

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Planning Commission Meeting
April 22, 2014
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 – 03/25/14
- 7. PROPOSED FAÇADE CHANGE: BUCCI, 20217/20219 MACK AVENUE**
 - A. Letter of Request – 04/11/14 – Bucci (S.Mamuslari)
 - B. Permit Application – 04/11/14
 - (1) Proposed Façade Design
 - (2) Proposed Colors (Photo)
 - C. Memo – 04/16/14 – Building Official (Tutag)
 - (1) Architectural Elements Handout
 - (2) Photos (3) – Building Official (Tutag)
- 8. BUILDING OFFICIAL'S MONTHLY REPORT:**
Building Department Report – March 2014
- 9. COUNCIL REPORT:**
April - Gilezan
- 10. INFORMATION ONLY: COUNCIL REPRESENTATIVE FOR NEXT MEETING:**
May - Hamborsky
- 11. NEW BUSINESS:**
2020 Plan (Hamborsky/Vitale/Fuller/Gilezan)
Special Sign (Vaughn/Fuller/Stapleton)
- 12. PUBLIC COMMENT:**
- 13. ADJOURNMENT:**

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT) POSTED
AND COPIES GIVEN TO NEWSPAPERS

Notice: The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to said meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or calling the A.D.A. Coordinator or the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2445; or Telecommunications Device for the Deaf (TDD) (313) 343-9249.

NOTE TO PETITIONERS:

Please make every effort to be present at the meeting so that public officials may get the benefit of your input on the matter before them.

Submitted by Gene Tutag, Building Department 313-343-2426

PLANNING COMMISSION
3/25/14 – 005

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS
HELD ON TUESDAY, MARCH 25, 2014, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL
BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:34 p.m. by Chair Rozycki.

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

Absent: Hamborsky, Stapleton

Also Present: Building Official Tutag
City Clerk Hathaway

Motion by Fuller, seconded by Vitale, that Commission Members Hamborsky and Stapleton
be excused from tonight's meeting.

MOTION CARRIED by the following vote:

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

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

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

Motion by Profeta, seconded by Vitale, regarding **Approval of Minutes**, that the Planning
Commission and Workshop minutes dated February 25, 2014, be approved as amended.

PLANNING COMMISSION

3/25/14 – 006

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Hamborsky, Stapleton

Motion by Fuller, seconded by Vitale, regarding **GPW Planning Commission Annual Report 2013**, that the Planning Commission receive and place on file this annual report as amended and refer said document to the City Council.

Commissioner Profeta requested to abstain from voting on the 2013 Annual Report.

Motion by Vaughn, seconded by Gilezan, that the Planning Commission allow Commissioner Profeta to abstain from voting on the 2013 Annual Report.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Harrell, Rozycki, Vaughn, Vitale

NO: None

ABSENT: Hamborsky, Stapleton

ABSTAIN: Profeta

Motion by Fuller, seconded by Vitale, to amend the original motion by inserting, "Michelle Harrell" into the list of Planning Commissioners on Page 6.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Harrell, Rozycki, Vaughn, Vitale

NO: None

ABSENT: Hamborsky, Stapleton

ABSTAIN: Profeta

Discussion then ensued regarding **Chapter 32, Awnings**. The Building Official provided sample ordinances and an overview, which included allowing three colors contained in the permitted color pallet, allowing only cloth, and vertical stripes with no advertising or logo. The Building Official suggested placing this ordinance amendment on the backburner for further discussion at a future meeting, pending completion of current, large projects.

There was a consensus of the Commission to discuss the matter this evening. Discussion then ensued regarding whether the Planning Commission or the Building Department would review and approve each striped awning request. The Building Official stated that if the Planning Commission becomes the authority, the ordinance would need to contain identifying

PLANNING COMMISSION

3/25/14 – 007

criteria that would have to be met. Discussion also included the width of stripes and color pallet.

The request by Biggby Coffee to install a striped awning was discussed with concerns voiced that a determination needs to be made on the Petitioner's request soon. The Building Official was asked to review the file and report back to the Planning Commission at a future meeting.

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

- University Liggett Project. Administration met with University Liggett to discuss grading issues and construction matters. This project is on a fast track.
- The Building Official attended a meeting for façade improvements at Bucci Restaurant. This item will be presented to the Planning Commission next month.
- Plans for new single-family homes are forthcoming. There are four: Lochmoor, Sunningdale, Fairway, and Huntington.
- The sale of Briarcliff campus is very close to completion. A meeting is planned with the developer regarding re-development of the site. They are making an adaptive reuse of the existing school building reconstructing it for condominiums. Construction of single-family homes is planned for the open space to the west, which will be similar to those at the end of Perrien Place.
- The Building Official talked to Churchill's about issues with the Robusto's property that they have not been able to overcome.

Commission Member Fuller gave the **March 2014 Council Reports**:

- March 3rd – Council approved the CVS sign variance and asked that the Planning Commission review the ordinance, as this is the third recommendation for approval for this type of variance.
- March 17th – Nothing pertaining to the Planning Commission.

Commission Member Gilezan will attend the Council Meetings in April.

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

2020 Plan – The Chair reported on behalf of Member Hamborsky, who stated a May or June Workshop needs to be scheduled to present findings.

Special Sign – Nothing to report.

PLANNING COMMISSION
3/25/14 – 008

Under Public Comment:

Commissioner Vaughn discussed a recent medical marijuana article and asked what the City is doing.

Motion by Gilezan, seconded by Vitale, to adjourn the Planning Commission meeting at 8:28 p.m. Passed unanimously.

Respectfully submitted,

Lisa Kay Hathaway
City Clerk

RECEIVED

April 11, 2014

APR 11 2014
CITY OF GROSSE PTE. WOODS
BUILDING DEPT.

To whom it may concern at the city of Grosse Pointe Woods,

This is a formal letter of intent regarding a beautification of the front façade of building addressed at 20217/20219 Mack Avenue operating as Bucci.

We hope to, with the approval of the committee, match the long over due exterior to the interior of this establishment.

We thank you for your consideration and hope that our ideas are of your liking.

Thank you for your consideration,


Spresa Mamuslari
Bucci



CITY OF GROSSE POINTE WOODS
Building Department
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
(313) 343-2426

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APR 11 2014
CITY OF GROSSE PTE. WOODS
BUILDING DEPT.

BUILDING PERMIT APPLICATION
ZONING COMPLIANCE AND PLAN REVIEW
COMMERCIAL AND RESIDENTIAL

ZONING COMPLIANCE INCLUDES:

Drives - Fences - Accessory Structures/Sheds (less than 200 sq ft) - Awnings - Garage Floors
Patios (non-elevated) - Play Structures

Property Owner Name: Spresa Mamuslari Date: 4/9/14
Address: 20217/20219 Mack Avenue e-mail: buccigpw@yahoo.com
Work#: 313-882-1044 Home/Cell #: 586-873-5118

Contractor/Applicant Name: Gjeto Selca (maybe, still bidding out project)
Telephone # 586-5499853 Fax # _____ Mobile/Cell # _____
Contractor Address: _____
MI Builder's License #: _____ MI Driver's License #: _____
e-mail address: _____

SPECIFY NATURE OF PROPOSED WORK:

beautification of the facade of the front of the building

Value of Construction \$ estimated 15-25,000

Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

Applicant Signature: [Signature]
I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

FOR OFFICE USE ONLY


Approved: _____ Denied: _____ Zoning Board of Approval Required # _____ (\$250)
Inspector: _____ Date: _____

CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT

MEMORANDUM

TO: Planning Commission

FROM: Gene Tutag, Building Inspector 

DATE: April 16, 2014

SUBJECT: 20217/20219 Mack Ave. Façade Change Bucci Restaurant

In accordance with Section 50-374 of the City's Code, the attached plan for façade improvements to 20217/20219 Mack Avenue has been reviewed. The plans are being referred to the Planning Commission for approval.

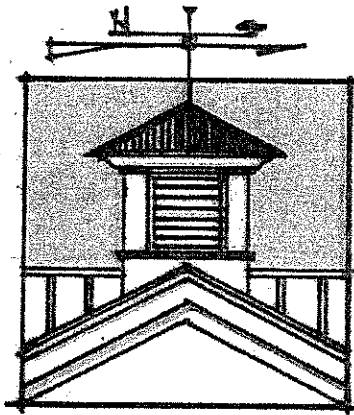
The exterior renovations include a completely new wood panel façade, cornice, and trim to be installed over the existing brick facade. The design reflects a Colonial style found in the attached "Architectural Elements" handout.

The new awning and sign indicated on the drawing will compliment the proposed façade, appear to comply with the appropriate code, and can be approved and issued under separate permits.

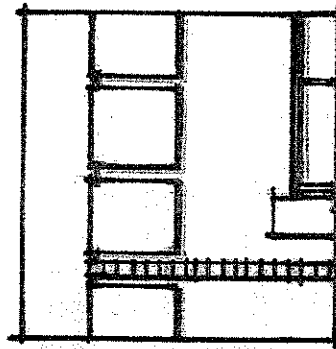
Approval of the design is recommended. The existing brick façade is lacking any significant detail or identity. Colors indicated on the plan are found on the approved color chart. The improvements to the exterior of the structure will update the building with Colonial elements. The building's exterior will compliment the existing design of the building and surrounding area and hopefully encourage other improvements to this area of Mack Avenue.

1 Attachment
Architectural Elements Handout

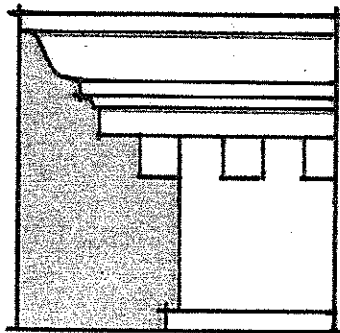
Architectural Elements:



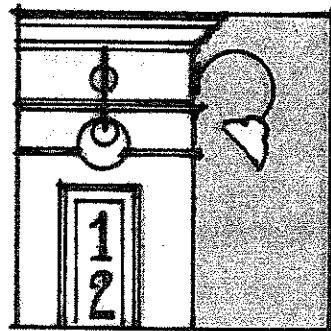
*Cupolas, Gables,
Weathervanes*



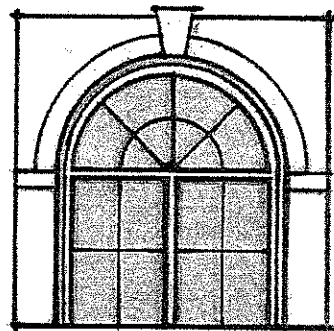
*Brick or
Stone Quoins*



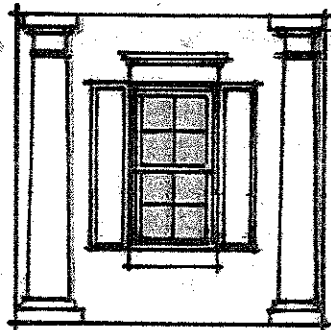
Cornice Trim



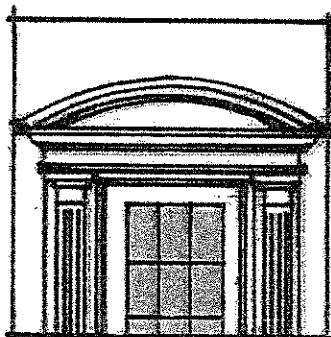
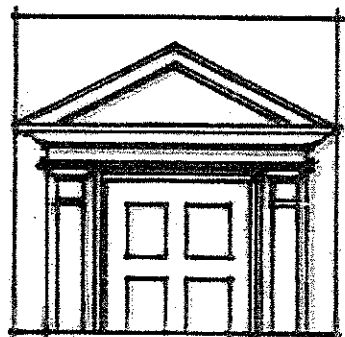
Gooseneck Lighting



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

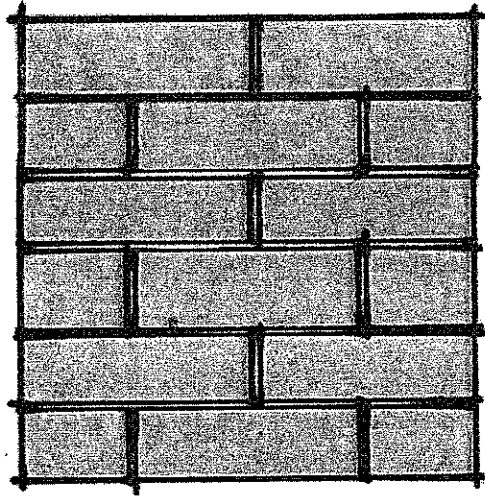


*Columns, Properly
Proportioned Shutters*

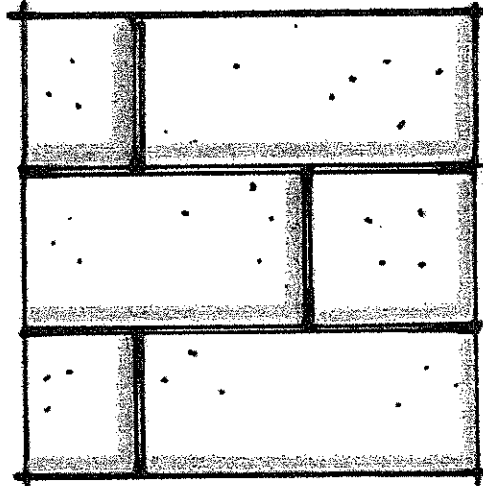


Wood or Stone Door Surrounds: Pediment, Frieze, Pilasters

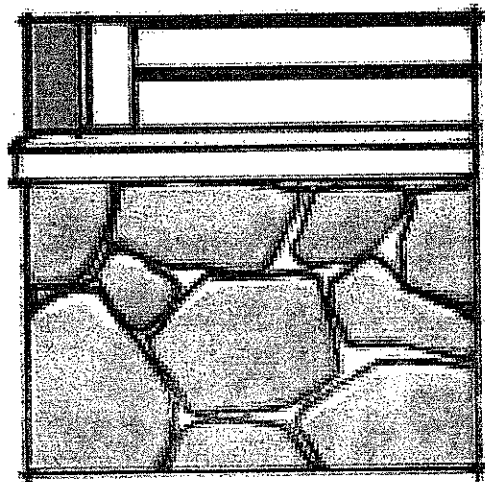
Quality Materials:



Brick-warm, earthy tones



Natural or Cultured Stone



*Natural or Cultured
Stone Accents*



*Wood Trim
Wood or Cementitious
Siding*

Sec. 50-373. - Design standards.

(a) General.

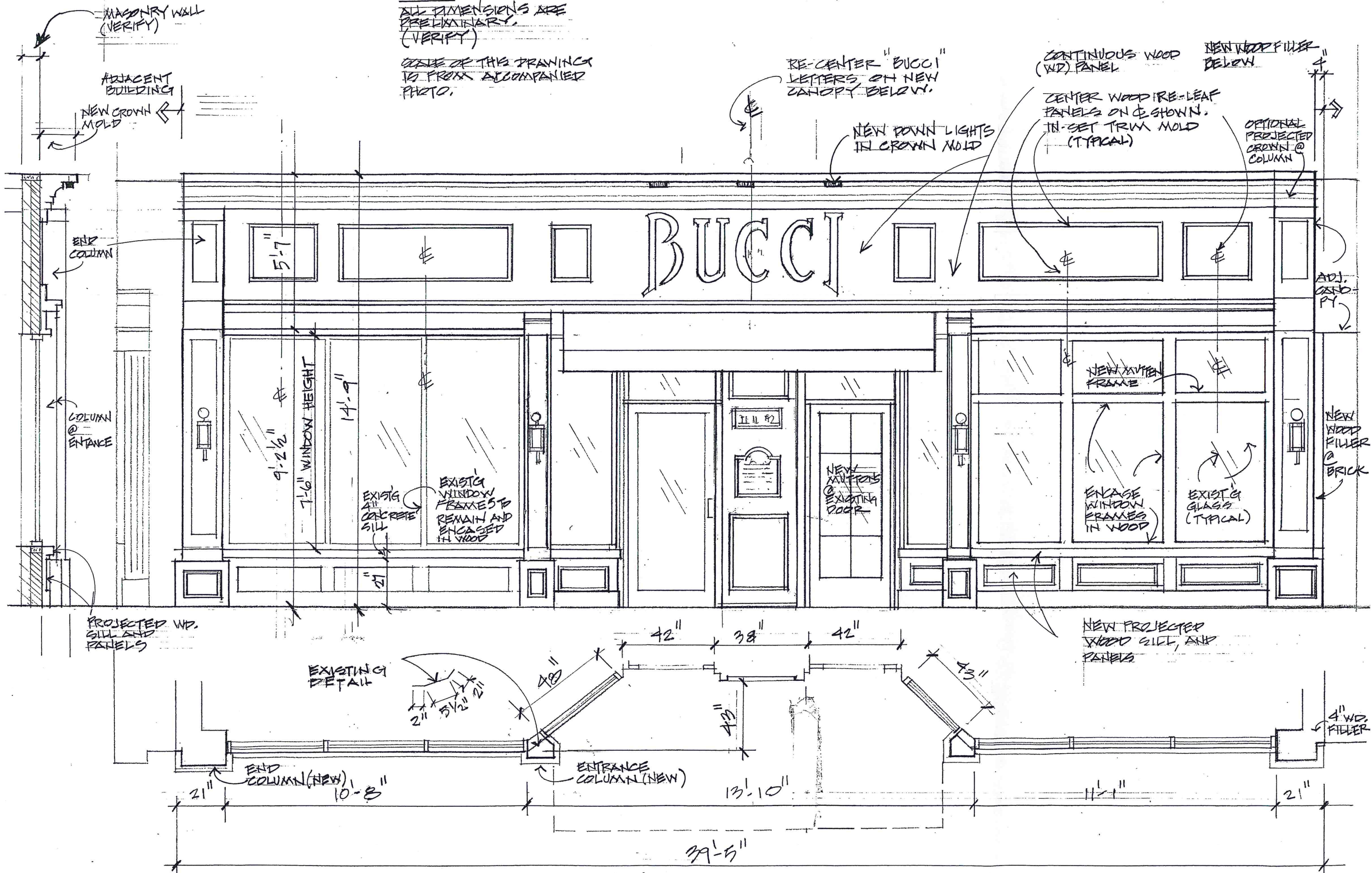
- (1) New construction, renovations, remodeling or exterior building alterations within all C commercial, C-2 high intensity city center, and RO-1 restricted office zoning districts shall be designed in conformance with approved design standards found in this section and on file with the building department. 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, § 5-6-5; Code 1997, § 98-205)

NOTE:
ALL DIMENSIONS ARE
PRELIMINARY.
(VERIFY)
SCALE OF THIS DRAWING
IS FROM ACCOMPANIED
PHOTO.



RECEIVED

APR 11 2014
CITY OF GROSSE PTE. WOODS
BUILDING DEPT.









**City of Grosse Pointe Woods
BUILDING DEPARTMENT
Monthly Financial Report – March 2014**

Permits Issued:	132		
Rental Certificates:	13	Total:	\$18,330
Vacant/Foreclosure:	2		

CODE ENFORCEMENT

Abandoned/Foreclosure Compl. Notices Issued:	1
# of Complaints Investigated by Code Enforcement:	17
Closed Due to Compliance:	12
Open for Longer Compliance Time:	5
Citations Issued:	1
Early Trash Notices:	14
Code Violation Notices to Residents:	25
Tall Grass Notices Issued:	0
Stop Work notices to Contractors (working w/o permit):	6
Outside Storage:	3

NEW BUSINESS

None