

PLANNING COMMISSION WORKSHOP
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MINUTES OF THE PLANNING COMMISSION WORKSHOP MEETING HELD ON FEBRUARY 25, 2014 IN THE CONFERENCE ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 6:34 p.m. by Vice Chair Rozycki.

Roll Call: Commissioners: Fuller, Gilezan (6:35), Hamborsky, Harrell, Profeta, Stapleton (6:37), Vaughn, Vitale

Absent: None

Also Present: Building Official Tutag
Council Member Bryant
Recording Secretary St. Peter

The first item on the agenda was concerning **Discussion: Chapter 32 (Awnings)**. Building Official Tutag stated that in the past couple of years, businesses have come forward requesting striped awnings. Biggby Coffee is the first business to apply for a striped awning. The current ordinance prohibits striped awnings and barrel shaped awnings. Awning colors are also restricted by ordinance. Variances have previously been granted by the Planning Commission for barrel shaped awnings. At the November meeting Building Official Tutag presented color samples and proposed language change to the current awning ordinance.

A discussion ensued regarding the style of awnings currently allowed on storefronts along Mack Avenue, including historical reasons and the city's desire for a colonial theme along Mack Avenue. It was the consensus of the commissioners that in some instances, barrel shaped awnings are appropriate and should be allowed.

Commissioner Vitale stated that allowing striped awnings may help distinguish and personalize businesses and continuing the colonial theme makes the city appear homogeneous while different awnings adds streetscape excitement. Some commissioners expressed a concern with side-by-side storefronts each having different colored striped awnings. It was the consensus of the commissioners that they would like to retain the authority to review each application for striped awnings.

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Commissioner Hamborsky stressed the need of the city to be business friendly and maintaining the status quo is not always the best. Building Official Tutag believes that businesses should have to go through the variance procedure for awning shape. Commissioner Profeta stated it may be cumbersome to bring awning variances before the planning commission and suggested amending the language of the ordinance. Commissioner Vaughn suggested dealing with striped awning requests through a planning commission review process.

It was the consensus of the commissioners that the planning commission consider each striped awning request through a review and approval process in order to retain planning commission control of the Mack Avenue streetscape. Building Official Tutag will bring forth proposed ordinance language to the next Planning Commission meeting.

The Planning Commission Workshop was adjourned at 7:30 p.m.