

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.

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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

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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.

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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