

PLANNING COMMISSION
10/23/12 – 029

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, OCTOBER 23, 2012, 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 Gilezan.

Roll Call: Chair Gilezan
Evola, Fuller, Hamborsky, Rozycki, Richardson, Stapleton, Vaughn, Vitale

Absent: None

Also Present: Building Official Tutag
City Attorney C. Berschback
Recording Secretary Babij Ryska

Motion by Evola, seconded by Fuller, 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, Hamborsky, Rozycki, Richardson, Stapleton, Vaughn, Vitale
NO: None
ABSENT: None

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

Motion by Richardson, seconded by Vaughn, regarding **Approval of Minutes**, that the Planning Commission Regular Meeting minutes dated September 25, 2012 be approved.

MOTION CARRIED by the following vote:

YES: Evola, Fuller, Gilezan, Hamborsky, Rozycki, Richardson, Stapleton, Vaughn, Vitale
NO: None
ABSENT: None

The next item on the agenda was **Public Hearing: Under the provisions of Michigan Statutes, Section 125.584, et al., and Section 5.2934, et al., and Chapter 50, Zoning, Article II, Administration & Enforcement, Section 50-32(5), Special Land Use approval, of the 2007 Grosse Pointe Woods City Code, for St. John Hospital & Medical Center, 19231/19233 Mack Avenue, to install a temporary heliport in the north parking lot.**

Motion by Evola, seconded by Vaughn, that Commission Member Stapleton be recused from discussion and vote on this item due to impending professional involvement and that she be allowed to remain in the room.

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MOTION CARRIED by the following vote:

YES: Evola, Fuller, Gilezan, Hamborsky, Rozycki, Richardson, Stapleton, Vaughn, Vitale

NO: None

ABSENT: None

Motion by Vitale, seconded by Evola, that for purposes of the public hearing the following items be received and placed on file:

- A. PC Excerpt 09/25/12
- B. Memo – 10/18/12 – Director of Public Safety (A. Pazuchowski)
- C. Memo – 10/18/12 – Building Official (G. Tutag)
 - (1) 2009 Michigan Residential Code, Section 412.7 Heliports and helistops
 - (2) Site Plan Review Meeting Checklist – 19231/19233 Mack
 - (3) Fly Neighborly Guide
- D. Letter of Request – 09/10/12 - SJH&MC Eng & Mntc Administrator (J. Wild)
 - (1) Application for Temporary Heliport - 09/10/12
 - (2) Letter to Detroit Planning & Development Division – 09/28/12 – SJH&MC R. White, Architect)
 - (3) Letter to SJH&MC – 07/25/12 – Wayne County Dept of Public Services Aljawad & S. Khaldi)
 - (4) Letter to Detroit Planning & Development Division – 07/20/12 – State of Michigan, Department of Transportation (J. Zapata)
 - (5) SJH&MC Policy/Procedure Manual #71 – Helistop Operations Policy – 07/10/12
 - (6) E-mail (Sound Levels) – 10/02/12 – SJH&MC Eng & Mntc Administrator (J. Wild)
 - (7) Eurocopter Noise Level and Comparison Charts
 - (8) Temporary Helistop - Pg. 1 Cover Sheet - 10/02/12
 - (9) Overall Site Plan – 10/02/12
 - (10) Site Demolition Plan
 - (11) Construction Plan
 - (12) Painting Plan
 - (13) Parking Site Plan Layout – (PC meeting hand-out – 11/23/04)
- E. Notice of Public Hearing – GP News
- F. Affidavit of Property Owners Notified – 10/04/12

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

RECUSED: Stapleton

THE MEETING WAS THEREUPON OPENED AT 7:39 P.M. FOR A PUBLIC HEARING Under the provisions of Michigan Statutes, Section 125.584, et al., and Section 5.2934, et al., and Chapter 50, Zoning, Article II, Administration & Enforcement, Section 50-32(5), Special Land Use approval, of the 2007 Grosse Pointe Woods City Code, for St. John Hospital & Medical Center, 19231/19233 Mack Avenue, to install a temporary heliport in the north parking lot.

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Building Official Tutag gave a detailed overview of the proposed project and recommended approval with the conditions outlined in his memo dated October 18, 2012.

Chair Gilezan gave a summary of the procedure for the Public Hearing.

1. The applicant will present their project.
2. Those in favor will be heard.
3. Those opposed will be heard.
4. The Public Hearing will close.
5. The Commission will deliberate.

Frank Poma, Interim President, St. John Hospital & Medical Center, presented the application for the proposed temporary heliport indicating that St. John is the only approved trauma center without a helipad. This helipad would primarily serve stroke patients from the thumb region. Debbie Condino, Vice President, Clinical & Support Services/East Region and Carrie Stover, Vice President, Neuroscience and Heart & Vascular Centers of Excellence also addressed the Commission.

The Chair asked if anyone wished to speak in favor of the proposed project. The following individuals were heard:

Raymond Bauer
582 Peachtree Ln

Pete Laitinen, Lead Pilot, Superior Air Meds
Program
Westland

Frank Markey (however, his statements
were more questions)
19290 Raymond St

Dave Barthel
926 Hidden Ln

The Chair asked if anyone wished to speak in opposition to the proposed project. The following individuals were heard:

Kenneth Skuzenski
19228 Linville St

Tanya Grier
19210 Raymond St

Carol Roszka
19235 Linville St

Michael Montanbeau
19209 Raymond St

Kimberly Flood
19243 Linville St

Steven Guyot
1622 Bournemouth

Building Official Tutag distributed a letter in opposition of the project just before the meeting.

Motion by Rozycki, seconded by Vitale, that the following be received and placed on file:

- A. Letter – 10/22/12 – John M. Rajt & Amy Wilcox, 19277 Raymond

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MOTION CARRIED by the following vote:

YES: Evola, Fuller, Gilezan, Hamborsky, Rozycki, Richardson, Vaughn, Vitale
NO: None
ABSENT: None
RECUSED: Stapleton

City Attorney C. Berschback distributed two draft resolutions and stated that the Planning Commission will make a recommendation to either approve or deny the request then a public hearing will be scheduled with the City Council.

Motion by Evola, seconded by Vaughn, that the following items be received and placed on file:

- A. Resolution denying the site plan/special land use application of the heliport.
- B. Resolution approving the site plan/special land use application of the heliport with conditions.

MOTION CARRIED by the following vote:

YES: Evola, Fuller, Gilezan, Hamborsky, Rozycki, Richardson, Vaughn, Vitale
NO: None
ABSENT: None
RECUSED: Stapleton

Motion by Evola, seconded by Rozycki, that the Public Hearing be closed at 8:41 p.m. Passed unanimously.

The Chair opened discussion among Commission Members regarding the proposed project. A question and answer session ensued between Commission Members, Administration, St. John Representatives and Mr. Laitinen, Lead Pilot, regarding the decimal level of the aircraft, expected number of flights, flight paths, and the necessity and conditions of the proposed project. The application for a temporary heliport is for a period of one year. St. John is working with the City of Detroit to install a permanent heliport.

Motion by Vitale, seconded by Rozycki, regarding the **Application under the provisions of Michigan Statutes, Section 125.584, et al., and Section 5.2934, et al., and Chapter 50, Zoning, Article II, Administration & Enforcement, Section 50-32(5), Special Land Use approval, of the 2007 Grosse Pointe Woods City Code, for St. John Hospital & Medical Center, 19231/19233 Mack Avenue, to install a temporary heliport in the north parking lot**, that the Planning Commission adopt the following amended Resolution recommending that City Council approve the proposed project:

RESOLUTION OF
GROSSE POINTE WOODS PLANNING COMMISSION
RECOMMENDING APPROVAL OF THE SITE PLAN/SPECIAL LAND USE APPLICATION OF ST. JOHN
HOSPITAL WITH CONDITIONS

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St. John Hospital and Medical Center (SJH) has submitted an application to the City of Grosse Pointe Woods for a site plan/special land use relating to construction of a temporary medical helicopter landing zone (temporary helistop). The Planning Commission has been advised that appropriate notices have been published and sent pursuant to the Grosse Pointe Woods Code and State law. This matter is before the Planning Commission for a public hearing regarding the special land use and review of the site plan. The public hearing was conducted on October 23, 2012. ACCORDINGLY, ON THE MOTION OF PLANNING COMMISSION MEMBER _____, SECONDED BY COMMISSION MEMBER _____, THE PLANNING COMMISSION HEREBY ADOPTS THE FOLLOWING RESOLUTION SETTING FORTH ITS FINDINGS AND RECOMMENDATIONS:

IT IS HEREBY RESOLVED AS FOLLOWS:

1. The Planning Commission hereby approves the site plan as submitted and recommends to the City Council that it approve the site plan/special land use for a period not to exceed one year from the date of any City Council approval (the one year period), with the following conditions:

- A. The City Administrator has the right and authority to cancel such approval and prohibit the use of the SJH temporary helistop upon noncompliance with the provisions of this approval, or for any other reasonable cause or ground, based upon the protection of the public health, safety or welfare.
- B. Only Eurocopter EC135 helicopters with four-bladed rotors shall be permitted to land at the SJH temporary helistop.
- C. Landings at the SJH temporary helistop shall be limited to a maximum of 40 landings during the one year period. SJH would be required to file a regular agenda item request with the Grosse Pointe Woods City Council to increase the number of landings beyond 40.
- D. The SJH policy/procedure shall be amended to reflect the maximum number of flights provided in this resolution, the provisions in this resolution regarding “Fly Neighborly” procedures, and the specific flight corridors to be utilized. SJH shall provide the City with evidence that this information has been provided to the pilots and helicopter service.
- E. If approval of another helistop in Detroit is obtained by SJH more than 30 days before the end of the one year period, then the SJH temporary helistop in Grosse Pointe Woods shall be decommissioned and no longer used, and all underlying site plan and special land use approval shall be canceled and cease, after those 30 days have passed or upon the availability of the other helistop, if that availability occurs sooner.
- F. SJH shall submit a monthly report to the City of landings and take-offs at the SJH temporary helistop, which will include complete flight plans relating to such landings and take-offs (original location and any subsequent landing locations), as well as the type of treatment rendered to each patient who was transported on those flights.
- G. Pilots shall follow “Fly Neighborly” procedures. No flights shall occur over residential properties. Landings and take offs shall follow flight corridors limited to I-94, Moross Road, Mack Avenue, and SJH property.
- H. SJH agrees to indemnify, hold harmless, and defend the City, its elected and appointed officials, officers, agents, and employees, and all City-related individuals and entities, from and against any and all liability, damages and claims that may arise out of the City’s approval of the special land use/site plan or arise out of the use of the SJH temporary helistop.
- I. This approval is temporary and shall automatically expire one year from the date on which the City Council grants such approval. In the event that SJH wishes to use the SJH temporary helistop

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for a longer period of time, an entirely new site plan/special land use application must be submitted by SJH, which would include new public hearings at both the Planning Commission and City Council levels.

2. Pursuant to Sec. 50-421 (Standards for Approval of Special Land Uses), the Planning Commission makes the following findings and recommends to the City Council that it adopts these finding as their own:

- A. The site plan for the proposed special land use conforms with all requirements of Chapter 98 (Zoning) including the site plan standards set forth in Sections 50-34 through 50-42.
- B. The proposed special land use is part of an overall project (the existing SJH and the Pointe Plaza area) which includes substantial retail or office development and conforms with the Statement of Purpose found in 50-418 (to encourage high intensity plan development, integrate uses and promote public welfare).
- C. The proposed use is not likely to result in more than 15% of the replacement value of all non-municipal improvements in the C-2 district being exempt from property taxes.
- D. The existing improvements to the property show a high possibility that this proposed use/project will be completed.

3. The Planning Commission concludes that the site plan for this use conforms with the standards set forth in Sec. 50-422 (Site Plan Approval Standards) and 50-34 through 50-42. In making its findings pursuant to this conclusion, the Planning Commission hereby adopts and incorporates by reference the findings set forth in the Memorandum from Building Inspector Gene Tutag dated October 18, 2012, regarding the standards set forth in 50-34 through 50-42, except as amended by this Resolution based on the October 25, 2012 Public Hearing. A copy of Mr. Tutag's Memorandum shall be attached to this Resolution detailing the Planning Commission's findings relating to Sec. 50-34 through 50-42 standards.

MOTION CARRIED by the following ROLL CALL vote:

Hamborsky	Yes	Vitale	Yes
Stapleton	Recused	Evola	No
Ricardson	Yes	Fuller	No
Rozycki	Yes	Gilezan	Yes
Vaughn	Yes		

Motion by Vaughn, seconded by Rozycki, that the Planning Commission immediately certify the previous motion.

MOTION CARRIED by the following vote:

YES: Evola, Fuller, Gilezan, Hamborsky, Rozycki, Richardson, Vaughn, Vitale
NO: None
ABSENT: None
RECUSED: Stapleton

The next item on the agenda was **Discussion: Land Uses & Zoning on Mack Avenue**. Administration did meet with John Jackson of McKenna Associates, Inc. and a report will be given at the November meeting. The Commission unanimously decided to postpone this item until the next meeting.

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The next item addressed was **Schedule a Public Hearing: Solar Energy Ordinance**. Commission Member Fuller reported that the Committee of the Whole was satisfied with the proposed ordinance.

Motion by Evola, seconded by Vaughn, that the Planning Commission schedule a **Public Hearing at a regular meeting on November 27, 2012, to amend Chapter 50 Zoning, Article VI Supplemental Regulations, by adding Section 50-539 to regulate Solar Energy Systems**.

MOTION CARRIED by the following vote:

YES: Evola, Fuller, Gilezan, Hamborsky, Rozycki, Richardson, Stapleton, Vaughn, Vitale
NO: None
ABSENT: None

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

- The Rivers project is progressing nicely.

Commission Member Fuller gave the **October 1, 2012 Council Report**:

- October 1st meeting: Nothing pertaining to the Planning Commission.
- October 1st Committee of the Whole meeting: The Committee was satisfied with the proposed Solar Ordinance. The Committee also discussed revisiting the cell tower ordinance to include new technology.

Chair Gilezan gave the **October 15, 2012 Council Report**:

- October 15th meeting: Nothing pertaining to the Planning Commission.

Commission Member Hamborsky will attend the November Council Meetings.

The following **Sub-Committee Reports** were provided:

2020 Plan – Commission Member Hamborsky reported that, based on the Commissions positive response at the Workshop Meeting, the sub-committee will continue to fine tune their recommendations before making an official presentation to the Planning Commission.

Special Sign Ordinance – Nothing to report.

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

- Building Official Tutag stated that Eugenio Painting, 19803/19807 Mack Avenue, is requesting an amendment to the approved façade changes.

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Motion by Gilezan, seconded by Vaughn, that Commission Member Vitale be recused from discussion and vote on this item due to his professional involvement and that he be allowed to remain in the room.

MOTION CARRIED by the following vote:

YES: Evola, Fuller, Gilezan, Hamborsky, Rozycki, Richardson, Stapleton, Vaughn, Vitale

NO: None

ABSENT: None

Building Official Tutag distributed a handout illustrating the requested amendments. Mr. Eugenio was present for any questions. Eugenio Painting will paint the preexisting brick and only install two windows instead of three, originally proposed.

Motion by Vaughn, seconded by Evola, that the Planning Commission approve the revised site plan as proposed by Eugenio Painting.

MOTION CARRIED by the following vote:

YES: Evola, Fuller, Gilezan, Hamborsky, Rozycki, Richardson, Stapleton, Vaughn

NO: None

ABSENT: None

RECUSED: Vitale

Motion by Vaughn, seconded by Vitale, to adjourn the Planning Commission meeting at 11:20 p.m. Passed unanimously.