

PLANNING COMMISSION
03/24/15 – 01

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, MARCH 24, 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 Rozycki.

Roll Call: Chair Rozycki
Fuller, Gilezan, Hamborsky, Harrell, Profeta, Stapleton, Vaughn, Vitale

Absent: None

Also Present: Building Official Tutag
Deputy City Clerk Gerhart

Motion by Stapleton, seconded by Vitale, 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, Harrell, Profeta, Rozycki, Stapleton, Vaughn, Vitale

NO: None

ABSENT: None

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 December 9, 2014, be approved as submitted.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

The next item on the agenda was **Appointments – Election of Chair and Vice Chair/Secretary**.

Motion by Stapleton, seconded by Rozycki, that Commission Member Vitale be elected to the position of Chair.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

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Motion by Rozycki, seconded by Vitale, that Vice Chair Stapleton be re-elected to the position of Vice Chair/Secretary.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

Motion by Vaughn, seconded by Vitale, that the Planning Commission approve and adopt the **Rules of Order and Procedure**, as revised.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

The next item on the agenda was **GPW Planning Commission Annual Report 2014**. Building Official Tutag provided an overview of the draft report. The commission members were asked to review the annual report and provide Building Official Tutag with any changes, corrections or inclusions. Under the budget report provided on page four the term “percent used” should be changed to “percent unused”.

Motion by Vitale, seconded by Vaughn, to adopt the **GPW Planning Commission Annual Report 2014** and that it be referred to the City Council.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

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

- He met with Mike Fontana, regarding the property from Hawthorne to the City owned parking lot at Ridgemont and stated it will be placed up for sale. He has been approached regarding a potential hotel, but additional discussion is expected. The Building Official suggested he would like to see mixed-used development on the property.
- He met with the construction contractors for Legacy Oaks, and stated they will begin full construction in June or July. Some landscaping has begun as well as light demolition. Most of the units from Phase One have already been purchased.

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- A discussion was held with the architects from University Liggett regarding the field house. No decision has been made at this time between the school and the architect regarding plans for the construction of a new field house.
- The Rivers is progressing and they are looking to open the final skilled nursing phase by mid-summer. Assisted Living is accepting residents on the first floor, independent living has three to four families moving in per month.
- Two bidders have shown interest in the former Bank of America building at Mack and ~~Linden~~ Lennon; one law firm and the other a medical clinic.
- The Building Department is expecting to receive a variance request regarding the sign and awnings for the Churchill development.
- Nothing to report on Caribou Coffee.
- Discussion was held on the potential for expanding the special land use categories. The idea was presented for having a workshop regarding changes to special land use categories.

Regarding the **Council Reports**:

- Member Fuller had nothing to report.
- Member Gilezan had nothing to report.
- Member Hamborsky had nothing to report.
- Member Harrell had nothing to report.
- Council Member Ketels informed the Commission that the Mayor's Mack Avenue Business Study Committee will meet on March 25, 2015, regarding the potential for purchasing of a Trolley. In addition, he informed the Commission that the City Administrator has already started looking into a traffic study regarding the lowering of the speed limit to 30 miles per hour on Mack Avenue.

Commission Member Profeta will attend the Council Meetings in April.

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

2020 Plan – Commission Members Hamborsky, Vitale, Fuller and Gilezan will be completing a final edit for presentation back to the Commission at the May Planning Commission.

Special Sign – Commission Members Fuller and Stapleton had nothing to report.

Hearing no objections, the following was discussed under New Business/Public Comment:

- The Building Official thanked Chair Rozycki for his service over the previous year as Chair.
- Discussion was also held regarding parking passes for employees of local business, as well as changes to the meter rates.

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Motion by Vaughn, seconded by Vitale, that the Planning Commission Meeting be adjourned at 8:20 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Steve Gerhart
Deputy City Clerk