

**CITY OF GROSSE POINTE WOODS, MICHIGAN**  
**20025 Mack Plaza Dr.**  
**Planning Commission Meeting**  
**Tuesday, November 22, 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:**  
Planning Commission – 10/25/16
7. **SIGNAGE APPEAL: LICAVOLI'S MARKET, 20915 MACK AVENUE**
  - A. Memo 11/16/16 – Building Official Tutag
  - B. Letter of Appeal received - 11/08/16 (W. Matouk & P. Licavoli)
  - C. Sign Applications (3) - 10/24/16
  - D. Proposed Signage Photos (2) – 10/04/16 & 10/18/16 – Embree Sign Co.
  - E. Photos (3) - Tutag
8. **DISCUSSION: GROSSE POINTE WOODS MASTER PLAN**
  - (1) Memo – 11/17/16 Building Official (Tutag)
  - (2) Planning Commission Excerpt – 07/26/11
9. **BUILDING OFFICIAL'S MONTHLY REPORT:**  
Building Department Report – October 2016
10. **COUNCIL REPORTS:**  
November - Reiter
11. **INFORMATION ONLY: COUNCIL REPRESENTATIVE FOR NEXT MEETING:**  
December - Rozycki
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.**

PLANNING COMMISSION

10/25/16 – 8

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, OCTOBER 25, 2016, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:33 p.m. by Chair Stapleton.

Roll Call: Chair Stapleton  
Gilezan, Hamborsky, Profeta, Reiter, Vitale

Absent: Fuller, Rozycki, Vaughn

Also Present: Building Official Tutag  
Deputy City Clerk Gerhart

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

MOTION CARRIED by the following vote:

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

Motion by Vitale, seconded by Profeta, that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

MOTION CARRIED by the following vote:

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

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

Motion by Hamborsky, seconded by Reiter, regarding **Approval of Minutes**, that the Planning Commission minutes dated April 26, 2016, be approved as submitted.

MOTION CARRIED by the following vote:

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



## PLANNING COMMISSION

10/25/16 – 9

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

- He reported the Fontana properties on Mack at Hollywood and Aline are not on the market yet and the currently have no plans to market property;
- Progress on Legacy Oakes is moving along nicely and the work accomplished to date has been high quality;
- The screening on Churchill's is now complete, and they are looking at opening the first week of November;
- A new veterinary clinic will be going in where Bellismo Boutique was located;
- The vacancy rate along Mack is holding steady around 5-6%;
- He has met with representatives from the Hunt Club regarding the potential to sell lots, the plan is currently on hold;
- A new house is being built at 1853 Kenmore;
- Fibertech is looking to install new cellular antennas in the City, the City Council tabled the matter for a month to allow additional discussion on how to reduce the visual clutter associated with the installation;
- MedPost is now open;
- He recommended the Planning Commission invite new Public Service Director Frank Schulte into the discussion regarding the 2020 Plan;
- There will be a sign variance for Licavoli's on the next Planning Commission, as they seek to install an additional three signs on the building;
- There has been some interest in the Caribou Coffee building but nothing has come to fruition;
- The City recently received a grant to help pay the overtime cost of Police Officers in an effort to reduce distracted driving.

Regarding the **Council Reports**:

- Member Profeta had nothing to report regarding the October Council Meetings.
- Council Member Bryant updated the Commission that the Council has spent a lot of time regarding the current fence ordinance, and more discussion will take place concerning the potential for amending the fence ordinance.

Commission Member Reiter will attend the Council Meetings in November.

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

**2020 Plan** – Commission Members Hanborsky, Gilezan, and Vitale the subcommittee will have something to present at a workshop prior to the November Planning Commission meeting.

Under public comment, the following individual was heard:

- Margaret Potter asked for clarification regarding if the poles that Fibertech was looking to add equipment to was on City Property or in the Right-of-Way.

PLANNING COMMISSION  
10/25/16 – 10

Motion by Gilezan, seconded by Vitale, that the Planning Commission Meeting be adjourned at 8:16 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Steve Gerhart  
Deputy City Clerk

# CITY OF GROSSE POINTE WOODS

Building Inspector

## MEMORANDUM

DATE: November 16, 2016  
TO: Planning Commission  
FROM: Gene Tutag, Building Inspector  
SUBJECT: 20915 Mack Ave., Licavoli's Market - Sign Variances

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The petitioners have made application for three wall signs at Licavoli's Market located at 20915 Mack Avenue. Two signs will be on the Mack Avenue/east elevation and one sign will be on the Ridgmont/south elevation. The signs involve installing lettering onto existing decorative trim on the building's facades. Two wall signs are currently installed on the building.

The petitioners are looking for opportunities to improve the visibility of the business to potential patrons by installing additional signs.

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

1. **Section 32-17 Combination of signs.** The code permits two signs. Two wall signs are currently installed at this business. The three additional signs will bring the total number of signs to five.
2. **Section 32-10(a)(1) Maximum number of message units. Quantity Restriction.** The total number of message units on a property shall not exceed 10. Total message units will be at 12 with the installation of these signs.
3. **Section 32-13(d) Wall signs.** Wall signs upon building fronts containing 41 feet to 60 feet of frontage shall not exceed 3 feet in height or a maximum of 42 square feet in size. The existing signs on the building contain 33 square feet of area. The proposed signs have 49 square feet for a total of 82 square feet. The code allows 42 square feet of sign area based upon the building's 45 feet of frontage.

The permits have been denied. The owners/petitioners, William Matouk and Phil Licavoli, are appealing the denial.

Section 32-32 of the City's Ordinance 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.

**Recommendation:**

Three substantial variances are required to allow the installation of the proposed signs. The Planning Commission has recommended favorably for comparable variances in the past. However, these were granted due to the fact that the size, scale and scope of the development were such that relief from the ordinance was warranted. The most recent example would be the MedPost development that encompassed an entire block on Mack Avenue, Kroger's and CVS on Mack Avenue. The petitioners building is a typical single story building found along Mack Avenue.

At this time I am reluctant to recommend approval or denial of these variances without discussion and input from the Planning Commission as variances should be the exception and not the rule. The petitioners have provided only limited information as to why the variances warrant approval. It is not the responsibility of city staff to make the case on behalf of the petitioner. I do not feel that this variance request as presented is within the spirit and intent or in the best interest of the city.

October 17, 2016

RECEIVED

NOV 08 2016

CITY OF GROSSE PTE. WOODS  
BUILDING DEPT

To Whom It May Concern:

I'm requesting a sign variance for Licavoli's Market – 20915 Mack Avenue, Grosse Pointe Woods, MI 48236.

Licavoli's Market would like their customers to know that we are an Italian market and the signs will indicate what we feature in our store.. The market offers stone oven pizza, hand crafted subs, homemade/prepared Italian foods, and a delicatessen. It will be a subtle color light grey for example.

Enclosed you will find a rendering of the signs from Embree Sign Company. The proposed signage will be ¼ inch acrylic letters and 9 inch letter height. It will be mounted to existing approved sign boards.

Best Regards,

William Matouk and Phil Licavoli

A handwritten signature in black ink, appearing to be a stylized combination of the names William Matouk and Phil Licavoli, written over the printed names.



RECEIVED

OCT 24 2016

# GROSSE POINTE WOODS SIGN PERMIT APPLICATION

CITY OF GROSSE PTE. 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: PAUL LICOUOLI

PHONE: \_\_\_\_\_

BUSINESS NAME: LICOUOLI MKT.E-MAIL: licouoli15market@gmail.com

FAX: \_\_\_\_\_

BUSINESS ADDRESS: 20915 MARK AVE**\*PROPERTY OWNER'S APPROVAL:**

Property Owner NAME (please print) \_\_\_\_\_

Property Owner SIGNATURE \_\_\_\_\_

**Sign Company Information:**NAME/CONTACT: EMBRACE 316d CO.PHONE: 586-777-2252CONTACT NAME: DAVE EMBRACEE-MAIL: dave.embrace@comcast.net

FAX: \_\_\_\_\_

ADDRESS: 2650 HARPER AVELICENSE #: 5306058S.C.S. MI. 48081**Sign Description:**TYPE: WALL (PLASTIC LETTERS ONLY) EXISTING BOARDS.BUILDING WIDTH: 120' SIGN DIMENSIONS: 21" x 96" (STONE FARM P1224)  
Length x Height x Thickness (cannot exceed 8" w/transformer)MATERIAL IN FACE OF SIGN: ALUMCOLOR COMBINATIONS: WHITE BKGD / BLACK LETTERSSINGLE FACE [ ☒ ] DOUBLE FACE [ ☐ ] FONT STYLE: SPECIAL, (TM)ILLUMINATION: INTERIOR [ ☐ ] EXTERIOR [ ☒ ] GROSE NECKSNUMBER OF MESSAGE UNITS: 3 FONT HEIGHT: 12" EXISTINGApplicant's Name & Signature: Dave EmbraceReceived by: DLDate: 10-24-16

APPROVED BY: \_\_\_\_\_

Date: \_\_\_\_\_

Building Official (313-343-2426)

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



RECEIVED

**GROSSE POINTE WOODS  
SIGN PERMIT APPLICATION**

OCT 24 2016

CITY OF GROSSE PTE. WOODS  
BUILDING DEPT.

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**GPW Business Information:**

CONTACT PERSON: PAUL LICAVOLI PHONE: \_\_\_\_\_  
BUSINESS NAME: LICAVOLI'S MARKET E-MAIL: LICAVOLIsmarket@gmail.com  
BUSINESS ADDRESS: 20915 WACK AVE GPW. FAX: \_\_\_\_\_

**\*PROPERTY OWNER'S APPROVAL:**

[Signature] Property Owner NAME (please print) \_\_\_\_\_  
[Signature] Property Owner SIGNATURE \_\_\_\_\_

**Sign Company Information:**

NAME/CONTACT: EMBREE SIGN CO. PHONE: 586.777.2252  
CONTACT NAME: DAVE EMBREE E-MAIL: dave.embreesignco@gmail.com  
ADDRESS: 26520 HARPER AVE LICENSE #: 5306258  
SCS, MI. 48081 FAX: \_\_\_\_\_

**Sign Description:**

TYPE: WALL (LETTERS ONLY) <sup>PLASTIC</sup> EXISTING BOARDS  
BUILDING WIDTH: 45' SIGN DIMENSIONS: 21" x 120" (HANDCRAFTED  
MATERIAL IN FACE OF SIGN: AZAK Length x Height x Thickness (cannot exceed 8" w/transformer) SUB 8

COLOR COMBINATIONS: WHITE BKGD / BLACK LETTERS

SINGLE FACE [ ☒ ] DOUBLE FACE [ ☐ ] FONT STYLE: SPECIAL (TM)

ILLUMINATION: INTERIOR [ ☐ ] EXTERIOR [ ☐ ] NAME: GOOSE  
NUMBER OF MESSAGE UNITS: 3 FONT HEIGHT: 12" NECKS  
EXISTING

Applicant's Name & Signature: Dave Embree

Received by: [Signature] Date: 10-24-16

APPROVED BY: \_\_\_\_\_ Date: \_\_\_\_\_

Building Official (313-343-2426)

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



RECEIVED

OCT 24 2016

CITY 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: PAUL LICAVOLI

PHONE:

BUSINESS NAME: LICAVOLI'S MKT.

E-MAIL: LICAVOLISMARKE@Gma

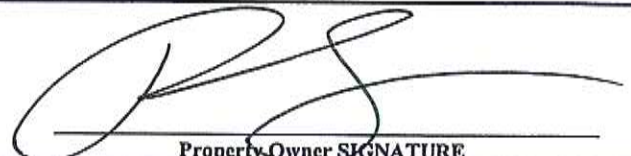
FAX:

BUSINESS ADDRESS: 20915 MACK AVE.

## \*PROPERTY OWNER'S APPROVAL:



Property Owner NAME (please print)



Property Owner SIGNATURE

## Sign Company Information:

NAME/CONTACT: EMBREE SIGN CO.

PHONE: 586.777.2252

CONTACT NAME: DAVE EMBREE

E-MAIL: dave.embreesignco@gmail.com

FAX:

ADDRESS: 26520 HARPER AVE  
S.C.S. 49081

LICENSE #: 5306253

## Sign Description:

TYPE: WALL (LETTERS ONLY) PLASTIC EXISTING BOARDS

BUILDING WIDTH: 45 SIGN DIMENSIONS: 21" x 120" (PREPARED FOR FOOD)  
Length x Height x Thickness (cannot exceed 8" w/transformer)

MATERIAL IN FACE OF SIGN: AZAC

COLOR COMBINATIONS: WHITE BKGD / BLACK LETTERS

SINGLE FACE [ ☒ ] DOUBLE FACE [ ☐ ] FONT STYLE: SPECIAL (TM)

ILLUMINATION: INTERIOR [ ☐ ] EXTERIOR [ ☐ ] (~~ADD~~) GOOSE

NUMBER OF MESSAGE UNITS: 2 FONT HEIGHT: 12" NECKS  
EXISTING

Applicant's Name & Signature: Dave Embree

Received by: DS

Date: 10-24-16

APPROVED BY:

Date:

Building Official (313-343-2426)

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



**RECEIVED**

OCT 04 2016

CITY OF GROSSE PTE. WOODS  
BUILDING DEPT

## PROPOSED LETTERS FOR LICAVOLLO'S

### EXISTING APPROVED SIGN BOARDS

1/4" BLACK ACRYLIC  
LETTERS MOUNTED TO SIGN BOARD

TRADEMARK LETTERS

SIGN 21"X96"



RIDGEMONT ELEVATION

SIGN 21"X120"



SIGN 21"X120"

**EMBREE SIGN CO.**

26520 HARPER AVE  
ST. CLAIR SHORES, MI  
48081  
586-777-2252



MAC K AVE. ELEVATION

45' FRONTAGE ON MAC K



# LICAVOLI'S

RECEIVED

OCT 18 2016

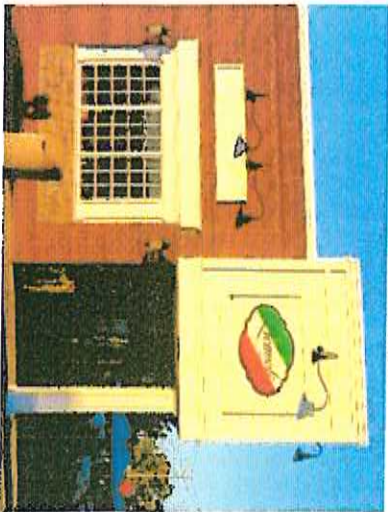
CITY OF GROSSE PTE. WOODS  
BUILDING DEPT

## EXISTING SIGNAGE

FACING MACK AVE.



FACING RIDGEMONT



## PROPOSED NEW SIGNAGE

1/4" ACRYLIC LETTERS MOUNTED  
TO EXISTING APPROVED SIGN BOARDS  
9" LETTER HEIGHT TRADE MARK LETTER

SIGN 21"X96"



FACING RIDGEMONT

SIGN 21"X120"

SIGN 21"X120"



FACING MACK AVE.

**EMBREE SIGN CO.**

26520 HARPER AVE  
ST. CLAIR SHORES, MI 48061  
586-777-2252















**CITY OF GROSSE POINTE WOODS**

**BUILDING DEPARTMENT**

**MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Gene Tutag, Building Official  
**DATE:** November 17, 2016  
**SUBJECT:** Master Plan Review

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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.



9.

**City of Grosse Pointe Woods  
BUILDING DEPARTMENT  
Monthly Financial Report – OCTOBER 2016**

Permits Issued: 176  
Rental Certificates: 16                      Total: \$ 29,807

**CODE ENFORCEMENT**

Abandoned/Foreclosure Compl. Notices Issued:	0
# of Complaints Investigated by Code Enforcement:	16
Closed Due to Compliance:	15
Open for Longer Compliance Time:	1
Citations Issued:	1
Early Trash Notices:	9
Code Violation Notices to Residents:	14
Tall Grass Notices Issued:	6
Stop Work notices to Contractors (working w/o permit):	12
Outside Storage:	10

**NEW BUSINESS**