

PLANNING COMMISSION
11/26/13 – 36

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS
HELD ON TUESDAY, NOVEMBER 26, 2013, IN THE COUNCIL-COURT ROOM OF THE
MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:35 p.m. by Chair Evola.

Roll Call: Chair Evola
Fuller, Vaughn, Hamborsky, Gilezan, Vitale, Stapleton (7:50)

Absent: Profeta, Rozycki

Also Present: Building Official Tutag
Recording Secretary St. Peter

Attendance: None

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

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Profeta, Rozycki, Stapleton

Motion by Fuller, seconded by Vitale, regarding **Approval of Minutes**, that the Planning Commission Meeting minutes dated October 22, 2013 be approved.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Profeta, Rozycki, Stapleton

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

- The December planning commission meeting will have a light agenda. There is a request for a variance from CVS. They would like to put an additional sign on the north elevation of the building, over the entrance.

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- Mr. Tutag met with the architect in property management from Comerica Bank on the north end of town. They are hoping to get plans ready for the December meeting for a façade change on the building. Preliminary sketches show it as fitting in nicely on Mack Avenue and it is not adding any footprint onto the building.
- In regards to the 2020 Plan, Mr. Tutag visited downtown Rochester and noted they had wrought iron fencing around trees, hitching post elements disguised as bike racks and wrought iron fencing around their waste receptacles. Mr. Tutag suggested replacing the city's outdated waste receptacles. This would come at a cost upwards of 40,000 although he is unsure where the funding would come from. There may be an option of auctioning or selling the old waste receptacles to another community. Rochester also has free parking in the business/shopping district.

Motion by Gilezan, 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: Evola, Fuller, Vaughn, Hamborsky, Gilezan, Vitale

NO: None

ABSENT: Profeta, Rozycki, Stapleton

- Mr. Tutag had a meeting with a developer regarding the Bank of America. They are considering a mixed use type of development and possibly a rezoning.
- Mr. Tutag had a recent conversation with a gentleman who purchased the doctor's office next to the Starbucks who is looking to put in a Chicago style delicatessen.
- The monthly vacancy report will be completed in the next couple of days.

Chair Evola inquired about the city's free parking for the holidays. Mr. Tutag stated that will start after Thanksgiving.

Commission Member Stapleton gave the **November 2013 Council Report:**

- The City Council held a public hearing for Stealth Wireless Communications facility at the Milk River Pump Station. Arguments were heard regarding health concerns, decreasing property values and residents not wanting to look at it. It passed with only one no vote. Money from the facility does not directly come into the city. Mr. Tutag stated the city may get another tower because the one that was going to be at the DPW yard, the height was such that they could have had two other co-locators on there along with the originally proposed AT&T tower. Commissioner

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Vaughn inquired if there could be communication with Crosspointe Church to encourage co-location at their facility if another provider is interested.

Commission Member Vaughn will attend the Council Meetings in December.

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

2020 Plan – Nothing to report.

Special Sign – Nothing to report.

Mr. Tutag suggested the Planning Commission consider an ordinance change to allow striped awnings and canopies. Businesses have been requesting striped awnings and stripes were part of early American design. Mr. Tutag suggested a book of approved colors for striped awnings. Commissioner Hamborsky suggested approving colors in the same color scheme as building facades. It was the consensus of the planning commission to allow striped awnings and canopies, limited to two colors and in color schemes matching the approved colors for building facades. This will be put on the agenda of the Planning Commission Workshop meeting in January.

Motion by Vaughn, seconded by Vitale, to adjourn the Planning Commission meeting at 8:30 p.m. Passed unanimously.