

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

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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.

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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