

PLANNING COMMISSION
05/26/15 – 09

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, MAY 26, 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, Gilezan, Hamborsky, Profeta, Stapleton, Vaughn

Absent: Rozycki

Also Present: Building Official Tutag
Deputy City Clerk Gerhart

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

MOTION CARRIED by the following vote:

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

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

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

Motion by Profeta, seconded by Fuller, regarding **Approval of Minutes**, Planning Commission minutes dated April 28, 2015, be approved as submitted.

MOTION CARRIED by the following vote:

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

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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

The next item on the agenda was an **Awning Appeal, Churchill's Bistro Cigar Bar, 19271 Mack**. The following individual was heard regarding the proposed awning:

Kal Mansour, Sign Emporium
11035 E. 9 Mile Rd
Warren, MI 48089

The Building Official provided an overview of the proposed awning and stated that it is compliant with the ordinance except for the material; metal is proposed. The petitioner stated their desire is for outdoor seating and the design element that the metal awning represents. The contractor then presented to the Commission examples of other metal seam awnings for their review. Discussion was held regarding the potential for using the metal seam awning to cover the valet booth.

Motion by Hamborsky, seconded by Stapleton, regarding **Awning Appeal, Churchill's Bistro Cigar Bar, 19271 Mack**, that the Planning Commission concur with the recommendation of the Building Official and recommend that the City Council approve a variance to Section 32-31(a) and allow a 30' x 4' standing seam metal awning to be installed on the east wall of 19271 Mack Avenue, with the final design to be presented to the Planning Commission at the June 23, 2015 meeting.

MOTION CARRIED by the following vote:

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

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

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Rozycki

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

- He will meet with the developers of the old bank at Mack and Lennon, regarding the development of a medical facility, and this item will likely come before the Planning Commission in the coming months;
- The Building Department has been extremely busy, it's good to see people investing in the City;
- A consultant has been hired to ensure compliance with respect to the Rivers site plan.

Regarding the **May 2015 Council Reports**:

- Council Member Ketels had nothing to report.

Commission Member Stapleton will attend the Council Meetings in June.

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 and Fuller had nothing to report.

Motion by Vaughn, seconded by Gilezan, that the Planning Commission Meeting be adjourned at 8:26 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Steve Gerhart
Deputy City Clerk