

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, NOVEMBER 22, 2016, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN

The meeting was called to order at 7:30 p.m. by Chair Stapleton.

Roll Call: Chair Stapleton
Planning Commissioners: Fuller, Gilezan, Hamborsky, Reiter, Rozycki, Stapleton, Vitale

Absent: Profeta, Vaughn

Also Present: Building Inspector Tutag

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

MOTION CARRIED by the following vote:

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

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

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

The Chair indicated Council Member Bryant was in attendance as the City Council Representative.

Motion by Gilezan seconded by Rozycki, regarding **Approval of Minutes**, that the Regular Planning Commission Minutes of October 25, 2016, be approved as submitted.

Motion carried by the following vote:

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

The next item discussed was regarding **sign appeal: Licavoli's Market, 20915 Mack Avenue**. The Building Official provided an overview of his memo dated November 15, 2016. Permits have been denied due to noncompliance with three sections of the City Code: Section 32-17 combinations of signs, Section 32-10(a)(1) maximum number of message units quantity restriction, and Section 32-13(d) wall signs.

Member Vitale requested to recuse himself from voting on this matter due to a conflict of interest.

Motion by Hamborsky, seconded by Rozycki, to excuse Member Vitale from voting on this matter.

Motion carried by the following vote:

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

The Chair asked if anyone in attendance wished to speak on this request:

Phil Licavoli
Licavoli's Market
20915 Mack Ave.

Dave Embree
Embree Sign Co.
26520 Harper
St. Clair Shores, MI

Mr. Embree distributed a document providing additional information.

The Building Inspector stated his willingness to meet with Embree Sign to work out a plan for signs that would be in compliance with the ordinance.

Motion by Hamborsky, seconded by Gilezan, regarding Licavoli's Market, 20916 Mack Avenue, request for three sign variances, that the Planning Commission recommend to City Council to approve the variances with the following conditions:

1. That the total signage not exceed 84 sq. ft.;
2. That the final font and color be coordinated with the Building Department;

3. That there not be any greater than 12 message units in total.

Motion by Hamborsky, seconded by Gilezan, to amend the previous motion by adding, "

4. A Hardship was presented and expressed by the applicant;
5. That the variances are in the best interest of the City and within the spirit and intent of the ordinance;
6. The Petitioner is prevented from installing window signage due to colonial style mutton bars in the windows;
7. It is a corner building;
8. Signage is not offensive and is appropriate with the scale and location of the building."

Motion carried by the following vote:

YES: Fuller, Gilezan, Hamborsky, Reiter, Stapleton
No: Rozycki
ABSENT: Profeta, Vaughn
ABSTAIN: Vitale

The next item discussed was regarding the **Grosse Pointe Woods Master Plan**. The Building Official provided an overview regarding his memo dated November 17, 2016. He reviewed the current Master Plan and suggested one change to the Future Land Use Plan pertaining to the Hunt Club, which is currently recreational property. A discussion ensued regarding University Liggett School and Hunt Club. The Chair stated she would not feel comfortable without a robust community engagement strategy and holding workshops to find out what the residents want in the community.

The Chair asked the Commission to look at and review the current Master Plan for a discussion in January. The Building Official stated there are portions of the zoning ordinance that need to be updated and would like to look at that in the future.

This item is to remain on the Planning Commission agenda.

The next item was the **Building Official's report**, and the following items were discussed:

1. Legacy Oaks update;
2. Churchill's soft opening;
3. New businesses moving into the City including an ice cream parlor and two nail salons;
4. Banfield Animal Clinic;
5. Increase in residential building and remodels.

Commissioner Reiter provided on the November City Council meetings.

Commissioner Rozycki is scheduled to attend the December Council meetings.

Under New Business:

- Commissioner Hamborsky stated he would like to complete the 2020 Plan, and will be providing a copy of the plan to all commission members for input discussed at the commission's Workshop meeting earlier this evening. This item will be addressed at a future Workshop meeting to discuss the commission's input. A brief discussion ensued regarding the streetscape work done in Grosse Pointe Farms, which was funded by a grant.

Motion by Hamborsky, seconded by Rozycki, that the Planning Commission Meeting adjourn at 8:47 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Gene Tutag
Building Official