

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