

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Planning Commission Meeting
February 23, 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 – 11/24/15
7. **APPOINTMENTS – ELECTION OF CHAIR AND VICE-CHAIR/SECRETARY**
8. **ADOPTION OF RULES OF ORDER AND PROCEDURE:**
 - A. PC Excerpt – 03/24/15
 - B. Rules of Order and Procedure – 03/24/15
9. **GPW PLANNING COMMISSION ANNUAL REPORT 2015:**
 - A. Memo – 02/17/16 – Building Official (Tutag)
 - B. Draft – Planning Commission Annual Report 2015
10. **DISCUSSION – BUDGET FOR FISCAL YEAR 2016/17**
11. **REVIEW OF THREE SIGN APPLICATIONS: MED POST URGENT CARE, 20599 MACK AVE:**
 - A. Sign Permit Application "A" – 02/08/16
 - B. Sign Permit Application "B" – 02/08/16
 - C. Sign Permit Application "C" – 02/08/16
 - D. Letter – AD/S Companies – 02/17/16 (R. Bell)
 - E. Memo – 02/10/16 – Department of Public Safety (Schoerlucke)
 - F. Memo – 02/19/16 – Building Official (Tutag)
 - (1) City Council Excerpt – 20422 Mack/Kroger – 07/02/07
 - (2) City Council Excerpt – 20460 Mack/CVS – 03/03/14
 - G. Proposed AD/S Sign Sheets
 - (1) Cover sheet – 02/04/16
 - (2) Sheet SP-1/Site Plan – 02/11/16
 - (3) Sheet 1.0/Sign 'A' – 02/04/16
 - (4) Sheet 2.0/Sign 'B' – 02/04/16
 - (5) Sheet 3.0/Sign 'C' – 02/09/16

12. BUILDING OFFICIAL'S MONTHLY REPORT:

Building Department Reports – November/December 2015 & January 2016

13. COUNCIL REPORTS:

December – Reiter
January – Profeta

14. INFORMATION ONLY: COUNCIL REPRESENTATIVE FOR NEXT MEETING:

February – Reiter

15. NEW BUSINESS:

2020 Plan (Hamborsky/Vitale/Fuller/Gilezan)

16. PUBLIC COMMENT:

17. ADJOURNMENT:

PLANNING COMMISSION
11/24/15 – 24

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, NOVEMBER 24, 2015, 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 Vitale.

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

Absent: Fuller

Also Present: Building Official Tutag
City Attorney Chip Berschback
Deputy City Clerk Gerhart

Motion by Rozycki, seconded by Vaughn, 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, Rozycki, Stapleton, Vitale, Vaughn
NO: None
ABSENT: Fuller

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

Motion by Vaughn, seconded by Gilezan, regarding **Approval of Minutes**, that the Planning Commission minutes dated October 27, 2015, be approved as submitted.

MOTION CARRIED by the following vote:

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

The next item on the agenda was a **Public Hearing: to amend Chapter 50 Zoning, Section 50-526, Accessory Buildings, by adding requirements for permits, concrete slabs and ratwalls.** Building Official Tutag provided an overview of the proposed ordinance.

The meeting was thereupon opened at 7:35 P.M. for a public hearing to amend Chapter 50 Zoning, Section 50-526, Accessory Buildings, by adding requirements for permits, concrete slabs and ratwalls.

PLANNING COMMISSION

11/24/15 – 25

The Chair stated for the record that no one in the audience wished to speak either in favor of, nor in opposition to, the proposed ordinance.

The following individual was heard regarding general comments:

- Margaret Potter, 1834 Allard Ave

Motion by Vaughn, seconded by Stapleton, that the Public Hearing be closed at 7:37 p.m.
Passed unanimously.

The Chair opened the floor for discussion among Commission Members regarding the proposed ordinance amendment.

Motion by Profeta, seconded by Rozycki, regarding the amendment to Chapter 50 Zoning, Section 50-526, Accessory Buildings, by adding requirements for permits, concrete slabs and ratwalls, that the Planning Commission adopt the proposed resolution as prepared by the City Attorney, and recommend to the City Council that the proposed ordinance amending Section 50-526 regarding Accessory Buildings be adopted by the City Council.

MOTION CARRIED by the following vote:

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

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

MOTION CARRIED by the following vote:

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

The next item on the agenda was the **Building Official's Monthly Report – October 2015.**

Mr. Tutag reported the following:

- An update on the Churchill's project was provided, Chair Vitale and he met with the contractor and an appropriate siding choice has been achieved in regards to the screening. Drawings and load calculations will be forwarded to the structural engineer for their review;
- Construction of the MedPost at Mack and Lennon is progressing quickly. MedPost may be scheduled on the Planning Commission agenda in December for a sign variance;
- The Building Department has been busy issuing permits for residential improvements.

Regarding the **November 2, 2015 Council Report:**

- Member Hamborsky reported that State Representative Brian Banks presented an overview of current legislation initiatives. Discussion was also held at the meeting regarding Churchill's and the structural integrity of the building.

PLANNING COMMISSION
11/24/15 – 26

Regarding the **November 16, 2015 Council Report:**

- Member Profeta reported that new member Eric Reiter was formally appointed at the meeting.

Motion by Profeta, seconded by Rozyicki, that Commission Member Fuller be excused from tonight's meeting.

MOTION CARRIED by the following vote:

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

Commission Member Reiter will attend the Council Meetings in December.

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

2020 Plan – Commission Members Hamborsky, Vitale, and Fuller reported that additional work has taken place.

Under public comment, the following individual was heard:

- Margaret Potter, 1834 Allard, inquired regarding the HVAC units installed at other Churchill's locations.

Motion by Hamborsky, seconded by Stapleton, to postpone the December 8, 2015 Planning Commission meeting to December 15, 2015.

MOTION CARRIED by the following vote:

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

Motion by Vaughn, seconded by Rozyicki, that the Planning Commission Meeting be adjourned at 8:00 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Steve Gerhart
Deputy City Clerk

PLANNING COMMISSION EXCERPT
03/24/15

Motion by Vaughn, seconded by Vitale, that the Planning Commission approve and adopt the **Rules of Order and Procedure**, as revised.

MOTION CARRIED by the following vote:

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

RULES OF ORDER AND PROCEDURE
OF
PLANNING COMMISSION
OF
GROSSE POINTE WOODS

1. The Planning Commission shall be constituted and shall have powers and perform such duties as are provided for in Section 1, Chapter 4, of the City Code of the City of Grosse Pointe Woods.
2. The officers of the Planning Commission shall be a Chair, and Vice Chair/Secretary. The Chair shall preside at all Planning Commission meetings, and in the Chair's absence, the Vice Chair/Secretary shall act in such place and stead.
3. The terms of office of the Chair and Vice Chair/Secretary shall be for a period of one (1) calendar year, or until their respective successors shall be elected and have qualified. At the first scheduled meeting of each calendar year, the Commission shall *elect* from among its members, a Chair and Vice Chair/Secretary who shall be seated at the next regularly scheduled meeting.
4. The City Clerk or the Clerk's agent shall record all proceedings of the Planning Commission.
5. The Planning Commission shall hold regular meetings on the fourth Tuesday in each month, except December, which shall be held on the second Tuesday, as such time and at such Planning Commission shall determine.
6. Special meetings of the Planning Commission shall be called by the City Clerk upon the written request of the Chair, endorsed in writing of two other members, or in such absence, by the Vice Chair/Secretary, endorsed in writing by two other members; or the written request of any three members of the Planning Commission on at least twenty-four (24) hours written notice to each member of the Planning Commission served personally or left at the place of residence; or by a majority affirmative vote of those present at a Planning Commission meeting.
7. No business shall be transacted at any special meeting of the Commission unless the same shall have been stated in the notice of such meeting, provided that the provisions hereof may be waived by consent of the members of the Commission present and the written consent of the absent members.
8. All meetings, both regular and special, shall be open to the public.
9. The majority of the members of the Planning Commission in office shall constitute the

quorum for the transaction of business at any meeting thereof and in the event of a lack of quorum, the members of the Commission so present shall adjourn any such meeting to a later date.

10. The business of all meetings of the Commission shall be transacted, so far as possible, in the following order:

Roll Call
Approval of minutes
Matters appearing upon the Agenda
New Business

11. The presiding officer shall preserve order and decorum and shall speak to points of order in preference to other members. The presiding officer shall decide questions of order subject to appeal to the Commission, which appeal must be duly moved and seconded and sustained by majority vote of the Commission.

12. Before any member of the Commission, officers, or person in the audience may address the Commission, permission to do so must be obtained from the presiding officer, provided that any person having the floor shall not be interrupted unless ruled out of order by the presiding officer.

13. Approval of the Planning Commission shall be evidenced by a duly adopted motion or resolution of the Commission and by the execution of the "approval stamp" affixed to the front elevation of the building, the Plot Plan, the plat, the subdivision restrictions, the property use statement and other documents, as the case may be requiring approval by the Chair, or in the Chair's absence, by the Vice Chair/Secretary of the Commission, and when so approved the same shall be delivered to the City Clerk for further processing.

14. The Chair, in consultation with the Building Official, shall prepare an agenda of all matters which will be considered at each meeting, which agenda shall be distributed among the Commission members at least forty-eight (48) hours prior to the time of holding the meeting. Any matter not on the agenda shall not be acted upon without the unanimous consent of the members of the Commission present at such meeting, provided, if any matter is presented upon motion duly made and seconded, objection to action thereon shall be immediately voiced by any objecting members of the Commission before discussion is entered upon and, if no such objection is voiced, no objection shall thereafter be voiced to any action taken or proposed to be taken.

15. Upon request of a majority of the members of the Commission present, any question PROPERLY before the Commission shall be put to vote; such request for a vote shall be acted upon immediately without further discussion of the subject, and shall thereupon bring the question to a direct vote upon a motion to table, a motion to refer, a motion to amend, or upon the main question, in the order named.

16. At the request of a Commission member, any question shall be divided if such question, in the opinion of the presiding officer, is subject to division and shall be submitted as divided.

17. No motion or proposition different from that under consideration shall be admitted under cover of amendment, provided that a substitute motion may be submitted to cover the same subject matter and, if carried, shall result in determining the original motion out of order.

18. No motion shall be debated or put to a vote unless the same shall have been seconded and properly read by the Clerk, or summarized by the Chair.

19. A motion to reconsider any vote upon any question shall be in order at the following meeting of the Commission; provided that a member of the prevailing side intending to move to reconsider shall file a notice in writing of the Member's intention to do so with the Vice Chair/Secretary and the City Clerk within twenty-four (24) hours after the action to be reconsidered was taken. The same number of votes shall be required to reconsider any action of the Commission as is required to adopt the same.

Upon the filing of a Notice for reconsideration, the effect of the action to be reconsidered shall be suspended until action can be taken upon such consideration. Action upon the reconsideration shall be taken at the next regular Commission meeting or at a prior Special Meeting called for that purpose.

20. When any question is under debate, no motion shall be received except the following, and in the order named:

- Motion to adjourn
- Motion to table
- Motion for the question
- Motion to refer
- Motion to amend
- Substitute motion

21. A motion to adjourn shall always be in order except when a vote is being taken or when a member of the Commission has the floor. A motion to adjourn or to table shall be decided without debate.

22. These Rules of Order may be amended or altered by a majority vote of the Commission.

23. The Commission, by a majority affirmative vote of the Commission, may suspend the operation of any one of the aforementioned Rules for a single session, except Section 18.

24. Making of remarks by Commission members should be preceded by asking permission of the presiding officer.

25. Upon the City Clerk receiving a petition directed to the Planning Commission, which petition requires a public hearing under the provisions of the City Code, the City Clerk shall determine whether such petition contains all necessary information and, if so, the City Clerk may establish a date for a public hearing before the Planning Commission and publish any notices required and shall forward such petition to the Planning Commission which shall conduct the public hearing on the date established therefore.

26. **IMPORTANT:** If a Planning Commission Member will be absent for a meeting, the Member must notify the Chair of such anticipated absence as soon as possible prior to such meeting.

27. Except as above provided, Roberts "Rules of Order" shall govern.

28. The Chair shall prepare an annual report to be submitted to the City Council in accordance with the Planning Enabling Act. The report shall be submitted to the Planning Commission for approval in January of each calendar year to ensure that the report is submitted to the City Council for their budget deliberations. The report should summarize the Commission's operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.

29. **Conflict of Interest**

- A. Before casting a vote on a matter on which a member may reasonably be considered to have a conflict of interest, the member shall disclose the potential conflict of interest to the Planning Commission. The member is disqualified from voting on the matter if a conflict exists.
- B. Each member of the Commission shall avoid conflicts of interest and/or incompatibility of office. As used here, a conflict of interest shall at a minimum include, but not necessarily be limited to, the following:
 - 1. Issuing, deliberating on, voting on, or reviewing a case concerning him or her.
 - 2. Issuing, deliberating on, voting on, or reviewing a case concerning work on land owned by him or her or which is adjacent to land owned by him or her.
 - 3. Issuing, deliberating on, voting on, or reviewing a case involving a corporation, company partnership, or any other entity in which he or she is a part owner, or any other relationship where he or she may stand to have a financial gain or loss.
 - 4. Issuing, deliberating on, voting on, or reviewing a case which is an action which results in a pecuniary benefit to him or her.
 - 5. Issuing, deliberating on, voting on, or reviewing a case concerning his or her spouse, children, step-children, grandchildren, parents, brothers, sisters, grandparents, parents in-law, grandparents in-law, or members of his or her

household.

6. Issuing, deliberating on, voting on, or reviewing a case where his or her employee or employer is:
 - a) An applicant or agent of an applicant, or
 - b) Has a direct interest in the outcome.
- C. If there is a question whether a conflict of interest exists or not, the question shall be put before the Commission. Whether a conflict of interest exists or not shall be determined by a majority vote of the remaining members of the Commission.
- D. When a conflict of interest exists, the member of the Commission, or committee, shall do all of the following as soon as possible.
 1. Declare a conflict exists at the first available meeting of the Commission or committee;
 2. Cease to participate at the Commission or committee meetings, or in any other manner, or represent one's self before the Commission, its staff, or others, provided however that the member may remain in the Council chambers during deliberation.
- E. If a member of the Commission is appointed to another office, which is an incompatible office with his or her membership on the Commission, then on the effective date of the appointment to the other office, that shall result in an automatic resignation from the Commission. If a member of another office is appointed to the Commission, which is an incompatible office with his or her membership in the other office, then on the effective date of the appointment to the Commission, that shall result in an automatic resignation from the other office.

30. Capital Improvement Review

The Planning Commission will review information regarding appropriate capital improvement projects as provided to it by the Administration in order to comply with state law regarding the capital improvement review process.

* * *

#9

CITY OF GROSSE POINTE WOODS

Building Inspector

MEMORANDUM

DATE: February 19, 2016
TO: Planning Commission *GT*
FROM: Gene Tutag, Building Inspector
SUBJECT: Grosse Pointe Woods Annual Planning Commission Report – 2015 (DRAFT)

The Planning Enabling Act requires the Planning Commission to submit an annual report to the City Council.

We have assembled a DRAFT report with the activities of the Planning Commission for the year 2015.

Please review the attached DRAFT report for additional information, editing or anything else that the Planning Commission feels should be included.

1 Attachment
DRAFT 2015 Annual PC Report



GROSSE POINTE WOODS
PLANNING COMMISSION
ANNUAL REPORT

2015

GROSSE POINTE WOODS PLANNING COMMISSION REPORT - 2015

The Planning Commission of the City of Grosse Pointe Woods is governed by the Planning Enabling Act, State of Michigan PA 33 of 2008 and by The Charter and Zoning Ordinance of the City of Grosse Pointe Woods.

Under the Planning Enabling Act, the Commission must provide an annual report to the City Council as the legislative body of the City. The report shall contain information concerning the operations and status of planning activities including recommendations regarding actions by the legislative body related to Planning and Development.

The Planning Commission met 8 out of 12 months during 2015. During that time, the Commission reviewed, discussed and acted on items contained in the following report:

2015 Planning Commission Overview

JANUARY

- PC Meeting: Meeting canceled
- City Council: Public Hearing: Fence Variance APPROVED - 591 Shoreham

FEBRUARY

- PC Meeting: Meeting canceled
- City Council: Ordinance to amend Chapter 8 Building and Building Regulations by Adding New Article XVI Emergency Generators APPROVED FOR ADOPTION

MARCH

- PC Meeting: Election of Chair Vitale; and Re-election of Vice-Chair/Secretary Stapleton (*in compliance with Michigan Planning Enabling Act*). Rules of Order & Procedure revised and ADOPTED. PC Annual Report 2014 ADOPTED and referred to City Council.

APRIL

- PC Meeting: Site Plan Review: Ferrara Dermatology Clinic Expansion, 20056 Mack Ave. – RECOMMENDED APPROVAL to ZBA.

Planning Commission Member Harrell RESIGNED from PC.

- City Council: Public Hearings: Generator Variance, 1766 Littlestone – APPROVED; and Generator Variance, 598 Heather Lane – APPROVED.

MAY

- PC Workshop: Discussion: Streetscape Objects
- PC Meeting: Revision to Previously Approved Façade Change: Churchill's Bistro Cigar Bar, 19271 Mack - TABLED to 06/23/15
Awning Appeal: Churchill's Bistro Cigar Bar, 19271 Mack – RECOMMENDED CITY COUNCIL APPROVAL
- City Council: Public Hearing: Class C Liquor License Transfer, Salvatore Scallopini, 19655 Mack – APPROVED

JUNE

- PC Meeting: Continued Revision to Previously Approved Façade Change: Churchill's Bistro Cigar Bar, 19271 Mack – POSTPONED to 07/28/15
Site Plan Review, Urgent Care Facility, 20599 Mack - APPROVED WITH CONDITIONS.
- City Council: Public Hearing: Generator Variance, 1161 Paget Ct. - APPROVED.
Communication: Awning Variance, Churchill's Bistro Cigar Bar, 19271 Mack – Administration to REVIEW Ordinance (Metal Awnings) and discuss with Planning Commission.

JULY

- PC Meeting: Continued Revision to Previously Approved Façade Change: Churchill's Bistro Cigar Bar, 19271 Mack – APPROVED
Special Sign Subcommittee DISCUSSION to disband.

AUGUST

- PC Meeting: Meeting canceled – no items on agenda
- City Council: Public Hearing: Fence Variance, 1650 Hollywood – NO ACTION TAKEN at the request of the petitioner.

SEPTEMBER

- PC Meeting: Site Plan Review: Screen for Rooftop Mechanical Unit, Churchill's Bistro Cigar Bar, 19271 Mack – POSTPONED to 10/27/15

OCTOBER

- PC Meeting: Site Plan Review Continued: Screen for Rooftop Mechanical Unit, Churchill's Bistro Cigar Bar, 19271 Mack – APPROVED with Building Official to have final approval regarding the height of the third story windows and the building material used on the screening to provide an adequate match to the second story.
Scheduled a Public Hearing to Amend the Zoning Ordinance, Section#50-526 Accessory Buildings.
Motion APPROVED to DISBAND Special Sign Subcommittee
- City Council: Public Hearing: Fence Variance, 1650 Hollywood – DENIED

NOVEMBER

- PC Meeting: Public Hearing: AMEND Chapter 50 Zoning, Section 50-526, Accessory Building, by Adding Requirement for Permits, Concrete Slabs and Ratwalls.
- City Council: APPOINTMENT of new Planning Commission Member, Eric Reiter

DECEMBER

- PC Meeting: Meeting canceled – no items on agenda
- City Council: Ordinances: Second Reading: Ordinance to AMEND Chapter 50 Zoning, Section 50-526 Accessory Buildings, by adding requirements for permits, concrete slabs and ratwalls – ADOPTED

SUB-COMMITTEE REPORTS:**2020 Plan:**

The 2020 Plan sub-committee's goal is "to provide fresh, forward thinking, realistic design, zoning and administrative tools that foster and support progressive future development to achieve maximum sustained viability, growth and value within the City of Grosse Pointe Woods. The focus of the sub-committee is to develop concept ideas for a comprehensive plan of community minded improvements and features along the primary commercial corridors of Mack Avenue and the section of Vernier west of Mack. Commissioner members Hamorsky, Vitale and Fuller reported that additional work has taken place and the plan will be presented at the next meeting.

Special Sign:

DISBANDED - 10/27/15

BUDGET REPORT:

Date	Description	Debit	Credit	Balance	Unused
02/03/15	Planning & Zoning Ctr., Inc.	\$ 370.00		\$4,630.00	
04/27/15	MAP Membership Dues	\$ 650.00		3,980.00	
	2014/2015 END Fiscal Year			\$3,980.00	79%
	2015/2016 NEW Fiscal Year		\$5,000.00		
12/03/15	J.L. Geisler Corp (nameplate)	\$ 23.85		\$4,976.15	

CONTINUED GOALS & OBJECTIVES:

- Continue to make improvements to the Zoning Ordinance by reviewing and updating the sign & awning ordinances, parking requirements, and adding provisions dealing with alternative energy facilities.
- Continue to align our efforts with the Mayor, City Council, local Business Associations, and Realtors to attract new businesses and encourage people to live and work in Grosse Pointe Woods.
- Continue to study mechanisms to promote city development.
- Continue to encourage sustainable development.

The Planning Commission will continue to consult with the City Council, and appropriate Departments or Commissions, when significant projects, policies, and legislative acts provide opportunities to support the Master Plan.

Respectfully submitted by **Planning Commission Members:**

John Vitale, Chairperson
 Tonja Stapleton, Vice-Chair/Secretary
 Michael Fuller
 Grant Gilezan
 Doug Hamborsky
 James Profeta
 Eric Reiter
 Richard Roczycki
 Thomas Vaughn

Date

"A"

**GROSSE POINTE WOODS
SIGN PERMIT APPLICATION**

RECEIVED

11

FEB 08 2016

CITY OF GROSSE POINTE WOODS
BUILDING DEPT.

Per Chapter #32 of the GP Woods Sign Ordinance, provide two copies of actual color photos (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

BUSINESS NAME: Tenet Healthcare

E-MAIL: Stephen.Marley@tenethealth.com

FAX: (469) 893-3049

BUSINESS ADDRESS: 1445 Ross Avenue Suite 1700 Dallas, Tx 75202

***PROPERTY OWNER'S APPROVAL:**

[Signature]
Property Owner NAME (please print)

[Signature]
Property Owner SIGNATURE

Sign Company Information:

NAME/CONTACT: AD/s companies

PHONE: (909) 721-4535

CONTACT NAME: Robin Bell

E-MAIL: Rbell@AD-S.com

FAX: (951) 278-0681

ADDRESS: 1160 Railroad Street Corona, Ca 92882

LICENSE #: 714309

Sign Description:

TYPE: Building Sign (Sign A on our drawings)

BUILDING WIDTH: 58'9" SIGN DIMENSIONS: 16'11" X 2'10" (48 sq. ft.)
Length x Height x Thickness (cannot exceed 8" w/transformer)

MATERIAL IN FACE OF SIGN: Acrylic faces with vinyl overlay

COLOR COMBINATIONS: Red, white, purple, Blue, Yellow, and Green

SINGLE FACE ☒ DOUBLE FACE ☐ FONT STYLE: Company Logo

ILLUMINATION: INTERIOR ☒ EXTERIOR ☐

NUMBER OF MESSAGE UNITS: 28 FONT HEIGHT: 1' 5 1/2"

Applicant's Name & Signature: AD/s companies

Received by: _____

Date: _____

APPROVED BY: _____

Date: _____

Building Official (313-343-2426)

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

"B"

**GROSSE POINTE WOODS
SIGN PERMIT APPLICATION**

FEB 08 2016

11

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: Stephen Marley PHONE: (469) 893-2049
BUSINESS NAME: Tenet Healthcare E-MAIL: Stephen.Marley@tenethealth.com
FAX: (469) 893-3049
BUSINESS ADDRESS: 1445 Ross Avenue Suite 1700 Dallas, Tx 75202

***PROPERTY OWNER'S APPROVAL:**

[Signature]
Property Owner NAME (please print)

[Signature]
Property Owner SIGNATURE

Sign Company Information:

NAME/CONTACT: AD/s companies PHONE: (909) 721-4535
CONTACT NAME: Robin Bell E-MAIL: Rbell@AD-S.com
FAX: (951) 278-0681
ADDRESS: 1160 Railroad Street Corona, Ca 92882 LICENSE #: 714309

Sign Description:

TYPE: Building Sign (Sign B on our drawings)
BUILDING WIDTH: 58'9" SIGN DIMENSIONS: 16'11" X 2'10" (48 sq ft)
Length x Height x Thickness (cannot exceed 8" w/transformer)
MATERIAL IN FACE OF SIGN: Acrylic faces with vinyl overlay
COLOR COMBINATIONS: Red, White, Purple, Blue, Yellow, and Green
SINGLE FACE ☒ DOUBLE FACE ☐ FONT STYLE: company logo
ILLUMINATION: INTERIOR ☒ EXTERIOR ☐
NUMBER OF MESSAGE UNITS: 28 FONT HEIGHT: 1' 5 1/2"

Applicant's Name & Signature: AD/s companies

Received by: _____ Date: _____

APPROVED BY: _____ Date: _____

Building Official (313-343-2426)

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

**GROSSE POINTE WOODS
SIGN PERMIT APPLICATION**

FEB 08 2016
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.

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CONTACT PERSON: Stephen Marley PHONE: (469) 893-2049
BUSINESS NAME: Tenet Healthcare E-MAIL: Stephen.Marley@tenethealth.com
FAX: (469) 893-3049
BUSINESS ADDRESS: 1445 Ross Avenue Suite 1700 Dallas, Tx 75202

***PROPERTY OWNER'S APPROVAL:**

[Signature]
Property Owner NAME (please print)

[Signature]
Property Owner SIGNATURE

Sign Company Information:

NAME/CONTACT: AD/s companies PHONE: (909) 721-4535
CONTACT NAME: Robin Bell E-MAIL: Rbell@AD-S.com
FAX: (951) 278-0681
ADDRESS: 1160 Railroad Street Corona, Ca 92882 LICENSE #: 714309

Sign Description:

TYPE: Ground Sign (Sign C on our drawings)
BUILDING WIDTH: 58'9" SIGN DIMENSIONS: 8' x 3' 10 1/2" (22 sq ft)
Length x Height x Thickness (cannot exceed 8" w/transformer)
MATERIAL IN FACE OF SIGN: Aluminum Cabinet w/ Aluminum faces to be routed and backed u
COLOR COMBINATIONS: Red, White, Purple, Blue, Yellow, and Green.
SINGLE FACE [] DOUBLE FACE [☒] FONT STYLE: Company logo
ILLUMINATION: INTERIOR [☒] EXTERIOR []
NUMBER OF MESSAGE UNITS: 28 FONT HEIGHT: "MedPost" = 1' tall

Applicant's Name & Signature: AD/s companies

Received by: _____ Date: _____

APPROVED BY: _____ Date: _____

Building Official (313-343-2426)

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



11

February 17th, 2016

To: Planning Department
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

RE: MedPost Urgent Care/ MedPost Kids
Mack Ave.
Grosse Pointe Woods, MI 48236

Dear Planning Department,

AD/S is the national sign vendor for MedPost Urgent Care/ MedPost Kids. We are requesting two illuminating signs on the building and one ground sign per the MedPost Urgent care/ MedPost Kids corporate standards and trade mark.

- We believe the building signs to be tasteful and in scale due to the massing of the building as well as symmetrical to the viewing public.
- The ground sign we believe to be small and tasteful.

This low monument sign is a replacement and relocation of the former banks 8' pylon sign. These signs are all proportionate and yet clearly large enough for the community to quickly direct children and family members to this urgent care facility. We believe this is adequate for this new venture to compete. All colors and letter styles are per the national trademark and city standards.

Thank you in advance for your consideration,

Robin Bell



#11

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

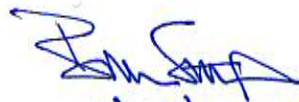
Date: February 10, 2016

To: Director Smith

From: Det. Schroerlucke 

Subject: Sign Placement at 20599 Mack Ave. (Medpost)

I have reviewed the site plans and visited the site for the proposed ground sign located at 20559 Mack Ave. It is my opinion that the placement and height of the sign will not impede the vision of vehicular traffic travelling along Mack Ave and/or attempting to enter/exit Medpost onto Mack Ave.


2/18/2016

CITY OF GROSSE POINTE WOODS

Building Inspector

MEMORANDUM

DATE: February 19, 2016
TO: Planning Commission
FROM: Gene Tutag, Building Inspector *GT*
SUBJECT: 20599 Mack Ave. - MedPost Sign Variances

The applicant would like to erect three signs for a new Medical Clinic located at 20599 Mack Avenue.

Applications for 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 32-10(a)(1) Maximum number of message units. The total number of message units on a property shall not exceed 10. The proposed signs contain 14 message units.
2. 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 A is shown on the east wall with 58'9" of frontage; the proposed sign for that elevation is 48 square feet in area.
3. 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 north wall (sign B on plans) contains 48 square feet.
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 for this development.

The permits have been denied, the applicant AD/S Companies 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 currently under construction and will be 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, Sheets SP.1 dated 02-11-16, Sign A dated 02-04-16, Sign B dated 02-04-16, and Sign C dated 02-09-16, 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); and
4. The signs, and this development, are in the best interest of the city.

CITY COUNCIL EXCERPT
07-02-07

THE MEETING WAS THEREUPON OPENED AT 11:01 P.M. FOR A PUBLIC HEARING IN ACCORDANCE WITH CHAPTER 62 SIGNS, TO HEAR THE APPLICATION OF KROGER, 20422 MACK AVENUE, GROSSE POINTE WOODS, FOR PERMISSION TO INSTALL THREE INTERNAL ILLUMINATED SIGNS AT 20422 MACK AVENUE, THE PREVIOUS FARMER JACK EMPORIUM.

Motion by Granger, seconded by Waldmeir, that for purposes of the Public Hearing the following items be received and placed on file:

1. Planning Commission Excerpt 06/26/07
2. Letter 06/27/07 City Attorney
3. Memo 06/27/07 Building Inspector
4. Letter 06/19/07 Phillips Sign Lighting
5. Proposed signage:
 - a. New Channel Letters Rev. 06/27/07 (South Elevation Option B)
 - b. New Channel Letters Rev. 06/25/07 (West Elevation)
 - c. New Channel Letter Wall Sign Rev. 06/25/07 (South Elevation)

Motion carried by the following vote:

Yes: Dickinson, Granger, Howle, Novitke, Reynolds, Spicher, Waldmeir
No: None
Absent: None

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. The following individual wished to be heard:

Ed Phillips
Phillips Sign Company
Harrison Township

Joseph Sucher
730 S. Oxford

The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. No one wished to be heard.

Motion by Reynolds, seconded by Howle, that the Public Hearing be closed at 11:10 p.m.

Motion carried by the following vote:

Yes: Dickinson, Granger, Howle, Novitke, Reynolds, Spicher, Waldmeir

No: None

Absent: None

Motion by Granger, seconded by Waldmeir, regarding Public Hearing regarding Signage

Variance: Kroger, 20422 Mack Avenue, that Council grant the following variances:

- a variance of 115.6 square feet of area and of 4'7" for the height on the west wall;
- a variance of 92.76 square feet of area and of 4'7" for the height on the south wall;
- a variance of 4 ¾" on the two Kroger signs;
- a variance for 3 additional signs;
- a variance for the Kroger logos which exceed 48 square feet in area.

Motion carried by the following vote:

Yes: Dickinson, Granger, Howle, Novitke, Reynolds, Spicher, Waldmeir

No: None

Absent: None

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



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REALITY BEGINS WITH VISION

Prepared for:

Med!Post
Urgent Care

Med!Post
kids

20599 Mack Avenue
Grosse Pointe Woods, MI 48236

From: **ROBIN BELL**

cell: 909.721.4535

email: rbell@ad-s.com

EXTERIOR SIGNS

COLOR DISCLAIMER

Due to the limitations of desktop scanners and the relative inconsistencies of various display monitors and printers, the colors you see on your screen or on paper may not be a totally accurate reproduction of the actual product. We strive to make our colors as accurate as possible, but screen and printed images are intended as a guide only and should not be regarded as absolutely correct. Site conditions and onsite lighting can also affect how the product appears (i.e. LED, different fluorescent bulbs, Natural Light, Backlit, Halolit, Facelit). We recommend that you request a color sample as CMYK (Cyan, Magenta, Yellow and Black) are the colors used in the printing process, whereas RGB (Red, Green and Blue) are the colors used by screen displays such as your monitor. For this reason and due to variations introduced by light and various equipment, the colors on your screen or a print may not exactly match the finished product.

If you would like to see a sample of any color, please request an actual sample from your Salesperson or Project Manager.

WITHOUT A SIGNED COLOR SAMPLE, AD/S COMPANIES, ITS VENDORS AND AFFILIATES ARE NOT RESPONSIBLE FOR DIFFERENCES, REAL OR PERCEIVED, BETWEEN THE WAY YOUR PRODUCT APPEARS ON SCREEN OR PAPER AND THE FINAL PRODUCT.

Client Name (Please Print) _____ Date ____/____/____

Client Name (Signature) _____

PLEASE INITIAL ALL PAGES

AD/S Drawing #39293 Rev. #16 Rev. Date: 02/04/16

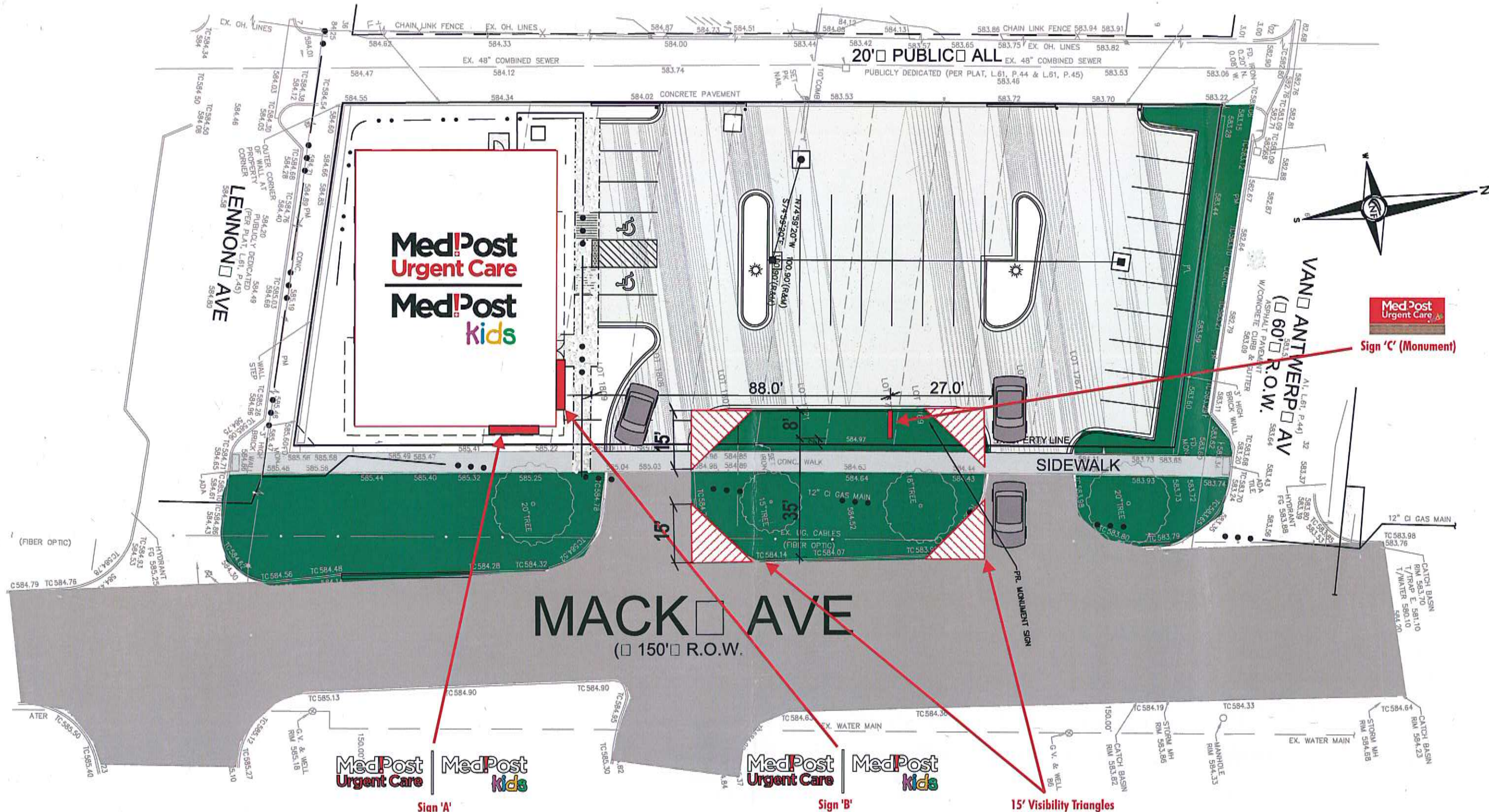
Pages: 5 (including cover page)

☐ Approved

☐ Approved as Noted

☐ Revise & Resubmit

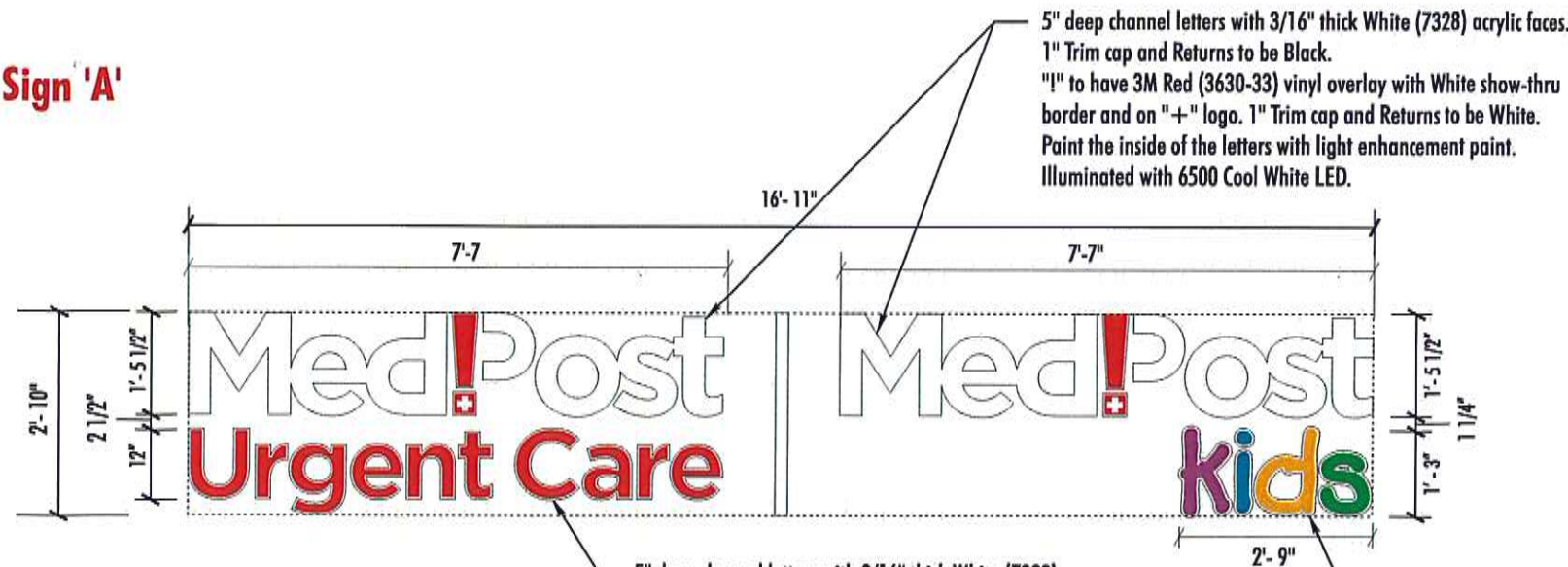
☐ Rejected



1 SITE VIEW
SCALE: NTS

<div data-bbox="108 1733 233 1884"> </div> <div data-bbox="295 1733 466 1874"> <p>1160 Railroad St. Corona, CA 92882 T800.862.3202 F951.278.0681 www.ad-s.com</p> </div> <div data-bbox="528 1743 823 1844"> <ul style="list-style-type: none"> ■ Signage + Fabrication ■ Displays + Fixtures ■ Lighting + Maintenance </div>	<p>Client:</p> <p>Tenet Healthcare 1445 Ross Avenue Suite 1700 Dallas TX 75202</p>	<p>Project:</p> <p>MedPost Urgent Care MedPost Kids 20599 Mack Avenue Grosse Pointe Woods, MI 48236</p>	<p>Revisions:</p> <ul style="list-style-type: none"> 8 SH: 11.13.2015 - Revision of logos on entry door / HOO vinyl 10 SH: 01.05.2016 - Revision of monument sign from black to red 	<p>This is an original unpublished drawing created by AD/S Inc. It is submitted for your personal use in conjunction with a project being planned for you by AD/S Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written permission from AD/S Inc.</p>	<p>Project No: 39293-R17(ext) RB/KH/SH</p> <p>Date: 02-11-16</p> <p>Sign Type: Site Plan</p> <p>Sheet No: SP.1 2 of 5</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------

Sign 'A'

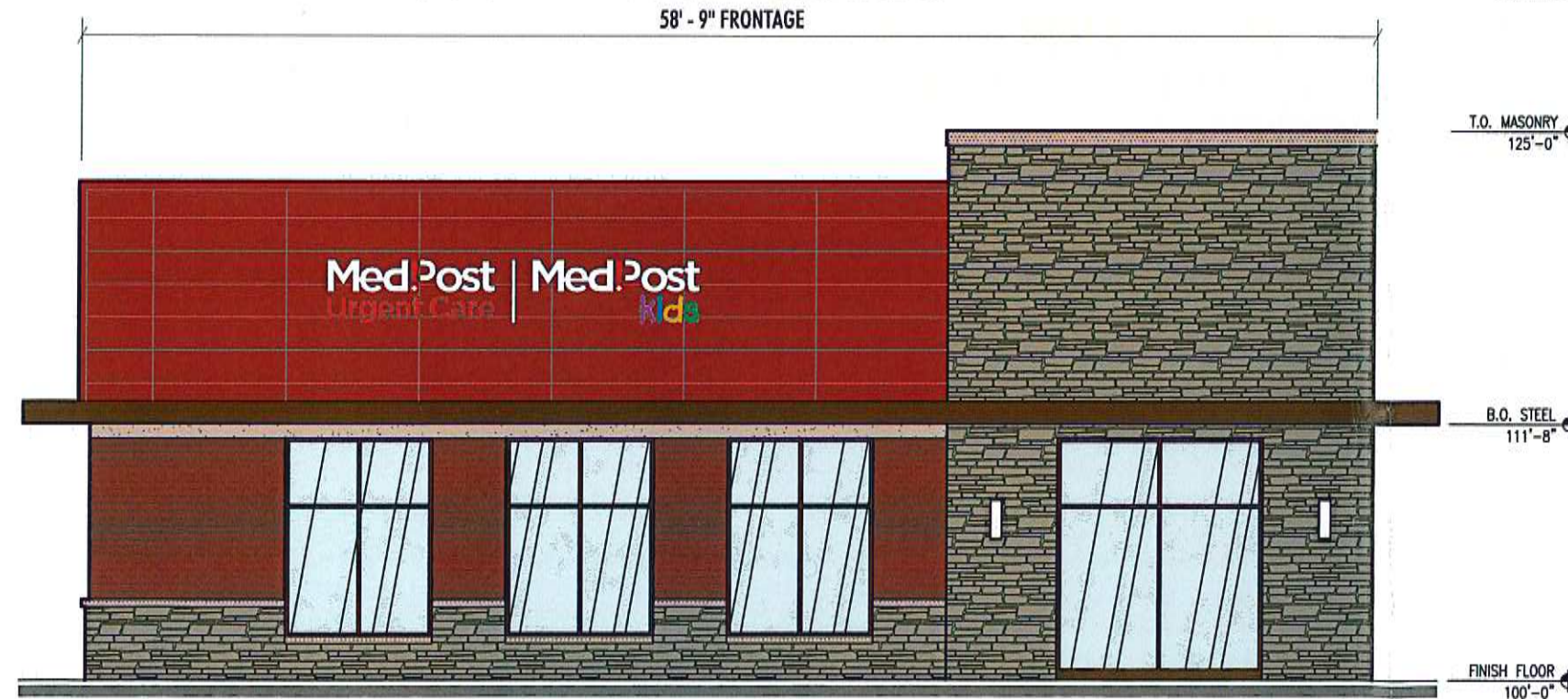


1 FRONT VIEW SCALE: 3/8" = 1' - 0"

Qty: One (1) Set
Sign Area = 48.00 sq. ft.

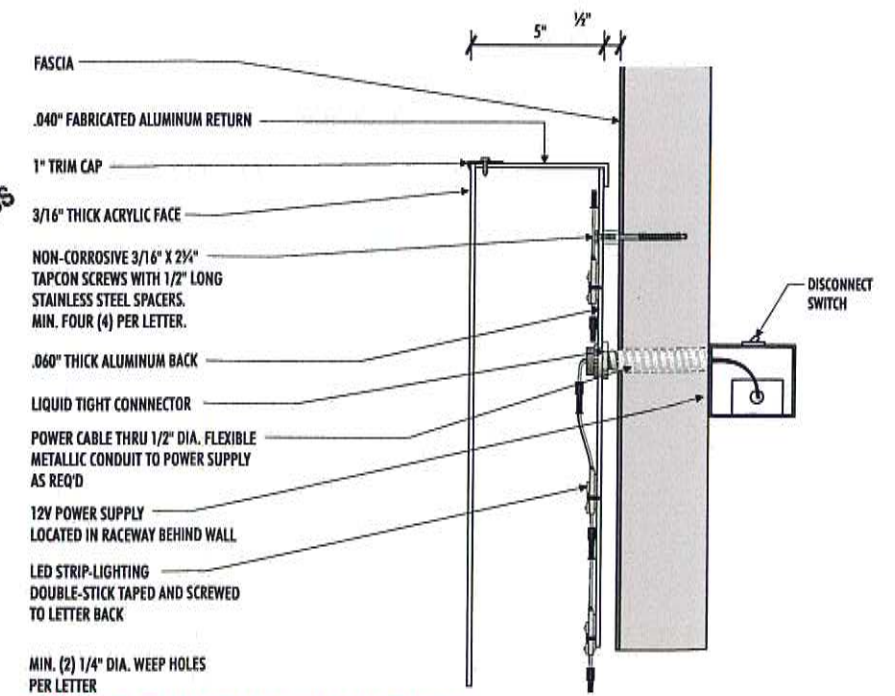
NOTE:

- LOGO LAYOUT & COLORS ARE PER NATIONAL REGISTERED BRANDING STANDARDS.



2 EAST ELEVATION (FACING MACK AVENUE) SCALE: 1/8" = 1' - 0"

RECEIVED
FEB 08 2016
CITY OF GROSSE POINTE WOODS
BUILDING DEPT.



NOTE: WATERPROOFING AT ALL WALL PENETRATIONS TO BE SEALED WITH 3M 730 HYBRID CLEAR SEALANT

L.E.D. ILLUMINATED CHANNEL LETTER SECTION

REQUIREMENTS FOR ELECTRICAL ILLUMINATION:

PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR INSTALLATION.

ALL TRANSFORMERS SHALL BE, (GFI) GROUND FAULT-INTERRUPTED TRANSFORMERS.

ALL SIGNS HAVE - DEDICATED BRANCH CIRCUIT

- THREE WIRES: LINE, NEUTRAL, & GROUND
- WIRE SIZE: MINIMUM OF 12 GA. THIN COPPER WIRE

ALSO NOTE: GAUGE OF WIRE IS DETERMINED BY THE LENGTH OF RUN & AMPERAGE AS PER NEC ARTICLE 300.

- GROUND WIRE MUST BE CONTINUOUS AND GO FROM THE SIGN TO THE PANELBOARD GROUND BUS.
- VOLTAGE SHOULD READ NO MORE THAN 3 VOLTS BETWEEN GROUND AND NEUTRAL.
- CONDUIT CAN NOT BE USED AS GROUND PATH.
- POWER TO SIGN MUST BE DONE BY A LICENSED ELECTRICIAN OR ELECTRICAL CONTRACTOR.

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.

1 Dedicated 20 Amp Circuit at 120 Volts

Note #1: All above is not in sign company's scope of work and must be in place prior to installation.

Note #2: Timers and/or photocells for signs to be furnished and installed by the customer's electrician, who should also ensure that the completed electrical system is code compliant.

ALL COMPONENTS TO BE **UL** APPROVED



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- Displays + Fixtures
- Lighting + Maintenance

Client:

Tenet Healthcare
1445 Ross Avenue
Suite 1700
Dallas TX 75202

Project:

Med!Post Urgent Care | **Med!Post kids**
20599 Mack Avenue
Grosse Pointe Woods, MI 48236

Revisions:

- 8 SH: 11.13.2015 - Revision of logos on entry door / H00 vinyl
- 10 SH: 01.05.2016 - Revision of monument sign from black to red

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Project No: 39293-R16(ext)

RB/KH/SH

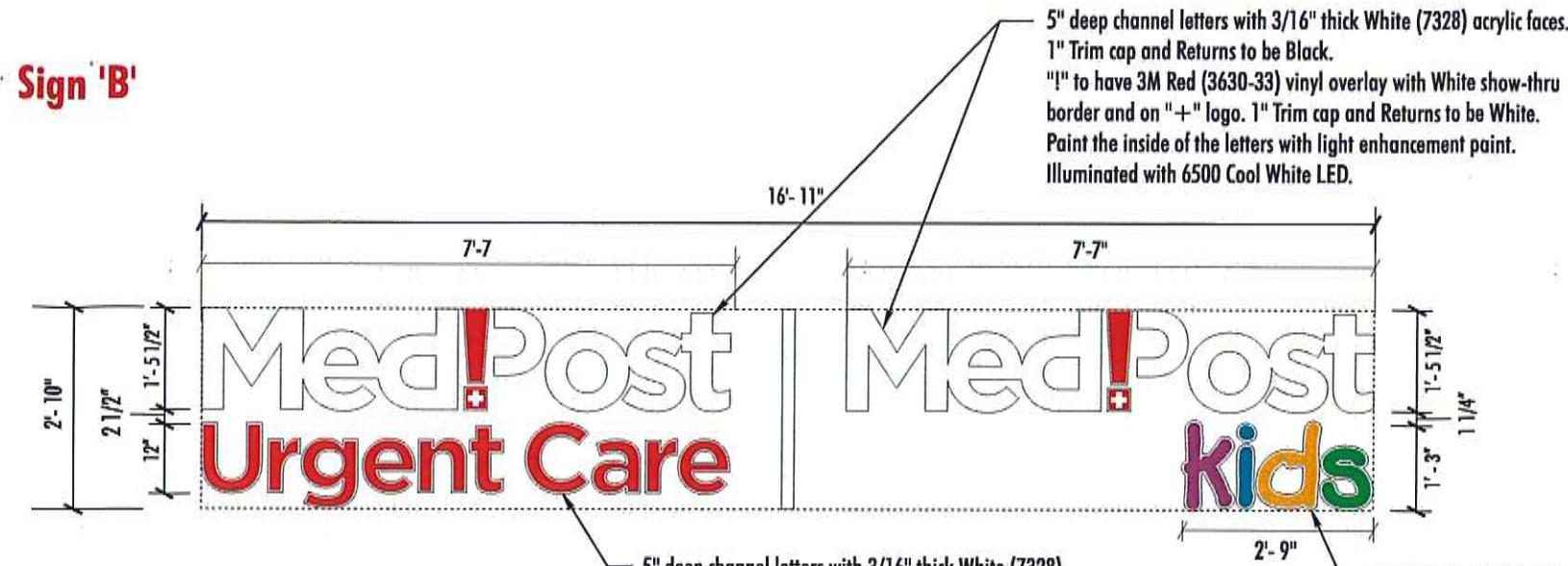
Date: 02-04-16

Sign Type: Sign 'A'

Sheet No: 1.0

3 of 5

Sign 'B'



1 FRONT VIEW
SCALE: 3/8" = 1' - 0"

Qty: One (1) Set
Sign Area = 48.00 sq. ft.

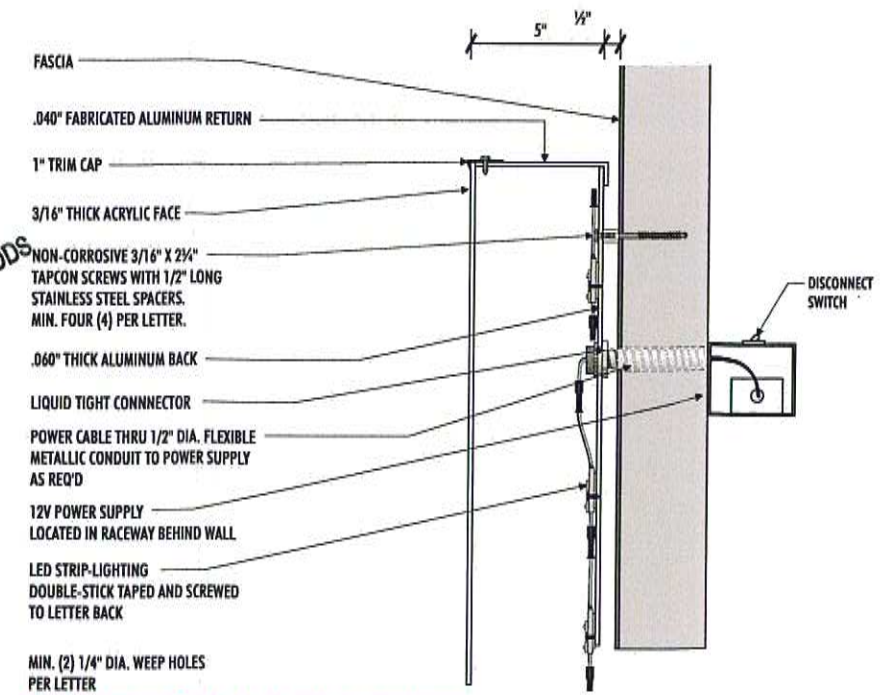
NOTE:

- LOGO LAYOUT & COLORS ARE PER NATIONAL REGISTERED BRANDING STANDARDS.

5" deep channel letters with 3/16" thick White (7328) acrylic faces with 3M Red (3630-33) vinyl overlay, inset 3/8" and White show-thru border. 1" Trim cap and Returns to be White. Paint the inside of the letters with light enhancement paint. Illuminated with 6500 Cool White LED.

5" deep channel letters with 3/16" thick White (7328) acrylic faces with 3M vinyl as below and White show-thru border:
"k" = Plum Purple (3630-128) vinyl overlay
"i" = Intense Blue (3630-127) vinyl overlay
"d" = Golden Yellow (3630-125) vinyl overlay
"s" = Light Kelley Green (3630-146) vinyl overlay
1" Trim cap and Returns to be Black. Paint the inside of the letters with light enhancement paint. Illuminated with 6500 Cool White LED.

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NOTE: WATERPROOFING AT ALL WALL PENETRATIONS TO BE SEALED WITH 3M 730 HYBRID CLEAR SEALANT

L.E.D. ILLUMINATED CHANNEL LETTER SECTION

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ALL SIGNS HAVE - DEDICATED BRANCH CIRCUIT

- THREE WIRES: LINE, NEUTRAL, & GROUND
- WIRE SIZE: MINIMUM OF 12 GA. THIN COPPER WIRE

ALSO NOTE: GAUGE OF WIRE IS DETERMINED BY THE LENGTH OF RUN & AMPERAGE AS PER NEC ARTICLE 300.

- GROUND WIRE MUST BE CONTINUOUS AND GO FROM THE SIGN TO THE PANELBOARD GROUND BUS.
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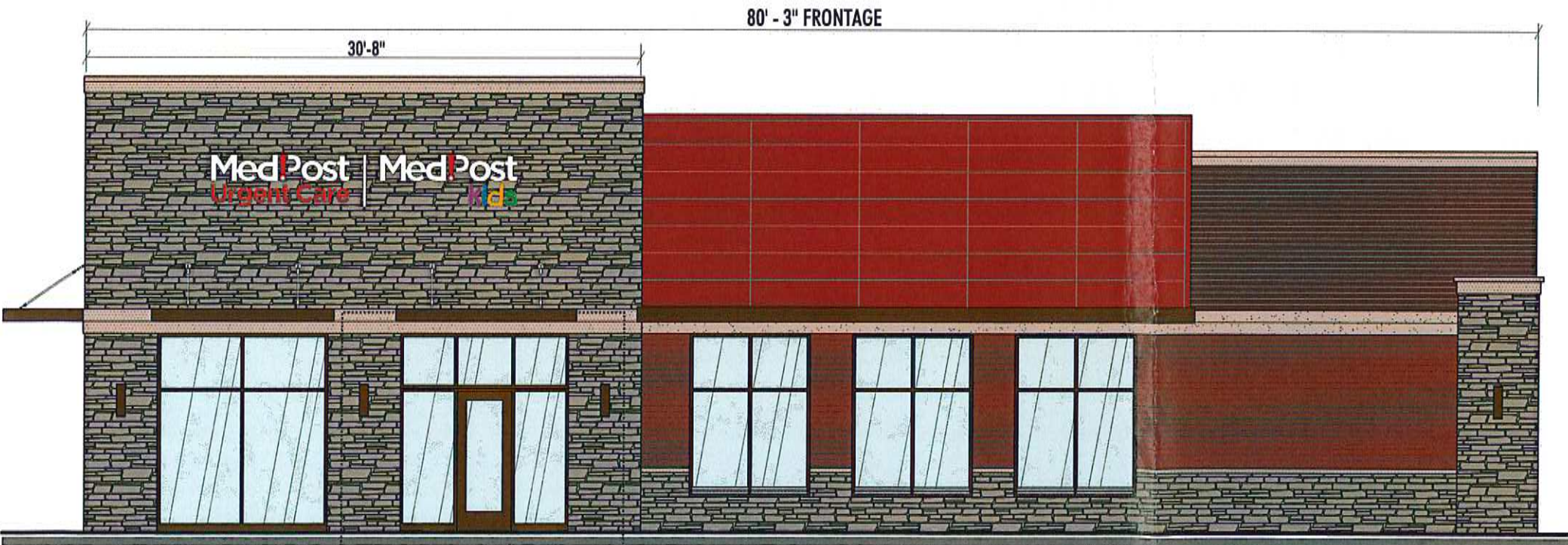
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

1 Dedicated 20 Amp Circuit at 120 Volts

Note #1: All above is not in sign company's scope of work and must be in place prior to installation.

Note #2: Timers and/or photocells for signs to be furnished and installed by the customer's electrician, who should also ensure that the completed electrical system is code compliant.

ALL COMPONENTS TO BE **UL** APPROVED



2 NORTH ELEVATION (FACING VAN ANTWERP)
SCALE: 1/8" = 1' - 0"

DOOR GRAPHICS, SEE PAGES 7.0, 7.1



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- Lighting + Maintenance

Client:

Tenet Healthcare
1445 Ross Avenue
Suite 1700
Dallas TX 75202

Project:

MedPost Urgent Care | MedPost kids
20599 Mack Avenue
Grosse Pointe Woods, MI 48236

Revisions:

- 8 SH: 11.13.2015 - Revision of logos on entry door/HOB vinyl
- 10 SH: 01.05.2016 - Revision of monument sign from black to red

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Project No: 39293-R16(ext)

RB/KH/SH

Date: 02-04-16

Sign Type: Sign 'B'

Sheet No: 2.0

4 of 5

Sign 'C'

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Qty: One (1)
double-faced monument sign
Sign Area = 22 sq. ft.



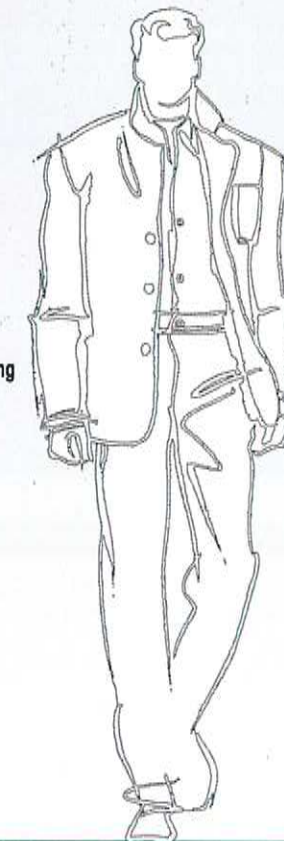
3 NIGHT VIEW
SCALE: 1/2" = 1' - 0"



Internally illuminated, double faced aluminum cabinet
painted to match PMS 485c, satin finish w/ the aluminum faces being
routed out and backed up with white (#7328) acrylic
with translucent vinyl colors

Aluminum reveal.

Aluminum frame base clad
with Durock and Stone Veneer.
Stone veneer to be done by others.



1 FRONT VIEW
SCALE: 3/4" = 1' - 0"

2 SIDE VIEW
SCALE: 3/4" = 1' - 0"

NOTE:
- LOGO LAYOUT & COLORS ARE PER NATIONAL REGISTERED BRANDING STANDARDS.



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Revisions:
8 SH: 11.13.2015 - Revision of logos on entry door / HOD vinyl
10 SH: 01.05.2016 - Revision of monument sign from black to red
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Project No: 39293-R16(ext) RB/KH/SH
Date: 02-09-16
Sign Type: Sign 'C'
Sheet No: 3.0 5 of 5

**City of Grosse Pointe Woods
BUILDING DEPARTMENT
Monthly Financial Report – NOVEMBER 2015**

Permits Issued: 174

Rental Certificates: 41

Total: \$ 33,112

CODE ENFORCEMENT

Abandoned/Foreclosure Compl. Notices Issued:	0
# of Complaints Investigated by Code Enforcement:	22
Closed Due to Compliance:	19
Open for Longer Compliance Time:	3
Citations Issued:	2
Early Trash Notices:	7
Code Violation Notices to Residents:	27
Tall Grass Notices Issued:	0
Stop Work notices to Contractors (working w/o permit):	8
Outside Storage:	5

NEW BUSINESS

Spire Equities LLC, 19451 Mack Avenue
Mathanasium, 20489 Mack Avenue
Santa's Workshop, 19603 Mack Avenue
Ashby's, 20081 Mack Avenue
Rugs Liquidator/Rug Imports, 19483 Mack Avenue
GP Communications/USA Wireless, 21155 Mack Avenue

**City of Grosse Pointe Woods
BUILDING DEPARTMENT
Monthly Financial Report – DECEMBER 2015**

Permits Issued: 120

Rental Certificates: 26

Total: \$ 21,895

CODE ENFORCEMENT

Abandoned/Foreclosure Compl. Notices Issued:	0
# of Complaints Investigated by Code Enforcement:	9
Closed Due to Compliance:	3
Open for Longer Compliance Time:	6
Citations Issued:	2
Early Trash Notices:	9
Code Violation Notices to Residents:	19
Tall Grass Notices Issued:	0
Stop Work notices to Contractors (working w/o permit):	7
Outside Storage:	6

NEW BUSINESS

Subway, 21020 Mack Ave (new owners)

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

Permits Issued: 120
Rental Certificates: 11 Total: \$ 19,168

CODE ENFORCEMENT

Abandoned/Foreclosure Compl. Notices Issued:	0
# of Complaints Investigated by Code Enforcement:	19
Closed Due to Compliance:	12
Open for Longer Compliance Time:	7
Citations Issued:	0
Early Trash Notices:	8
Code Violation Notices to Residents:	14
Tall Grass Notices Issued:	0
Stop Work notices to Contractors (working w/o permit):	4
Outside Storage:	7

NEW BUSINESS

Beautification Station, 21127 Mack Ave.