

PLANNING COMMISSION

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MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, APRIL 26, 2016, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:32 p.m. by Chair Stapleton.

Roll Call: Chair Stapleton
Fuller, Gilezan, Profeta, Vaughn

Absent: Hamborsky, Reiter, Rozycki, Vitale

Also Present: Building Official Tutag
City Attorney Chip Berschback
Property Maintenance Inspector Podeszwik
Deputy City Clerk Gerhart

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

MOTION CARRIED by the following vote:

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

Motion by Profeta, seconded by Gilezan, to accept the agenda as amended.

MOTION CARRIED by the following vote:

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

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

Motion by Vaughn, seconded by Fuller, regarding **Approval of Minutes**, that the Planning Commission minutes dated February 23, 2016, be approved as submitted.

MOTION CARRIED by the following vote:

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

The next item on the agenda was **Appeal of Determination, Property Maintenance Code, Chapter 8, Article III, Section 8-68(a): 1859 Huntington, Grosse Pointe Woods.**

The Building Official provided an overview of the violations discovered during the inspection on March 30, 2016. He stated that he is not supportive of any modifications of the determination as the violations cited impact the health, safety and welfare of the occupants of the dwelling. The violations, if not corrected, also affect the value of the property and neighborhood. Property Maintenance Inspector Podeszwick was present for questions regarding the violations.

Property owner Jennifer Wilson was present for questions and discussion.

The Building Official stated the Building Department is willing to work with the homeowner to determine which sections of the driveway would require replacement and which could remain.

Motion by Vaughn, seconded by Gilezan, regarding the **Appeal of Determination, Property Maintenance Code, Chapter 8, Article III, Section 8-68(a): 1859 Huntington, Grosse Pointe Woods**, to deny the appeal but to modify the Building Inspector's report dated March 30, 2016, items B-4A(P) B-24(P), to repair or replacement concrete slabs as determined by the Building Official in accordance with the International Property Maintenance Code Section 302.3.

MOTION CARRIED by the following vote:

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

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

MOTION CARRIED by the following vote:

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

The next item on the agenda was the **Building Official's Monthly Report – February & March 2016.** Mr. Tutag reported the following:

- He reported progress on Churchill's, the Building Department has issued a permit to complete the exterior work;
- A new house will be built on 128 Sunningdale;
- Interest has been shown in properties on Sunningdale and Lochmoor, for improvements or demolition;
- Final inspections are being completed on the condominiums at the Rivers;
- He provided an update on Legacy Oaks. The owner has restored the gymnasium to its original state;
- Licavoli's Market is now open and will be an asset to the community;

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- MedPost is anticipating opening in the near future;
- Caribou Coffee is actively being marketed; there has been some interest shown in the property.

Regarding the **Council Reports**:

- Member Profeta reported that the gas meter replacement program is underway, and at the April 18th Council meeting a group of residents were concerned about the lack of communication from DTE regarding placement of the meters.
- Council Member Bryant updated the Commission regarding the DTE gas line replacement program.

Commission Member Vaughn will attend the Council Meetings in May.

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

2020 Plan – Commission Members Fuller and Gilezan reported that the committee will meet prior to the next Planning Commission Meeting.

Under public comment, the following individual was heard:

- Commission Member Vaughn discussed the proposed oil drilling in the City of Southfield. He stated the Michigan Department of Environmental Quality would not permit drilling if the City had an ordinance addressing the issue. The City Attorney will look into the matter.
- Council Member Bryant updated the Planning Commission on the Grosse Pointe Woods-Shores Little League proposed improvements to Ghesquiere Park. The League is proposing increasing the fence height from four foot to twelve foot, constructing a new concession stand and replacing the old tennis courts with a new indoor sporting pavilion. The League is in the planning phase and does not have actual plans or funding at this time.

Motion by Vaughn, seconded by Gilezan, that the Planning Commission Meeting be adjourned at 8:46 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Steve Gerhart
Deputy City Clerk