

PLANNING COMMISSION  
04/23/13 – 010

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, APRIL 23, 2013, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

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

Roll Call: Chair Evola  
Fuller, Gilezan, Rozycki, Vaughn

Absent: Hamborsky, Stapleton, Vitale

Also Present: Building Official Tutag  
Recording Secretary Babij Ryska

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

MOTION CARRIED by the following vote:

YES: Evola, Fuller, Gilezan, Rozycki, Vaughn

NO: None

ABSENT: Hamborsky, Stapleton, Vitale

Chair Evola welcomed Council Member Ketels, as Planning Commission Representative for being in attendance at tonight's meeting.

Motion by Vaughn, seconded by Rozycki, 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, Gilezan, Rozycki, Vaughn

NO: None

ABSENT: Hamborsky, Stapleton, Vitale

Motion by Gilezan, seconded by Rozycki, regarding **Approval of Minutes**, that the Planning Commission Meeting minutes dated March 26, 2013 be approved.

MOTION CARRIED by the following vote:

YES: Evola, Fuller, Gilezan, Rozycki, Vaughn

NO: None

ABSENT: Hamborsky, Stapleton, Vitale

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

- The Harper Woods Master Plan future land use map is to remain as is, however, they will seriously consider additional regional shopping facilities at the Eastland Village Apartments and at the land on the south side of Vernier east of Beaconsfield.
- Detroit has approved the Helistop at St. John's Hospital. Recently the Coast Guard was flying over the area to establish GPS coordinates. A Nixle alert was sent to residents informing them of the interruption.
- At their meeting last night, the Committee of the Whole discussed the Planning Commission vacancy and asked that Council Members submit names before June.
- The Rivers project is going up at a phenomenal rate, the condos are almost complete and all residents are expected to be able to move in September 2013. The footings and floors are being installed for the independent living building with an expected completion of January 2014.
- Will have a vacancy report at May's meeting.
- Biggby Coffee is moving into the old Peoples State Bank at Mack and Brys.

Commission Member Vitale was not present to give the **April 2013 Council Reports**.

Council Member Ketels offered the following discussion:

- All members of the Committee of the Whole were agreeable to the proposed Ordinance regarding to amend Chapter 50 Zoning by defining drive-thru facilities.
- Mayors Mack Avenue Business Study Committee will meet tomorrow. Alex Lucido will address the Committee, giving a commercial real estate perspective. Submit items to be addressed by the Committee to Council Member Ketels.
- The next Committee of the Whole meeting will address the city's parking meters. Many of the current meters are in disrepair; a number of replacement options are on the table.

Commission Chair Evola will attend the May Council meetings.

The following **Subcommittee Reports** were provided:

**2020 Plan** – Commission Member Gilezan noted that the sub-committee met a couple weeks ago and worked to convert the Mack Ave enhancement presentation into an electronic format in preparation of the workshop meeting in May.

**Special Sign Ordinance** – Commission Member Vaughn noted that the sub-committee met last week and discussed the survey of neon and illuminated signs on Mack Ave that was done approximately six months ago. The sub-committee agreed to not make any specific recommendations at this time with the intention of meeting with business owners to get their perspective. Additionally, the sub-committee requested placement on a Mayor's Mack Avenue Business Study Committee agenda. Council Member Ketels stated that the Committee may be able to accommodate the request at the May or June meeting.

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Hearing no objections, the following items were heard under **New Business**:

- Building Official Tutag noted that the Committee of the Whole was pleased with the language of the proposed Zoning Ordinance amendment regarding drive-thru facilities. The next step is to set a public hearing with the Planning Commission.

Motion by Rozycki, seconded by Vaughn, that the Planning Commission schedule a **Public Hearing** at the regular meeting **on May 28, 2013, to amend Chapter 50 Zoning, Section 50-1 to Define Drive-Thru Facilities and by Adding Language Excluding Drive-Thru Facilities in the C-Commercial District Sec. 50-370(2) and the C-2 High Intensity District Sec. 50-419(1)(f).**

MOTION CARRIED by the following vote:

YES: Evola, Fuller, Gilezan, Rozycki, Vaughn

NO: None

ABSENT: Hamborsky, Stapleton, Vitale

- Building Official Tutag noted that he has received plans for a cellular tower at Crosspointe Church on Mack and E. 8 Mile Rd. The City and applicant are currently in disagreement over the application procedure for installation of cellular towers imposed by new legislation.
- Commission Member Vaughn stated he will defer his report on the Appeals case that overturned a cell tower denial in West Bloomfield until the next meeting when more members are present.

Motion by Rozycki, seconded by Gilezan, to adjourn at 8:11 p.m. Passed unanimously.