on many factors. These can include local market demand, appropriate retail mix, shopping amenities and convenient parking.

During development of this master plan, numerous comments were received regarding the perceived lack of parking in the commercial and office district along Mack Avenue. The land use plan for the City therefore recommends that the City administration continue to monitor the supply of available parking. It is recommended that the City consider conducting a detailed parking plan to inventory on-street and off-street parking and develop recommendations for additional or revised parking solutions. Parking management plans should also be developed which would monitor the use of long term and short term parking and make recommendations regarding parking management.

In conjunction with this parking management plan, the rear alley which parallels Mack Avenue should also be studied. Where possible, private parking spaces can be merged with other private adjoining parking areas to provide a more efficient parking layout and a potential increase in total parking supply. The parking management plan can also explore options for increased parking along the alley and enhanced landscape buffering.

In addition to parking improvements, the land use plan also promotes the enhancement of commercial establishments along Mack Avenue through new development and re-development. Where appropriate, the City may consider well designed multiple story buildings and mixed uses, particularly at the Mack Avenue and Vernier Road intersection. This corner presents an excellent opportunity for redevelopment and focal point for Mack Avenue. Special treatment at this corner provides opportunity to create community landmarks and prominent architectural treatment. New development will of course be dependent upon on-site parking. The City Center/Mixed Use classification would allow a mix of uses including first floor commercial office and upper residential.

The success of the Mack Avenue corridor is dependent upon attractive architecture. The City has consistently placed high value on traditional design and quality elements. A "colonial theme" has in the past been encouraged and is still accepted as a suitable style. Other architectural styles are also permissible as long as quality materials and quality design are emphasized.

Updated design guidelines for Mack Avenue are anticipated as part of future City planning. Preliminary guidelines focus upon the following design characteristics:

## Mack Avenue

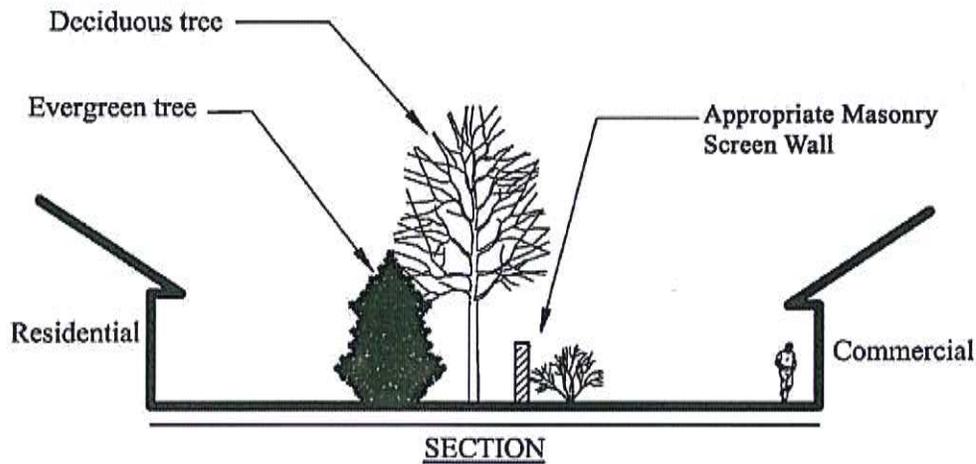
### Architectural Standards/Design Guidelines:

- Windows and entry features should be prominent (at least 25% of front façade) including the use of muntin bars and/or divided lights.
- High quality materials shall be used including brick, stone, slate, copper and natural colored block.
- Restrict amount of unfinished aluminum, treated exterior wood (T-111), or painted block.
- All buildings shall be respectful of design, proportion, and detail and shall encourage use of recesses, off-sets, arches, colonnades, columns, pilasters, cornices, brick bands, etc.
- Vary roof lines with gables, parapets, and cornices. Screen roof top mechanical units.
- Use canopies, awnings, and display windows in conjunction with quality detailing such as moldings, distinctive door pulls, lighting fixtures, etc.

The Land Use Plan has also identified selected parcels along the Mack corridor which are zoned or used for residential purposes and master planned for commercial. These parcels have been identified because of their frontage on Mack Avenue and/or proximity to the commercial corridor. It is also recognized that commercial or office land areas will require adequate space for on-site parking and building area.

While the land use plan suggests some conversion of these parcels, extensive buffering between commercial and residential will be required as well as minimal disruption for established neighborhood areas. Where commercial abuts residential uses, an appropriate masonry screening wall should be utilized in conjunction with landscaping. As space permits, appropriate setbacks to separate commercial buildings or commercial parking from residential areas must be considered. Finally, standards which prohibit direct commercial access or curb cuts on residential streets should be enacted. It is recommended that the City's Zoning Ordinance be reviewed and updated to address appropriate buffering between commercial and residential parcels.





**Typical Screening/Buffer between  
Commercial & Residential Uses for  
Mack Ave.**

Finally, the Mack Avenue corridor plan should continue to promote the vitality of the Mack Avenue businesses. Specifically, commercial enhancement strategies should continue to emphasize the following:

- Create an appropriate commercial mix for the Mack Avenue corridor including attractive retail shops, restaurants and offices.
- Consider mixed use developments involving lower level commercial and upper floor office or residential in appropriate areas.
- Maintain a “Village” character that is pedestrian friendly.
- Enhancement of high quality architecture in a manner that is consistent with the Grosse Pointe tradition.
- Promotion of pedestrian and open space amenities such as plaza, fountains, public sculpture, and other streetscape improvements.
- Creation of a streetscape where buildings and street furniture define an attractive pedestrian corridor.

- Reinforcement of landmarks such as the City Hall, Library or Clock Tower which will provide a sense of place and create visual focal points.
- Providing adequate buffers or screening between commercial and residential uses along Mack Avenue.
- Enhancement of the City's gateway (city limits) areas along Mack Avenue with improved landscaping and signage.

## ***Residential and Neighborhood Planning***

One of the primary assets of the City of Grosse Pointe Woods is its desirable single family, residential areas. The City is blessed with excellent housing, schools, and parks and thereby maintains a high quality residential living environment. The Future Land Use plan for the City of Grosse Pointe Woods recognizes these attributes and promotes the preservation of these neighborhood areas.

The Future Land Use Plan divides the City into low density and medium density single family areas. Generally speaking, the medium density areas are found west of Mack and north of Vernier. The low density areas on slightly larger lots are found east of Mack and south of Vernier.

Neighborhood compatibility, property maintenance and rental housing are a special concern. The City Council and City Administration continues to monitor the City's Code of Ordinances for appropriate regulations. Property maintenance codes, rental registration requirements, and other strategies are being employed to ensure neighborhood quality. These strategies together with continued enhancement of neighborhood schools, streets, parks etc. will provide for quality neighborhood areas.

## ***Maintaining Quality Residential Areas***

The Master Plan emphasizes the maintenance of quality residential areas. Property maintenance and the development of appropriate regulations pertaining to rental housing is a priority concern. The City Council and City Administration should continue to monitor the City's code of ordinances for necessary regulations. Enforcement of the property maintenance code, rental registration requirements and other strategies must be emphasized.

The proportion of rental housing must be continually monitored by requiring registration and periodic inspections. Adoption of stringent standards must be continued.

Besides monitoring rental housing, the City should continue to promote programs to maintain quality residential areas. This includes street tree programs, sidewalk maintenance, parks, street surfacing etc.

The City has already initiated review of infill development as well as regulations to prevent new additions or infill which is incompatible with existing neighborhood areas. The Zoning Ordinance should be examined for appropriate controls pertaining to height regulations, lot coverage, setbacks and/or floor area ratios. Lot splitting regulations, frontage requirements, and private road access requirements should also be considered. These and other zoning adjustments can assist in the maintenance of these high quality neighborhoods.

The goals outlined in Chapter 3 of this plan discuss general policies and objectives. A specific plan for the continued enhancement of these high quality residential areas includes the following:

- Providing adequate controls for residential infill and redevelopment.
- Redevelopment or remodeling of existing single family homes must be in a manner consistent with the surrounding neighborhood areas.
- Promote programs which will encourage reinvestment and/or redevelopment of aged housing.
- Continued enforcement of City property maintenance and housing codes.

During Planning Commission workshops and public input sessions, the Planning Commission had much discussion on neighborhood preservation. As such, the Future Land Use plan promotes attractive well-maintained residential areas. It is further recommended that the City continue to update the Zoning needed in order to develop updated regulations for the maintenance of these high quality residential areas.

**Section #50-209 Lot and building regulations**

**SCHEDULE OF REGULATIONS LIMITING HEIGHT AND BULK OF BUILDINGS,  
LAND USE AND AREA FOR RESIDENTIAL PURPOSES**

<i>Minimum Size Lot per Unit</i>			<i>Maximum Height of Building</i>		<i>Minimum Yard Setback(feet)</i>					
<i>Use District</i>	<i>Area (square feet)</i>	<i>Width (feet) (a)</i>	<i>In Stories</i>	<i>In Feet</i>	<i>Front (b)</i>	<i>Least One</i>	<i>Total of Two</i>	<i>Rear (d)</i>	<i>1 Story Minimum Floor Area per Unit (square feet) (e)</i>	<i>1½ and 2-Story Total Minimum Area, 2 Floors per Unit (square feet) (e-1)</i>
R-1A	13,000	90	2½	<u>30</u>	<u>40</u>	10	<u>25</u>	<u>28</u>	1,400	1,960
R-1B	8,500	75	2½	<u>30</u>	<u>30</u>	8	<u>20</u>	<u>28</u>	1,300	1,820
R-1C	7,200	60	2	<u>30</u>	<u>30</u>	6	16	<u>28</u>	1,200	1,680
R-1D	6,200	55	2	<u>30</u>	<u>30</u>	6	16	<u>28</u>	1,100	1,150
R-1E	5,000	<u>50</u>	2	<u>30</u>	<u>25</u>	5	15	<u>28</u>	1,000	1,150



**CITY OF GROSSE POINTE WOODS**

**BUILDING DEPARTMENT**

**MEMORANDUM**

TO: Planning Commissioners  
FROM: Gene Tutag, Building Official  
DATE: December 6, 2017  
SUBJECT: PC Attendance for 2017 City Council Meetings

---

City Council meetings are normally held on the first and third Mondays of each month at 7:30 p.m. A Planning Commission member is required to attend such meetings.

<b>MONTH</b>	<b>DATES</b>	<b>PC MEMBER</b>
January	09 - 23	Stapleton
February	06 - 27	Vaughn
March	06 - 20	Vitale
April	03 - 24	Fuller
May	01 - 15	Gilezan
June	05 - 19	Hamborsky
July	10 - 17	Profeta
August	07 - 21	Reiter
September	11 - 18	Rozycki
October	01 - 16	Stapleton
November	06 - 20	Vaughn
December	04 - 18	Vitale

