

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Rescheduled Planning Commission Meeting
Tuesday, July 28, 2015
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 – 06/25/15
7. **CONTINUED REVISION TO PREVIOUSLY APPROVED FAÇADE CHANGE:**
CHURCHILL'S BISTRO CIGAR BAR, 19271 MACK AVE:
 - A. PC Excerpt – 06/25/15
 - B. Memo – 07/10/15 – Building Official (G.Tutag)
 - C. PC Excerpt – 05/26/15
 - D. Memo – 06/17/15 – Building Official (G.Tutag)
 - E. Proposed Elevations Sheet A-4 – 06/01/15
 - F. Memo w/attachments – 05/19/15 – Building Official (G.Tutag)
 - G. Letter of Request – 05/05/15 – Etchen Gumma Ltd (E.Etchen)
 - H. Proposed Elevations Sheet A-4 – 05/04/15
 - I. PC Excerpt – 10/28/14
 - J. Letter of Request – 10/13/14 – Churchill's Bistro (N.Zaitouna)
 - K. Memo – 10/21/14 – Building Official (G.Tutag)
 - L. Design Guidelines - Architectural Elements/Quality Materials
 - M. Proposed Elevations Sheet A-4 – 09/11/14
8. **DISCUSSION: SPECIAL SIGN SUBCOMMITTEE**
PC Excerpt – 06/25/15
9. **BUILDING OFFICIAL'S MONTHLY REPORT:**
Building Department Report – June 2015
10. **COUNCIL REPORT:**
July - Vaughn
11. **INFORMATION ONLY: COUNCIL REPRESENTATIVE FOR NEXT MEETING:**

August - Vitale

12. NEW BUSINESS:

2020 Plan (Hamborsky/Vitale/Fuller/Gilezan)
Special Sign (Vaughn/Fuller/Stapleton)

13. PUBLIC COMMENT:

14. ADJOURNMENT:

PLANNING COMMISSION
06/25/15 – 12

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON THURSDAY, JUNE 25, 2015, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:31 p.m. by Chair Vitale.

Roll Call: Chair Vitale
Gilezan, Profeta, Rozycki, Stapleton

Absent: Fuller, Hamborsky (Arrived at 7:34 p.m.), Vaughn

Also Present: Building Official Tutag
Traffic Safety Officer Koerber
Deputy City Clerk Gerhart

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

MOTION CARRIED by the following vote:

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

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

The Chair recognized Council Members Ketels and Shetler who were in attendance at tonight's meeting.

Motion by Profeta, seconded by Stapleton, regarding **Approval of Minutes**, that the Planning Commission and Workshop minutes dated May 26, 2015, be approved as submitted.

MOTION CARRIED by the following vote:

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

PLANNING COMMISSION
06/25/15 – 13

Recording Secretary's Note: Commission Member Hamborsky was now in attendance at tonight's meeting.

The next item on the agenda was a **Continued Revision to Previously Approved Façade Change: Churchill's Bistro Cigar Bar, 19271 Mack Ave.** Building Official Tutag provided an overview of the project. He then outlined the updates to the plan that have been submitted. Ed Etchen of Etchen Gumma Limited, on behalf of Churchill's Bistro Cigar Bar, was present for questions and discussion. The petitioner presented the Commission with samples of potential design elements that could be incorporated into the design. There was a consensus of the Commission that the petitioner resubmit the site plan to include additional details, to provide clarity on the request.

Motion by Gilezan, seconded by Hamborsky, regarding the **Revision to Previously Approved Façade Change: Churchill's Bistro Cigar Bar, 19271 Mack**, to postpone this item to the July 28, 2015, Planning Commission Meeting.

MOTION CARRIED by the following vote:

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

The next item on the agenda was a **Site Plan Review, Urgent Care Facility, 20599 Mack.**

John Dickerson of Dickerson Development, Inc. was present for discussion and questions. Mr. Dickerson provided an overview of MedPost and how it is a branch of Tenet Health. The proposed use is not an emergency clinic but instead is an urgent care facility that will treat minor medical issues; as such ambulatory service will not be accepted. Mr. Dickerson provided a presentation to the Commission. Building Official Tutag then provided an overview of the proposed project and presented the commission with alternative light fixtures for the property in order to reduce the amount of light that escapes into the neighborhood. The developer held a neighborhood meeting the night prior to facilitate discussion with residents in the surrounding area.

Hearing no objections, the following individuals were heard regarding, **Site Plan Review, Urgent Care Facility, 20599 Mack.**

- Richard Shetler Jr., 2000 Lennon, Grosse Pointe Woods

Motion by Hamborsky, seconded by Rozycki, regarding **Site Plan Review, Urgent Care Facility, 20599 Mack**, that the Planning Commission concur with the recommendation of the Building Inspector and approve the site plan dated May 29, 2015, with the following conditions:

- The petitioner will work with the Building Official in selecting photometric light fixtures that conform with City standards;
- The petitioner is to approach the homeowners along the alley between Lennon Ave and Van Antwerp Ave with an offer to provide screening from the entrances.

PLANNING COMMISSION

06/25/15 – 14

MOTION CARRIED by the following vote:

YES: Gilezan, Hamborsky, Profeta, Rozycki, Stapleton, Vitale

NO: None

ABSENT: Fuller, Vaughn

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

- Spoke with architect from Dr. Ferrara's office, regarding a small variation to the approved site plan, in regards to building material. The Commission voiced no opposition to the change;
- The Building Department is extremely busy;
- He complimented the presentation from MedPost.

Regarding the **June 2015 Council Reports**:

- Commissioner Stapleton reported that the Churchill's metal seam awning was approved by the Council. She also discussed the Grosse Pointe Woods Foundation's proposed addition of miniature golf at Lake Front Park. She then discussed the potential for incorporating the trolley stops into the City's 2020 design.

Commission Member Vaughn will attend the Council Meetings in July.

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

2020 Plan – Commission Members Hamborsky, Vitale, Fuller and Gilezan had nothing to report.

Special Sign – Commission Members Vaughn, Stapleton, and Fuller had nothing to report, and recommended that the Commission discuss disbanding the Subcommittee at the next Planning Commission meeting.

Motion by Rozycki, seconded by Stapleton, that the Planning Commission Meeting be adjourned at 9:00 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Steve Gerhart
Deputy City Clerk

PLANNING COMMISSION EXCERPT
06/25/15

The next item on the agenda was a **Continued Revision to Previously Approved Façade Change: Churchill's Bistro Cigar Bar, 19271 Mack Ave.** Building Official Tutag provided an overview of the project. He then outlined the updates to the plan that have been submitted. Ed Etchen of Etchen Gumma Limited, on behalf of Churchill's Bistro Cigar Bar, was present for questions and discussion. The petitioner presented the Commission with samples of potential design elements that could be incorporated into the design. There was a consensus of the Commission that the petitioner resubmit the site plan to include additional details, to provide clarity on the request.

Motion by Gilezan, seconded by Hamborsky, regarding the **Revision to Previously Approved Façade Change: Churchill's Bistro Cigar Bar, 19271 Mack,** to postpone this item to the July 28, 2015, Planning Commission Meeting.

MOTION CARRIED by the following vote:

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

**CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT
MEMORANDUM**

TO: Planning Commission

FROM: Gene Tutag, Building Official

DATE: July 10, 2015

SUBJECT: Continued Revisions to previously approved Façade Change:
Churchill's Bistro Cigar Bar, 19271 Mack Avenue

Chair Vitale and myself met with the Petitioner/Architect Ed Etchen today. Ideas were presented and discussed. A drawing will be received next week for presentation and review at the Planning Commission meeting.

NOTE: This information will be included in the packets - they will be delivered next week.

PLANNING COMMISSION EXCERPT
05/26/15

The next item on the agenda was a **Revision to Previously Approved Façade Change: Churchill's Bistro Cigar Bar, 19271 Mack Ave.** Building Official Tutag gave an overview of the project and how at a recent inspection it was identified that the work was not in keeping with the approved design. Both the architect and the owner have been contacted and notified that the revised plan required changes in order to be compliant with the City's design standards. John Gumma, on behalf of Churchill's Bistro Cigar Bar, was present for questions and discussion. The Chair stated they are not willing to dictate the exact design of the building but do want a more cohesive look. There was a consensus of the Commission to have the architects work with the Building Department to create a cohesive plan. This item is to return to the Planning Commission for final approval.

Motion by Stapleton, seconded by Vaughn, regarding the **Revision to Previously Approved Façade Change: Churchill's Bistro Cigar Bar, 19271 Mack,** to table this item to the June 23, 2015 Planning Commission Meeting.

MOTION CARRIED by the following vote:


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

NO: None

ABSENT: Rozycki

**CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT
MEMORANDUM**

TO: Planning Commission

FROM: Gene Tutag, Building Official 

DATE: June 17, 2015

SUBJECT: Continued Review: Façade Improvements at Churchill's Cigar Bar,
19271 Mack Avenue

At the May 26, 2015 Planning Commission meeting a revised plan for a façade change to 19271 Mack Avenue was reviewed and discussed with the applicant and architect and subsequently tabled until the June 2015 meeting to give the applicant time to create a cohesive plan.

A revised plan submitted on June 11, 2015 shows a metal standing seam roof has been added to the existing valet shed, piers are shown at the window borders, trim has been added at the top and bottom of the windows and up/down light fixtures are now on both elevations of the building's façade.

The new plan is an improvement over what was submitted last month. I spoke with the owner today. He will be present at the meeting and will be open to any suggestions from the Planning Commission Members.

Project:

Churchill's Cigar Bar

19271 Mack Avenue
Grosse Pointe Woods, MI 48236

Designed E. A. Etchen, Architect

Drawn L. Akrawi

Approved E. A. Etchen, Architect

Scale AS NOTED

Notes

This sheet includes details
no. 1 Thru 5

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Issued

Bids & Permits	01/08/14
Owner's Review	07/07/14
Bids & Permits	09/11/14
Approvals	05/04/15
City Approval	06/01/15

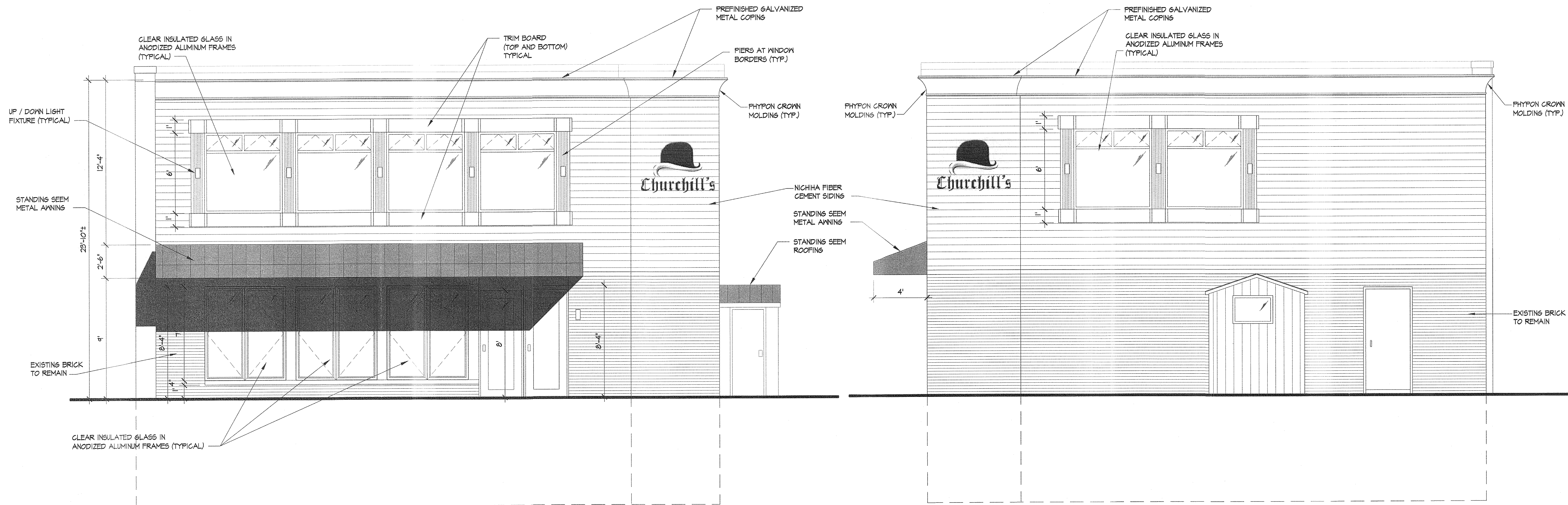
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JUN 11 2015
CITY OF GROSSE PTE. WOODS
BUILDING DEPT.

Sheet Title
and Number

Proposed
Elevations

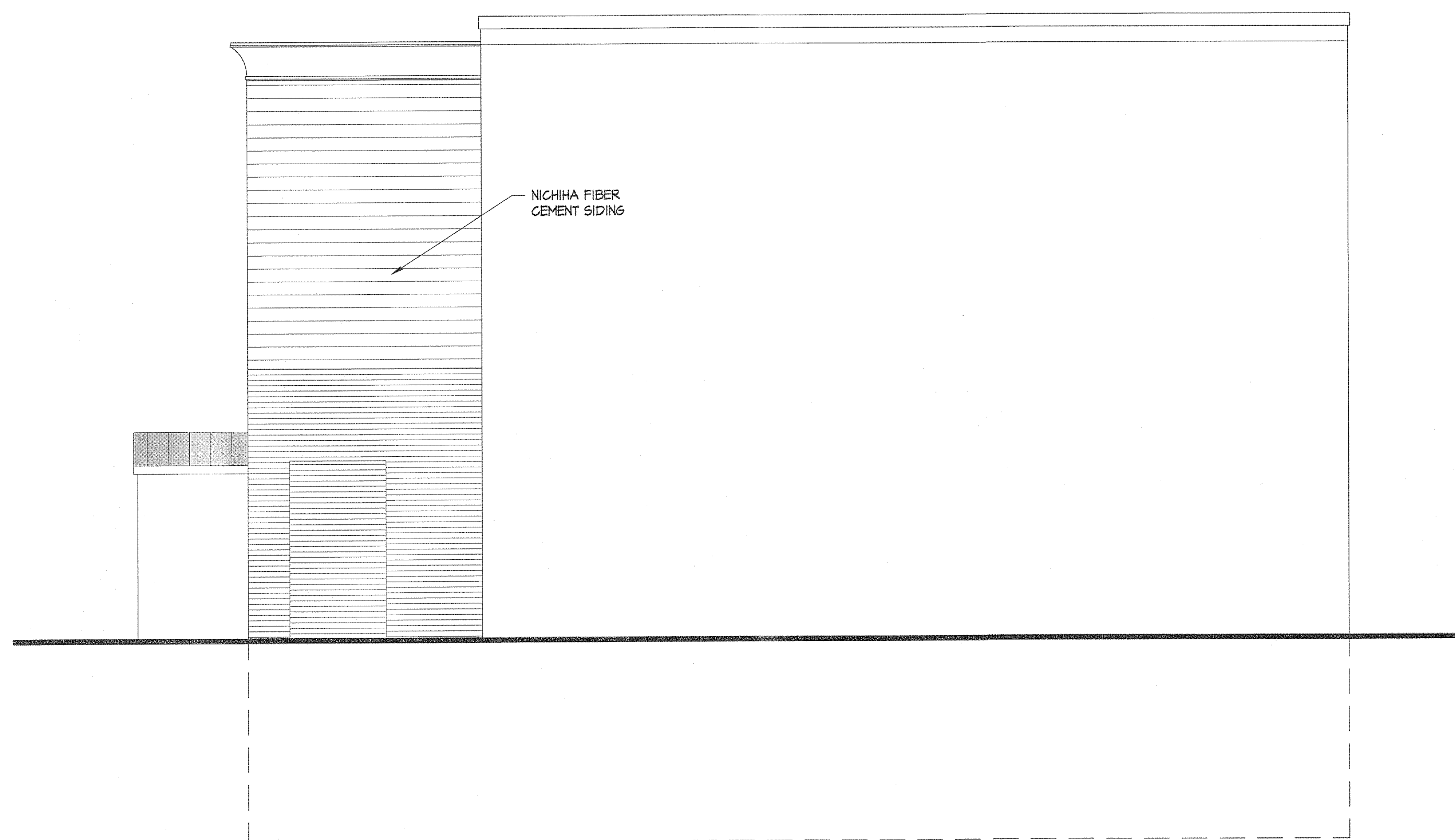
A-4



WEST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
REVISE SECOND FLOOR WINDOW OPENING PER WINDOW
OPENING PLAN ON SHEET A-3

NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT
MEMORANDUM

TO: Planning Commission
FROM: Gene Tutag, Building Official
DATE: May 19, 2015
SUBJECT: Façade Change, Churchill's Bistro Cigar Bar, 19271 Mack Avenue

At the October 28, 2014 Planning Commission meeting, a plan for façade improvements to Churchill's Bistro Cigar Bar at 19271 Mack Avenue, was approved. During a recent inspection it was discovered that the work taking place on the façade was not in compliance with the approved plan. The owner was notified and is requesting approval of an amended plan for the building's façade.

The new façade would have been a significant change from the existing building's exterior. The plans showed that the existing mansard will be removed, new windows, doors, and cornice will be installed, and the main entry door relocated. Metal coping, phypon moldings, limestone, wood paneling, cement based siding, and a standing seam metal roof were to be used for the façade as indicated on the plans. The approved plans show the existing main entry on the northeast corner of the building will be relocated to the Mack Avenue elevation. In addition, opening french doors will be installed in place of existing windows on the Mack Avenue elevation. The location and sizes of the proposed windows differ from the previously approved drawings.

A letter dated May 5, 2015 and an elevation sheet have been provided by the project's architect, Edward A. Etchen, indicating reasons for the changes.

The new plan does not bear much of a resemblance to the approved design as much of the molding, columns, arch, and siding have been changed or eliminated.

Sections 50-373 and 50-374 of the City's code are attached. These sections regulate the design and approval of exterior building alterations within the City.

The applicant feels that these changes provide a more pleasing balance, match better with the surrounding buildings and eliminate clutter by providing a more contemporary image. The applicant also states that the proposed fiber cement siding is a more durable material than the previously approved wood siding.

The proposed façade represents a significant change from the previously approved design. The proposed design changes need to be discussed with the applicant at the meeting to ensure that principals and concepts of the City's Design Guidelines are adhered with.

Suggestions to the design could include:

- 1) Exterior light fixtures to compliment the façade; and
- 2) addition of a design element such as a sill under the windows to scale down the large expanse of the walls; or
- 3) incorporate some of the design elements found on the approved plan.

3 Attachments

City Ord #50-419(1)g - Permitted uses

City Ord #50-373 - Design standards

City Ord # 50-374 - Change of appearance of building exterior

GT/sjs

- **Sec. 50-373. - Design standards.**

- (a) *General.*

- (1) New construction, renovations, remodeling or exterior building alterations within all C commercial, C-2 high intensity city center, and RO-1 restricted office zoning districts shall be designed in conformance with approved design standards found in this section and on file with the building department. The purpose of these design standards is to promote a coordinated and complimentary use of design elements that result in a theme oriented, harmonious appearance and image for the commercial and high intensity residential areas of the city.

- (2) To be in compliance with these standards, all designs as governed by this section shall contain a dominant use of assorted architectural design elements generally described as "Colonial," "Williamsburg Colonial," "Georgian Colonial," "Early American," "Classic" or "Traditional." Specific definitions and examples of these elements are included within this section, and in the "design standards" guidelines on file with the building department. The guidelines may be modified by planning commission resolution.

- (b) *Design components.*

- (1) The words "Colonial," "Williamsburg Colonial," "Georgian Colonial," "Early American," "Classic" or "Traditional" shall collectively refer to use of a pallet of materials, trim, shapes, forms, colors and details most commonly associated with the dominant architectural styles utilized during the early development of the east coast American towns and cities. Some examples of where these designs are commonly found and featured include Williamsburg, Virginia, Cape Cod, New England and Philadelphia.

- (2) To more specifically define the assorted components that can be utilized to achieve this design style, the design standards guidelines include graphic examples of design elements, all of which are considered by definition of this section to be acceptable when collectively used within a total design. These elements shall be utilized in appropriate proportions and quantity to form an overall total design consistent with the requirements of this section.

- (3) Colors utilized in all design components shall be consistent with the approved color chart on file with the building department and shall be utilized to produce a balanced, coordinated and complimentary total design solution.

(Code 1975, § 5-8-5; Code 1997, § 98-205)

- **Sec. 50-374. - Change of appearance of building exterior in C, RO-1 or C-2 district.**

- (a) *Approval required.* All plans for new construction, renovations, remodeling or exterior building alterations within all C commercial district, the RO-1 restricted office district, and the C-2 high intensity city center district shall be submitted to the building inspector for approval prior to the issuance of any building, sign, or awning permit and any new certificate of occupancy as may be required. All plans will be submitted to the planning commission for review consistent with the design standards ordinance, unless otherwise exempt under subsection (b) of this section.
- (b) *Repair or maintenance.* The following repairs or maintenance to the exterior appearance of any building or structure are examples of changes not requiring planning commission review if complaint with other provisions of this Code including the design standards ordinance and approved colors:
 - (1) Replacement of windows or doors.
 - (2) Painting or repainting of building exterior.
 - (3) Repaving or repairs of driveways, sidewalks or parking lots.
 - (4) Repair or replacement of damaged or worn building elements.
 - (5) Signs in compliance with chapter 32
 - (6) Awnings or canopies in compliance with chapter 32
 - (7) Replacement or addition of gutters or downspouts.
 - (8) Emergency repairs or replacement requiring immediate attention.
 - (9) Exterior building lighting fixtures.
 - (10) Reshingling or replacement of mansard roof covering or other roof covering.

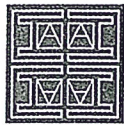
(Code 1975, § 5-8-6; Code 1997, § 98-206)

- **Sec. 50-419. - Permitted uses.**

The following uses shall be permitted by right in the C-2 high intensity city center district:

(1) *Retail businesses.* Retail businesses are permitted as follows:

- a. The sale and manufacture of baked goods, and the sale of confectionery, dairy products, delicatessen, fruits, vegetables, groceries, meats and food products; provided that the provisions of this subsection shall not be construed so as to permit the housing of live poultry or animals on the premises which are to be sold therefrom or which are to be slaughtered or processed into food or food products thereon.
- b. The sale of dry goods and variety merchandise.
- c. The sale of men's and boy's furnishings, shoes and hats; and women's ready-to-wear, furs, millinery, apparel and accessories.
- d. The sale of china, floor covering, hardware, household appliances, radios, paint, wallpaper, materials and objects for interior decorating, or furniture.
- e. The sale of books, magazines, newspapers, cigars, drugs, flowers, gifts, music, photographic goods, sporting goods or stationery.
- f. Restaurants, lunchrooms and cafeterias and places for the sale of soft drinks, juices, ice cream and nonalcoholic liquors, but excluding drive-thru facilities and places or businesses providing dancing or entertainment and places where food or beverages are dispensed to or served in automobiles parking on private property adjacent to and in connection with such establishments or are dispensed or served from an outside counter. A drive-thru facility may be permitted only as an accessory use in combination with a bank or financial institution.
- g. Establishments that sell alcoholic beverages for consumption on the premises, provided a liquor license has been approved by the city and granted by the liquor control commission. No dancing is allowed unless the establishment receives approval for a dance permit from the city pursuant to section 4-31, and the liquor control commission. This subsection does not prohibit singing, piano playing or the playing of other types of musical instruments.



ETCHEN
GUMMA
LIMITED

05 May 2015

RECEIVED

MAY 08 2015

CITY OF GROSSE PTE. WOODS
BUILDING DEPT.

Grosse Pointe Woods Planning Commission
20025 Mack Plaza
Grosse Pointe Woods, Mi. 48236

Subject: Façade change for Churchill's Cigar Bar, 19271 Mack Avenue
Grosse Pointe Woods, Mi. 48236

Dear Planning Commission:

During the exterior renovation process we became familiar with NICHHA Fiber Cement Siding and selected it to replace the wood paneling previously selected for the exterior of the second floor. NICHHA Siding is a more durable material and allows for a cleaner less cluttered expression presenting a more contemporary image. When we eliminated much of the clutter we found by reorganizing the windows that we could achieve a stronger relationship between the first and second floor fenestration achieving a more pleasing balance. We feel that the building having undergone these changes has become a better neighbor with the surrounding buildings and we hope that you enjoy this updated expression as much as we do.

Sincerely
Edward A. Etchen
Architect

ARCHITECTS • ENGINEERS • BUILDERS

31000 Northwestern Hwy. Suite L-100 • Farmington Hills, MI 48334 •
(248) 865-5555 • FAX (248) 865-5015

Project:

Churchill's Cigar Bar

19271 Mack Avenue
Grosse Pointe Woods, MI 48236

Designed E. A. Etchen, Architect

Drawn L. Akroni

Approved E. A. Etchen, Architect

Scale AS NOTED

Notes

This sheet includes details
no. 1 Thru 5

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Issued

Bids & Permits 01/08/14

Owner's Review 01/07/14

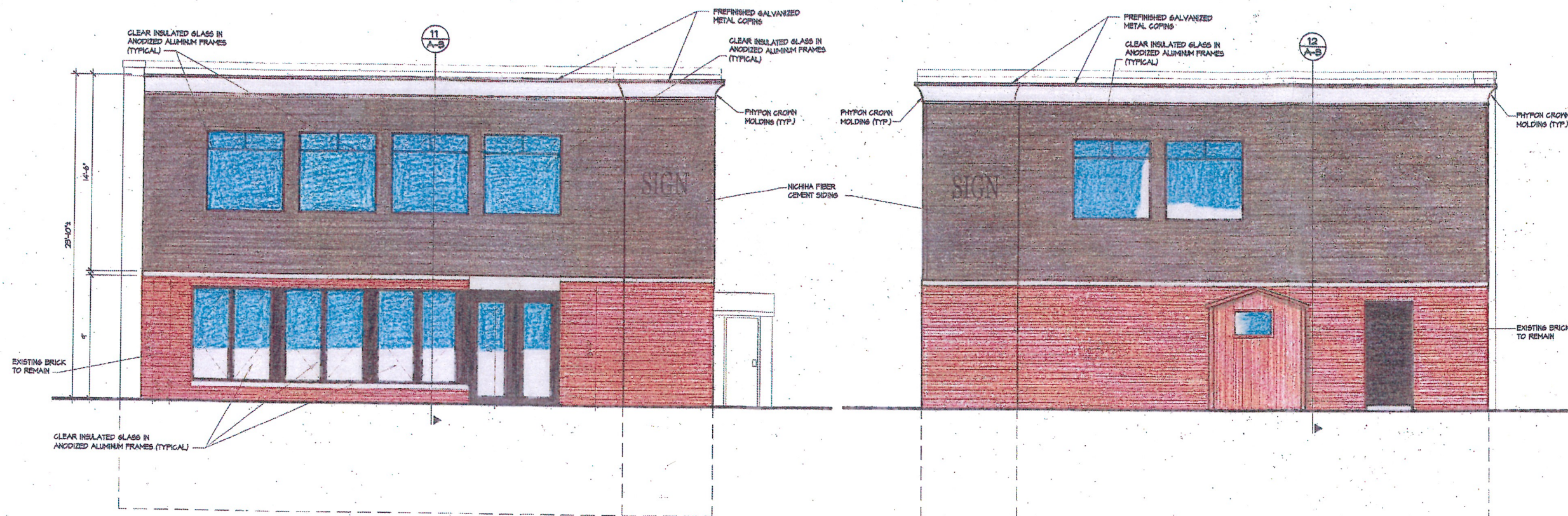
Bids & Permits 03/11/14

Approvals 05/04/15

Sheet Title
and Number

Proposed
Elevations

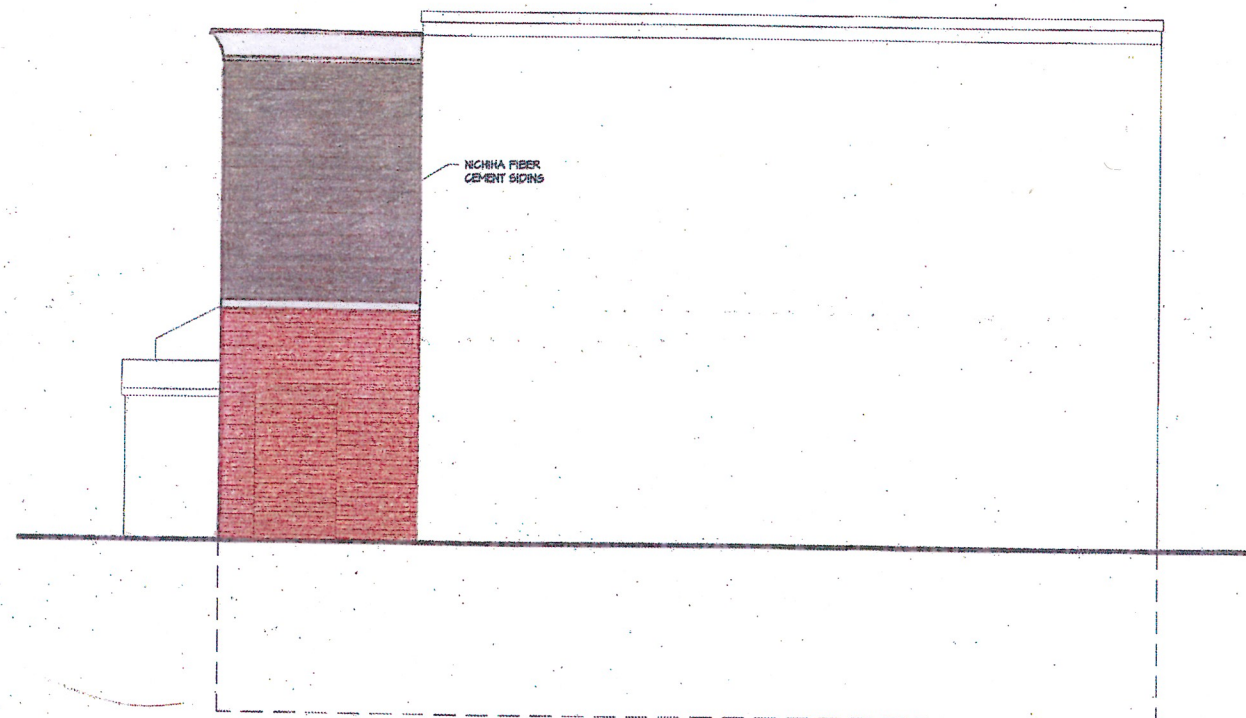
A-4



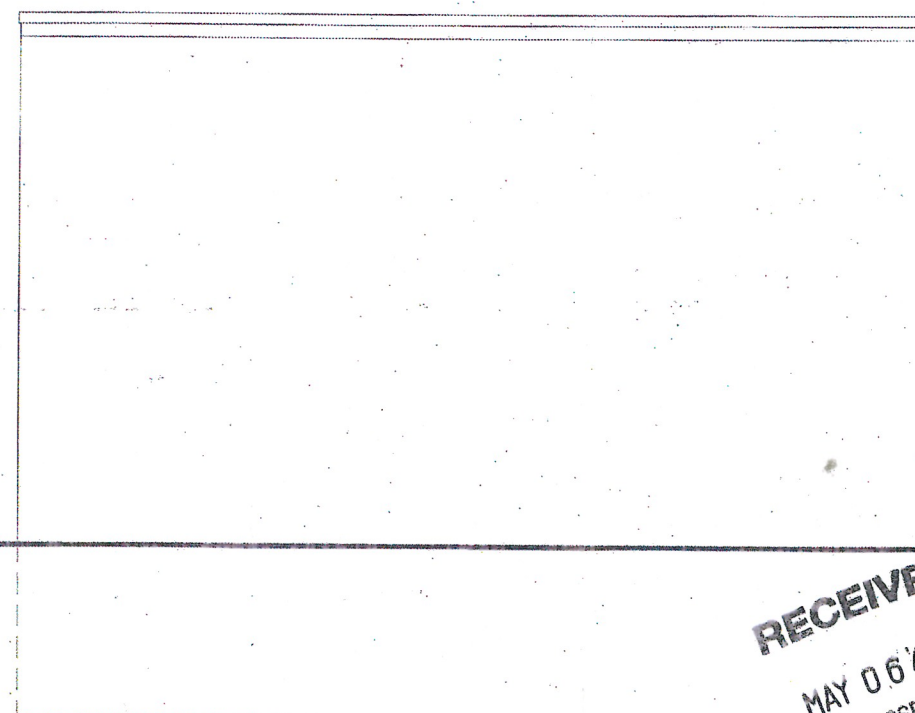
WEST ELEVATION
SCALE 1/4" = 1'-0"

NORTH ELEVATION
SCALE 1/4" = 1'-0"

NOTE:
REVISE SECOND FLOOR WINDOW OPENING PER WINDOW
OPENING PLAN ON SHEET A-3



EAST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

RECEIVED
MAY 06 2015
CITY OF GROSSE-POINTE WOODS
BUILDING DEPT.

PLANNING COMMISSION EXCERPT
10/28/14

The next item on the agenda was the **Proposed Façade Change: Churchill's Bistro Cigar Bar, 19271 Mack**. Building Official Tutag gave an overview of the project noting that the design reflects the colonial style architectural elements mandated by the City Code. He was in favor of approving the request as long as it did not include signage and with the condition that any roof top equipment be screened as to prevent being viewed from grade level. John Gumma, on behalf of Churchill's Bistro Cigar Bar, was present for questions. Discussion ensued regarding the design concept.

Motion by Vaughn, seconded by Fuller, that the Planning Commission approve the **Proposed Façade Change: Churchill's Bistro Cigar Bar, 19271 Mack** as presented, with the following conditions:

1. Approval does not include sign approval, sign approvals require additional review;
2. Approval does not include any patio, a separate permit and administrative review will be required;
3. Any roof top equipment shall be properly positioned or screen as to not be visible from grade level and be approved by the Building Official;
4. Final façade design, lighting and colors be approved by the Building Official.

Substitute motion by Hamborsky, seconded by Vaughn, that the Planning Commission approve the **Proposed Façade Change: Churchill's Bistro Cigar Bar, 19271 Mack** as presented, with the following conditions:

1. Approval does not include sign approval, sign approvals require additional review;
2. Approval does not include any patio, a separate permit and administrative review will be required;
3. Any roof top equipment shall be properly positioned or screen as to not be visible from grade level and be approved by the Building Official;
4. Final façade design, lighting and colors be approved by the Building Official;
5. Give the Building Official the flexibility to approve a façade that maintains the current location of the entrance.

SUBSTITUTE MOTION CARRIED by the following vote:

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

To: City of Grosse Pointe Woods

From:
Nash Zaitouna
Churchill's Bistro Cigar Bar
116 S. Old Woodward
Birmingham, MI 48009

RECEIVED
OCT 13 2014
CITY OF GROSSE POINTE WOODS
BUILDING DEPT.

Regarding: Proposed Grosse Pointe Woods Churchill's Location

To Whom It May Concern:

We are writing this to provide the City of Grosse Pointe Woods Board background information on the company of Churchill's Bistro Cigar Bar per the proposed location to be opened in Grosse Pointe Woods. The current ownership of Churchill's Bistro Cigar Bar has been in the premium cigar retailers business since 1990, and currently owns the franchise for all Churchill's locations. The first location was opened in 2002 in downtown Birmingham, MI. This location was a retail location that remained as a mainstay in downtown Birmingham till it was moved three doors down and reopened as Churchill's Bistro Cigar Bar. This location serves downtown Birmingham with a full American bistro menu, full bar, walk in humidor and numerous seating options. Lockers for cigar storage are available for yearly rental. The environment is maintained through a state of the art air filtration system, which completely replaces the air in the bistro with fresh air from the outdoors every fifteen minutes. A similar system is currently in place at the West Bloomfield location.

In 2009 the West Bloomfield location, Churchill's Cigar Bar, was opened. This location has remained opened in West Bloomfield and continues to serve its community with a friendly bar atmosphere, full humidor, and comfortable private lounges. This location has yearly storage lockers to compliment a large selection of cigars. A system based off of the one currently in use at the Birmingham location was installed into Churchill's Cigar Bar providing similar rates of fresh air being circulated throughout the building while insulating surrounding area's from the smoke. The proposed site in Grosse Pointe Woods is planned to have features of both the West Bloomfield and the Birmingham locations.

The proposed site for the new Churchill's Bistro Cigar bar is at 19271 Mack Avenue in Grosse Pointe Woods, the previous site of Robusto's Martini Bar. It is a two story building with a small basement located directly off of Mack Avenue with a small parking located at the rear of the building. Current plans include a re-facing of the building including new windows, including additional windows on the second floor, which will include the demolition mansard roof. The Mack Avenue frontage will include the addition of a series of French doors in replacement of existing windows. The front door will be repositioned to face directly to Mack Avenue. The main portions of the exterior of the structure will be maintained and updated but no significant construction to expand the structure will take place. The interior will be

separated into two floors, with the upper floor being reserved as a private lounge complete with cigar storage lockers. Bar's will be located on both the upper and lower levels. The basement will house a small kitchen from which small plates will be served to guests. A similar air refreshing system to the ones located at the other locations will be installed to maintain a clean, fresh environment with the main portion of the equipment being installed upon the roof. Specific plans are to be submitted as follows, thank you.

Nash Zaitouna

CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT
MEMORANDUM

TO: Planning Commission
FROM: Gene Tutag, Building Official
DATE: October 21, 2014
SUBJECT: Façade Change, Churchill's Bistro Cigar Bar, 19271 Mack Avenue

Churchill's Bistro Cigar Bar, in compliance with Section 50-374 of the City's code (copy attached) has submitted plans to remodel the exterior of the former Robusto's at 19271 Mack Avenue.

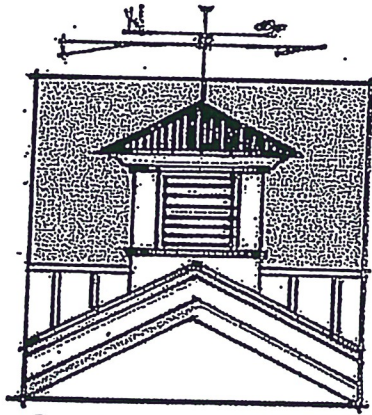
Churchill's Bistro Cigar Bar is planning on operating a cigar bar with lockers for cigar storage, a full bar with a bistro food menu and a walk-in humidor at this location. They currently operate two existing facilities, one in downtown Birmingham and another in West Bloomfield.

The existing building at 19271 Mack Avenue has been unoccupied since approximately February of 2012. The property is zoned C-2 (High Intensity City Center). This use as proposed is a permitted use per Section 50-419(1)g (copy attached).

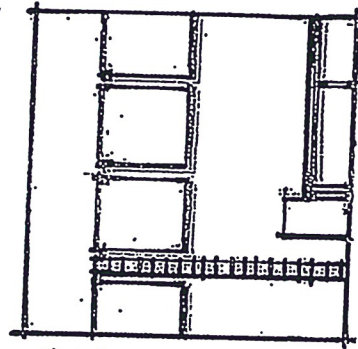
The building is located near the southern boarder of the city. AAA insurance is located to the north and a landscaped area owned by St John Hospital is directly to the south, Lazare's of Grosse Pointe is in the next building south.

The new façade represents a significant change from the existing building's dated mansard roof. The plans show that the existing mansard will be removed, new windows, doors and cornice will be installed and the main entry door relocated. Metal coping, phypon moldings, limestone, wood paneling, cement based siding and a standing seam metal roof will be used for the façade as indicated on the plans. Colors shown on the renderings are found on our approved color chart.

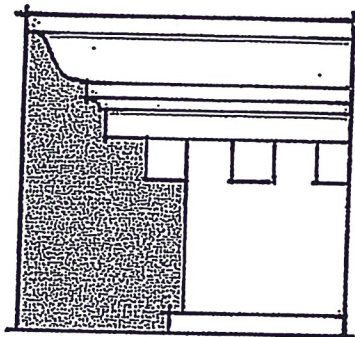
Architectural Elements:



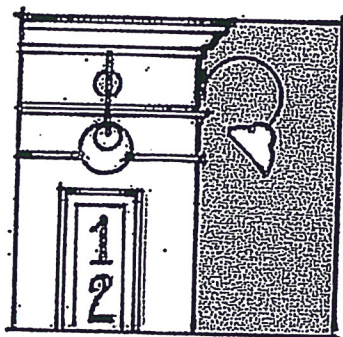
*Cupolas, Gables,
Weathervanes*



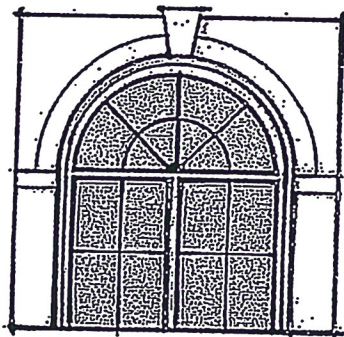
*Brick or
Stone Quoins*



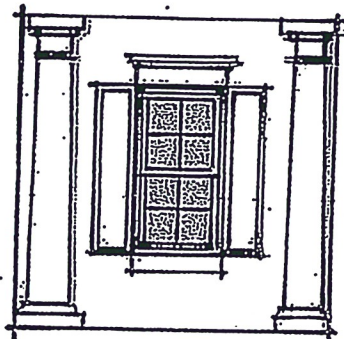
Cornice Trim



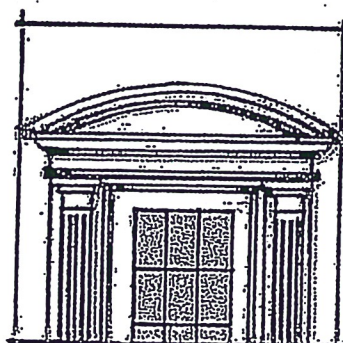
Gooseneck Lighting



*Wood, Stone or Brick
Arches, Keystones
Divided Lights*

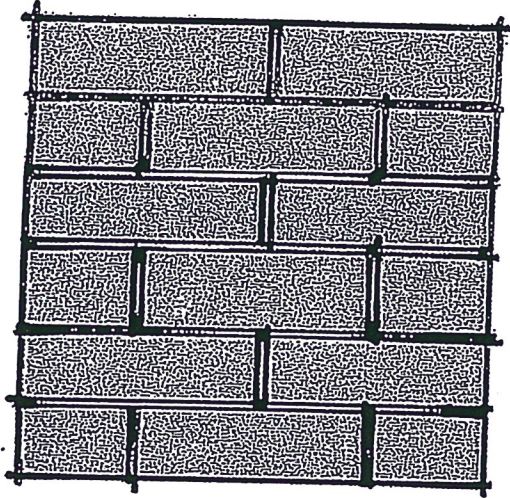


*Columns, Properly
Proportioned Shutters*

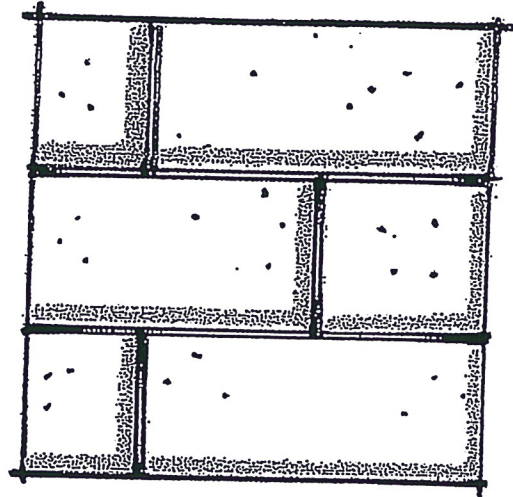


Wood or Stone Door Surrounds: Pediment, Frieze, Pilasters

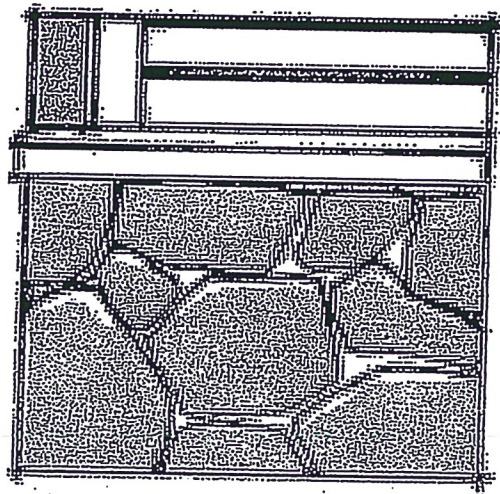
Quality Materials:



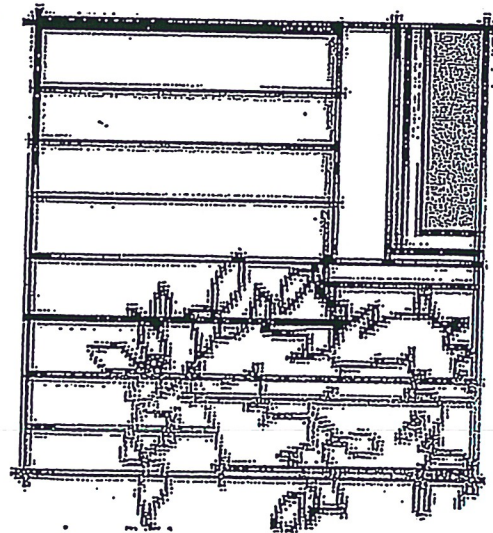
Brick-warm, earthy tones



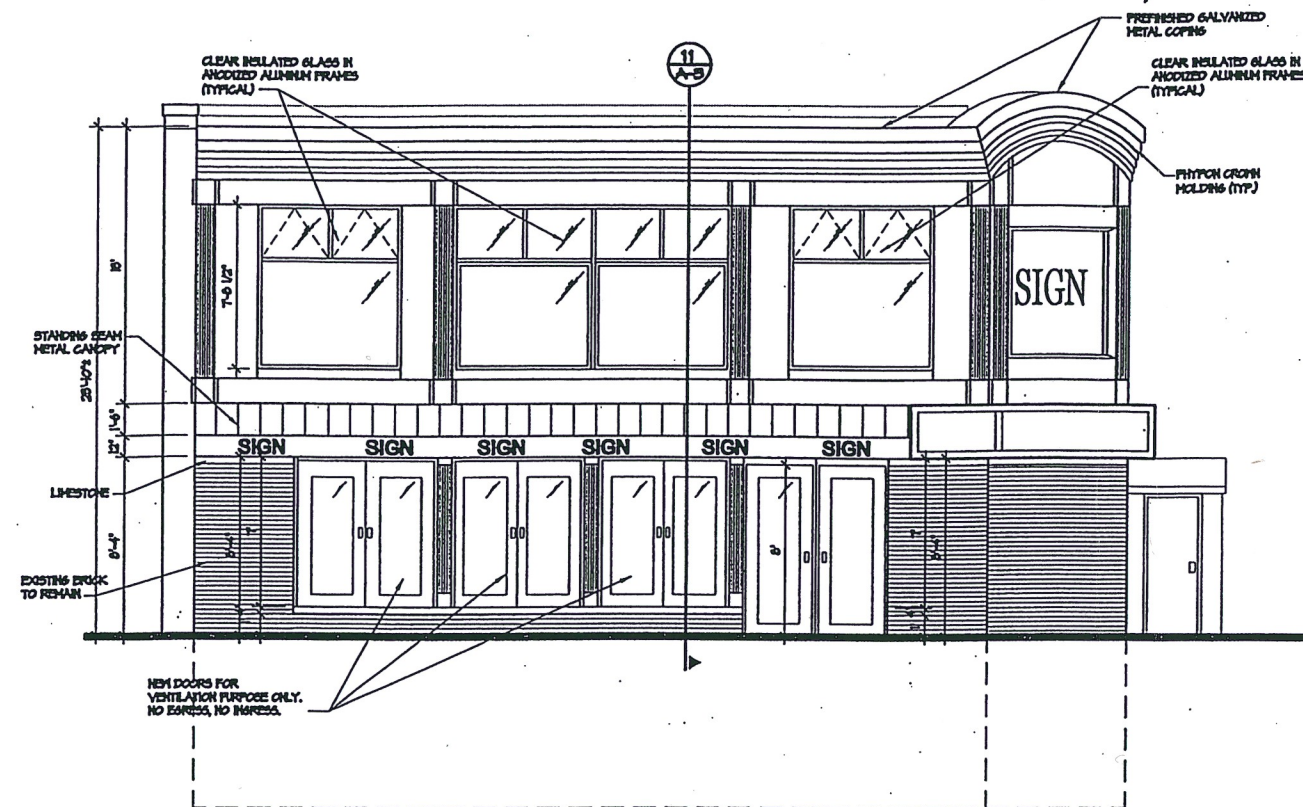
Natural or Cultured Stone



*Natural or Cultured
Stone Accents*

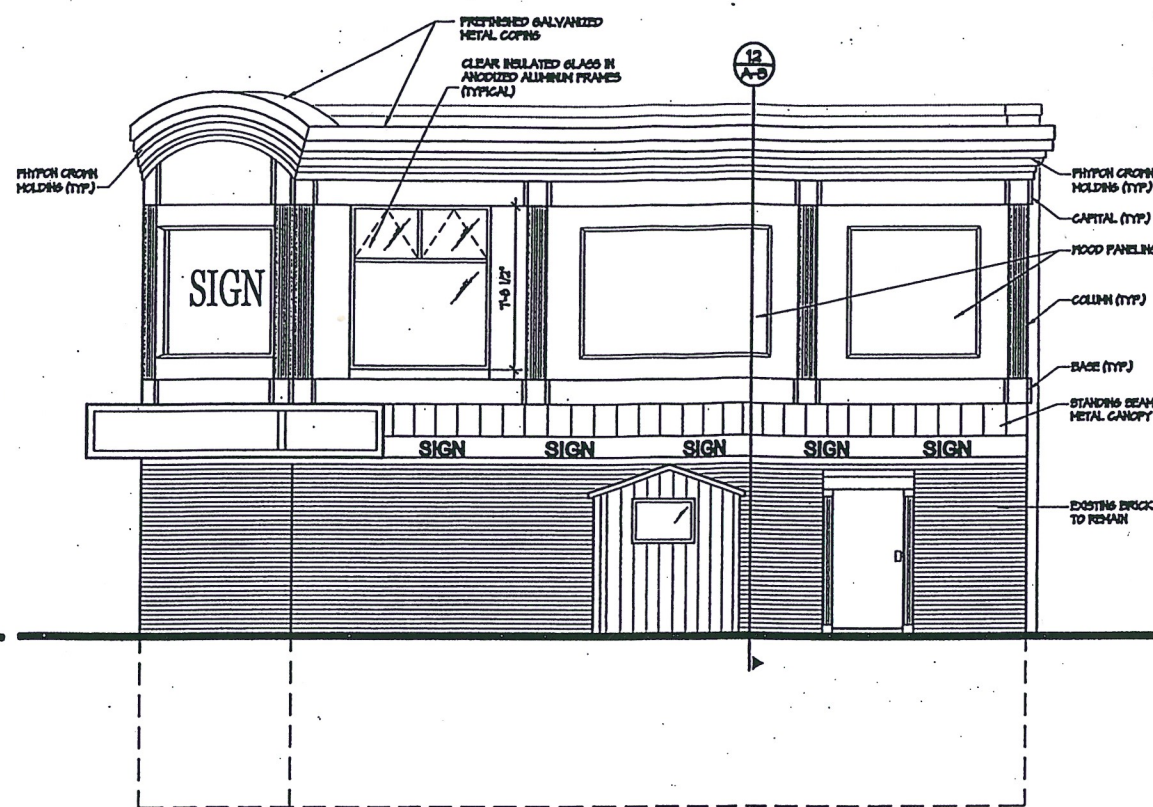


*Wood Trim
Wood or Cementitious
Siding*

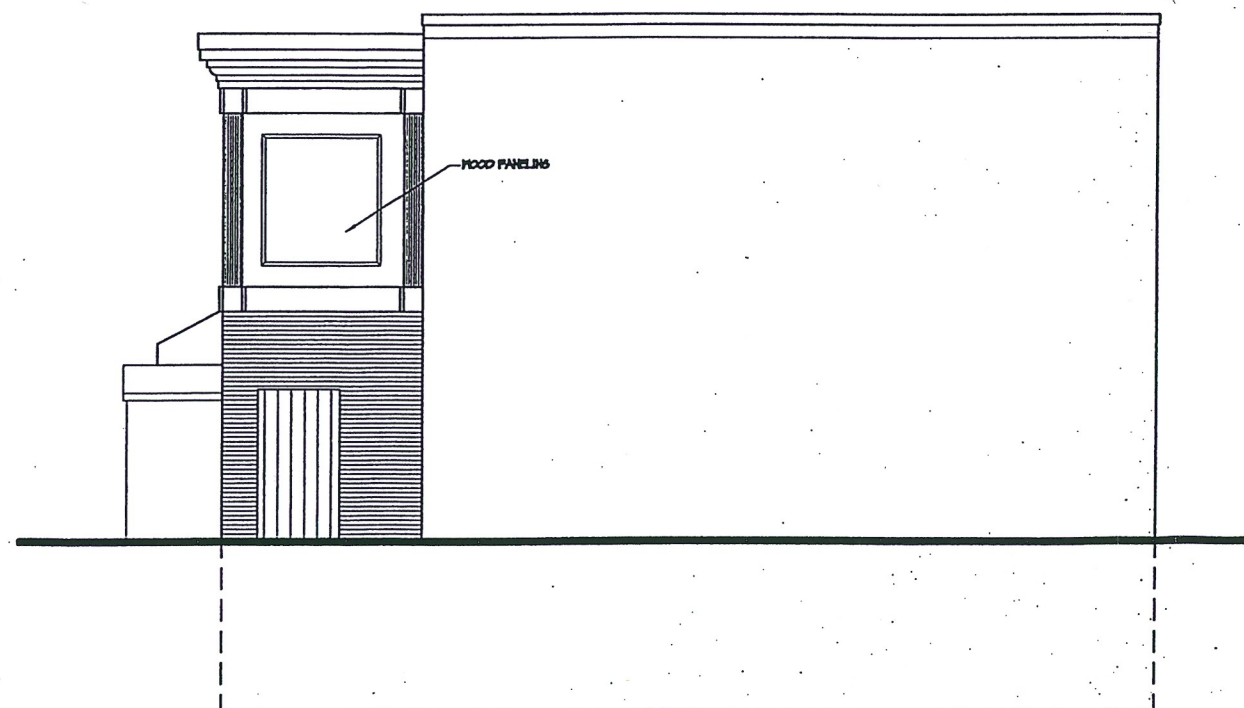


WEST ELEVATION
SCALE 1/4" = 1'-0"

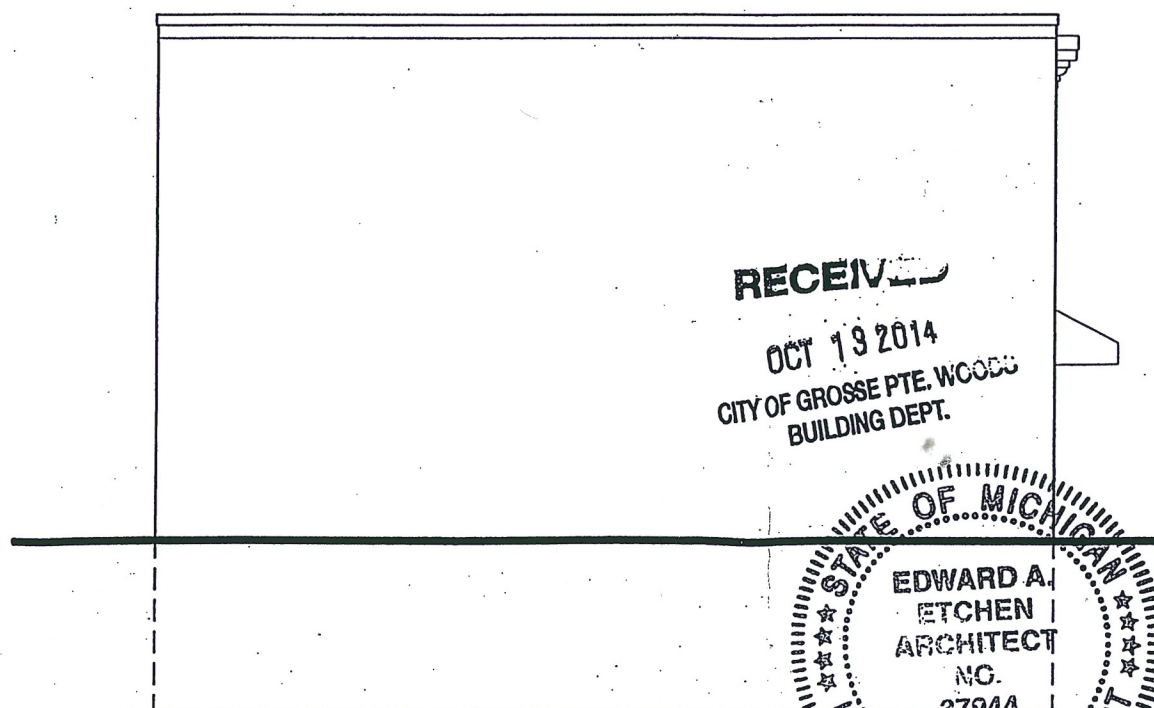
NOTES:
REVISE SECOND FLOOR WINDOW OPENING PER WINDOW
OPENING PLAN ON SHEET A-5



NORTH ELEVATION
SCALE 1/4" = 1'-0"

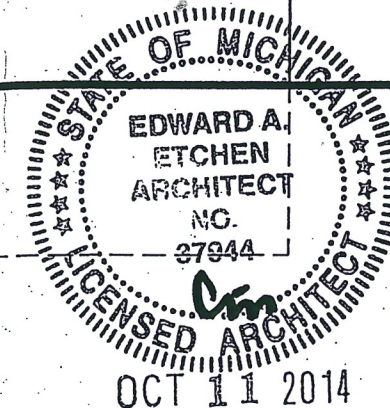


EAST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

RECEIVED
OCT 19 2014
CITY OF GROSSE PTE. WOODS
BUILDING DEPT.



**ETCHEN
GUMMA
LIMITED**
ARCHITECTS-ENGINEERS-BUILDERS

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31000 Northwestern Hwy. Suite L-100
Farmington Hills, MI 48334
(248) 865-5555 Fax (248) 865-5515

Project:

Churchill's
Cigar Bar

18271 Mack Avenue
Grosse Pointe Woods, MI 48236

Designed E. A. Etchen, Architect

Drawn L. Akroni

Approved E. A. Etchen, Architect

Scale AS NOTED

Notes

This sheet includes details
no. 1 thru 5

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Do not scale drawings. Use given dimensions only. If not
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Contractor shall check and verify all dimensions and
conditions at job site.

Issued

Bids & Permits 01/09/14

Owner's Review 01/07/14

Bids & Permits 01/11/14

Sheet Title
and Number

Proposed
Elevations

A-1

PLANNING COMMISSION EXCERPT
06/25/15

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

2020 Plan – Commission Members Hamborsky, Vitale, Fuller and Gilezan had nothing to report.

Special Sign – Commission Members Vaughn, Stapleton, and Fuller had nothing to report, and recommended that the Commission discuss disbanding the Subcommittee at the next Planning Commission meeting.

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

Permits Issued: 237

Rental Certificates: 23

Total: \$ 40,365

CODE ENFORCEMENT

Abandoned/Foreclosure Compl. Notices Issued:	2
# of Complaints Investigated by Code Enforcement:	52
Closed Due to Compliance:	46
Open for Longer Compliance Time:	6
Citations Issued:	2
Early Trash Notices:	10
Code Violation Notices to Residents:	27
Tall Grass Notices Issued:	35
Stop Work notices to Contractors (working w/o permit):	14
Outside Storage:	20

NEW BUSINESS

It's Personal Design, 1835 Fleetwood