

PLANNING COMMISSION  
09/22/15 – 18

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, SEPTEMBER 22, 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  
Fuller, Hamborsky, Profeta, Stapleton, Vaughn

Absent: Gilezan, Rozycki

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

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

MOTION CARRIED by the following vote:

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

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

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

Motion by Vaughn, seconded by Profeta, regarding **Approval of Minutes**, that the Planning Commission minutes dated July 28, 2015, be approved as submitted.

MOTION CARRIED by the following vote:

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

The next item on the agenda was a **Site Plan Review: Screen for Rooftop Mechanical Unit: Churchill's Bistro Cigar Bar, 19271 Mack Ave:** Building Official Tutag provided an overview of the project. The placement of the unit and mechanical work completed to date has been done without permits or approvals from the City. The site plan approved at the October 28, ~~2015~~ 2014 Planning Commission required that rooftop equipment shall be properly positioned or screened as to not be visible from grade level and be approved by the Building Official. The size and mass of this HVAC unit, along with the proposed screening, amount to what can be interpreted as an additional story to the building. A complete structural analysis has not been performed to insure that the building and roof will support the additional load of this unit, plus any additional loads created by the screening, wind, snow, ice, and water that will pond against the curb of the unit caused by the deflection in the roof. This is not the first time that this applicant has been before the Planning Commission requesting approvals for work that has already been completed or modified. Paul Weisberger in-house counsel for Churchill's Bistro Cigar Bar was present for questions and discussion. In addition, Walt Zimmerman President of Climate Technologies Corp., on behalf of Churchill's Bistro Cigar Bar was present for questions regarding decibel levels of the exhaust unit. There was a consensus of the Commission that the petitioner resubmit the site plan to provide additional screening for the HVAC rooftop unit.

Corrected  
per Planning  
Commission  
10/27/15 SG

Motion by Stapleton, seconded by Hamborsky, regarding the Site Plan Review: Screen for Rooftop Mechanical Unit: Churchill's Bistro Cigar Bar, 19271 Mack Ave, to postpone this item to the October 27, 2015, Planning Commission meeting.

MOTION CARRIED by the following vote:

YES: Fuller, Hamborsky, Profeta, Stapleton, Vitale, Vaughn

NO: None

ABSENT: Gilezan, Rozycki

The next item on the agenda was the **Building Official's Monthly Report – July & August 2015**. Mr. Tutag reported the following:

- Met with representatives from Legacy Oaks Condominiums and they have a target date of November 1st to begin work;
- Met with representatives from Kroger regarding interior renovations;
- Will attend the University Liggett neighborhood meeting on September 23rd, regarding the athletic field;
- The bank at Mack and Lennon is awaiting DTE to disconnect the power to allow for demolition to proceed;
- Will finalize the design standards from streetscape items to present to the Committee-of-the-Whole.

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Regarding the **August 2015 Council Reports**:

- Commissioner Vitale had nothing to report.

Regarding the **September 2015 Council Reports**:

- Commissioner Fuller reported that an amendment to the fence ordinance had a second reading and will become effective.

Commission Member Gilezan will attend the Council Meetings in October.

Under **New Business**, the following **Subcommittee Reports** were provided:

**2020 Plan** – Commission Members Hamborsky, Vitale, and Fuller reported that additional work will take place on the plan with the hope of having a workshop in October.

**Special Sign** – Commission Members Vaughn, Stapleton, and Fuller asked the City Attorney how the recent Supreme Court ruling of Reed v. Town of Gilbert, Arizona, would impact our sign ordinance. The City Attorney will present the Building Official with an opinion.

Under public comment, the following individual was heard:

- George McMullen, 1382 Hollywood Ave, spoke regarding Churchill's HVAC unit installation.

Motion by Vaughn, seconded by Hamborsky, that the Planning Commission Meeting be adjourned at 9:16 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Steve Gerhart  
Deputy City Clerk