

PLANNING COMMISSION
04/28/15 – 05

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, APRIL 28, 2015, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:32 p.m. by Chair Vitale.

Roll Call: Chair Vitale
Fuller, Gilezan, Hamborsky, Profeta, Vaughn

Absent: Rozycki, Stapleton

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

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

MOTION CARRIED by the following vote:

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

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

Motion by Vaughn, seconded by Fuller, regarding **Approval of Minutes**, Planning Commission minutes dated March 24, 2015, be approved as corrected.

MOTION CARRIED by the following vote:

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

The next item on the agenda was a **Site Plan Review: Ferrara Dermatology Clinic Expansion, 20045 Mack Ave.**

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Motion by Gilezan, seconded by Fuller, to receive and place on file the following documents:

- (A) Permit Application – 04/13/15
- (B) Letter of Request to PC – 04/10/15 (R.Ferrara)
- (C) Letter of Request to PC – 04/13/15 (R.Cliffe)
- (D) Letter of Request to ZBA – 04/20/15 (R.Ferrara)
- (E) Letter of Request to ZBA – 04/20/15 (R.Cliffe)
- (F) ZBA Application – 04/20/15
- (G) Memo – 04/21/15 – Building Official (G.Tutag)
- (H) Memo – 04/16/15 – DPW Director (J.Ahee)
- (I) E-mail – 04/22/15 – DPW Director (B.Smith)
- (J) Aerial Photo – 20045 Mack Avenue
- (K) Photos (3)
- (L) Site Plans – Rec'd 4/13/15
- (M) SP-1 Title Sheet & Site Plan
- (N) A-1 Foundation Plan
- (O) A-2 Floor Plan
- (P) A-5 Elevations
- (Q) Memo – 01/20/15 - City Attorney

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Rozycki, Stapleton

Hearing no objections, the following individuals were heard regarding **Site Plan Review: Ferrara Dermatology Clinic Expansion, 20045 Mack Ave:**

- Robert Cliffe – MGA Architects, 4351 Delemere Ct, Royal Oak, MI
- Dr. Richard John Ferrara - 20045 Mack Ave

Building Official Tutag provided an overview of the proposed project.

Motion by Vaughn, seconded by Fuller, regarding **Site Plan Review: Ferrara Dermatology Clinic Expansion, 20045 Mack Ave**, that the Planning Commission concur with the recommendation of the Building Inspector and recommend to the Zoning Board of Appeal approval of the site plan dated April 13, 2015, and to grant the variance permitting 65.5% lot coverage, based upon the following findings of fact:

- The subject property is a trapezoidal shaped lot. Due to the size of the property and the requirements of Section 50-463, the only way the applicant could add the needed space in compliance with the current ordinance and keep his practice in its current location would be to add a second story to the existing building which would require an elevator, structural analysis, and alteration to the existing structure. A two story building would not be consistent with the surrounding areas as the buildings to the north and south are single story. The proposed addition is consistent with the overall development of the area;

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- The RO-1 District regulations, with regard to setbacks, is exclusive as no front, rear, or side yards are required; however, lot coverage is limited to a maximum of 40%;
- The property is somewhat unique as only 0.8% of the total land use in the city is zoned as RO-1;
- Laws regarding health care, patient privacy and record retention are constantly changing along with technology and medical treatments that require additional patient rooms and space in general. The petitioner has no control over these factors;
- The granting of the requested variance will preserve the spirit and intent of the ordinance, public safety and welfare will be secured and substantial justice done;
- The applicant's property is immediately north of a municipally-owned public parking lot and not subject to the code's off-street parking regulations;
- The screening of rooftop heating and cooling equipment will be left to the discretion of the Building Official.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Rozycki, Stapleton

Motion by Gilezan, seconded by Hamborsky, that the Planning Commission immediately certify the previous motion.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Rozycki, Stapleton

The next item on the agenda was the **Building Official's Monthly Report – March 2015**.

Mr. Tutag reported the following:

- The Churchill's sign and façade approval changes will appear before the Planning Commission at the May 2015 Planning Commission Meeting, and they have made additional changes from the previously approved façade plan;
- He met with the bank officials along with a medical company from Texas regarding the proposed medical facility;
- A new home is being built on Vernier and Morningside, he is quite impressed with the blueprints;
- Under the Council report he discussed the recently adopted ordinance regarding the placement of generators. Two variance requests have already been reviewed and approved by Council;
- Caribou Coffee building is now for sale;
- No information to report regarding Radio Shack;
- No further information has been received regarding a potential sale of the Fontana property.

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Commission Member Rozycki will attend the Council Meetings in May.

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 Profeta, seconded by Gilezan, that the Planning Commission Meeting be adjourned at 8:16 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Steve Gerhart
Deputy City Clerk