

MINUTES OF THE MEETING OF THE COMMITTEE-OF-THE-WHOLE OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, NOVEMBER 26, 2007, IN THE CONFERENCE ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

PRESENT: Mayor Novitke
Council Members Bryant, Dickinson, Granger, Howle, Sucher,
Waldmeir

ABSENT: None

ALSO PRESENT: City Administrator Wollenweber
City Attorney Chip Berschback
City Clerk Hathaway
Building Inspector Tutag

Also in attendance were Planning Commissioners Evola, Hamborsky, Richardson, Vaughn, Vitale, and Zolik; and Matt Kornmeier, Vernier Terrace Apartments, who was also represented by his attorney, William Gilbride.

Mayor Novitke called the meeting to order at 7:35 p.m.

The first item discussed was **High Density Housing Locations (R4 District)**. The Chair provided an overview regarding a need to look at a possible zoning ordinance amendment. Discussion at tonight's meeting will include direction to the Planning Commission for the purpose of identifying acceptable use for Vernier Road property in addition to addressing amending areas of the zoning ordinance.

The City Attorney provided an overview as discussed in past Planning Commission Meetings focusing on identifying a senior living use within permitted uses. Special Land Use was suggested as a potential means to regulate senior living use. The City Attorney stated that for discussion sake, agenda item numbers three and four would be a combined discussion.

Planning Commission Chair Hamborsky reviewed the current R4 ordinance discussing items such as inconsistent formulas, building height, and vague language. The Chair identified second floor retail as being a concern with respect to allowable types of retail.

The Building Inspector suggested utilizing Permitted Uses – Special Land Use section of the city code in one of two ways, discretionary and nondiscretionary (specific standards), which could include reasonable conditions and would involve a zoning board of appeals hearing for approval.

Discussion then ensued regarding differentiating types of senior facilities including senior living, assisted living, and nursing homes. There is a need for definition clarification among assisted living, nursing home, and other senior facilities.

The Planning Commission Chair summarized his understanding of direction received by stating the Planning Commission is being asked to define types of senior living and where to apply them. The Chair added there is a need to craft some identifying criteria.

The Chair declared a recess at 8:36 p.m., and reconvened at 8:45 p.m.

Hearing no objections, the City Council concurred that Assisted Living should be incorporated into the zoning ordinance as a permitted use. The Building Inspector stated he would have a proposed ordinance available for review at the January 2008 Planning Commission Workshop meeting. The Building Inspector is to also provide a proposed ordinance with criteria, definitions, and suggested revisions for R4 districts.

Mr. Hamborsky requested direction regarding placement of assisted living facilities onto the master plan. There was Council consensus that areas in addition to Mack Avenue should be considered, although specific areas will need to be discussed in the future.

Mr. Hamborsky also requested direction regarding the number of stories (building height) that would be considered.

Motion by Waldmeir, seconded by Howle, that the meeting of the Committee-of-the-Whole be adjourned at 9:56 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Lisa Kay Hathaway
City Clerk