

PLANNING COMMISSION
04/26/11 – 012

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, APRIL 26, 2011, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:33 p.m. by Chair Vaughn.

Roll Call: Chair Vaughn
Dickinson, Evola, Fuller, Gilezan, Hamborsky (8:18 p.m.), Richardson, Vitale

Absent: Nederhood

Also Present: Building Official Tutag
City Attorney C. Berschback
Public Services Director Ahee
Traffic Safety Officer Koerber
Fire Inspector Provost
City Engineer Lockwood
Recording Secretary Babij Ryska

Also in Attendance: Council Member Ketels, Planning Commission Representative
Council Member Sucher
Council Member Granger (7:49 p.m.)

Motion by Gilezan, seconded by Richardson, that Planning Commission Members Hamborsky and Nederhood be excused from tonight's meeting.

MOTION CARRIED by the following vote:

YES: Dickinson, Evola, Fuller, Gilezan, Richardson, Vaughn, Vitale
NO: None
ABSENT: Hamborsky, Nederhood

The Commission, Administration, and audience Pledged Allegiance to the Flag.

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

Motion by Dickinson, seconded by Evola, regarding **Approval of Minutes**, that the Planning Commission Meeting minutes dated March 22, 2011 be approved.

MOTION CARRIED by the following vote:

YES: Dickinson, Evola, Fuller, Gilezan, Richardson, Vaughn, Vitale
NO: None
ABSENT: Hamborsky, Nederhood

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The next item on the agenda was **Public Hearing: In accordance with MCL 125.3101 through 125.3702, Application for Site Plan Review and Special Land Use Approval subject to specific lot and building regulations and in compliance with the Grosse Pointe Woods Zoning Ordinance, Chapter 50, Article III District Regulations, Division 6 C.F. Community Facilities District, Chapter 50-340, Special Land Use, as submitted by The Rivers of Grosse Pointe for a Continuing Care Retirement Community (CCRC) to be located at 900 Cook Road.**

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

- A. PCW Excerpt – 02/22/11
- B. PC Excerpt – 02/22/11
- C. PC Excerpt – 03/22/11
- D. Letter Requesting Postponement–03/16/11 The Rivers of Grosse Pointe (Levin)
- E. Affidavit of 300' Radius Notice – 03/16/11 – Notice to Reschedule Public Hearing
- F. Affidavit of 300' Radius Notice – 04/13/11 – Notice of Rescheduled Public Hearing
 - 1. Aerial Map – 03/03/11
 - 2. List of Property Owners Notified – 03/03/11
- G. Affidavit of Publication – 04/07/11 – Grosse Pointe News
- H. Letter of Request – 02/15/11 – The Rivers of Grosse Pointe (R. Levin)
- I. E-mail – 02/24/11 – Boulder/Cavaliere (V. Shenoy)
- J. Escrow Agreement - Philip F. Greco Title Company
- K. Escrow Agreement (between CCLA 6 Real Estate & GPW) – 02/25/11
- L. Letter – 03/15/11 – Starr Commonwealth (M. Mitchell)
- M. Memo – 03/08/11 Traffic Safety Officer (Koerber)
 - 1. Speed Summary (School Time) – 10/11/05
 - 2. Speed Bin Report – 08/11/08
 - 3. Hourly Data by Day Report (08/11/08 thru 08/17/08)
- N. E-mail Memo – 04/13/11 Traffic Safety Officer (Koerber)
 - 1. Traffic Data Collection Report - 04/05/11 (5 pgs)
 - 2. Traffic Data Collection Report - 08/02/10 (5 pgs)
 - 3. e-mail/letter – 02/21/11 – TIA (D. Allyn)
- O. Memo – 03/09/11 – Fire Inspector (Provost)
- P. Memo – 03/10/11 – Public Works Director (Ahee)
- Q. Letter – 03/10/11 – City Engineer (AEW/Lockwood)
- R. Letter – 03/11/11 – City Administrator/Police Commissioner (Fincham)
Windmere Park 2010 Ambulance Transport Summary
- S. Letter w/attachments – 03/11/11 – Assistant City Attorney (C. Berschback)
- T. Memo – 04/20/11 – Building Official (Tutag)
 - 1. GPW Master Plan, Goals & Objectives (page 31) – May 2006
 - 2. Response to other Traffic Concerns – March 2011
The Rivers of GP Employee Timetable – 03/01/11
 - 3. Site Plan Review Meeting Checklist
- U. Site Plan Review Application – 03/03/11
 - 1. Site Plan Submission, Architectural Job #3002 Cover Sheet – 04/08/11
 - 2. Sheet A-1.0 Composite Site Plan – 04/08/11
 - 3. Sheet A-1.2 Receiving Area Plan – 04/08/11
 - 4. Sheet A-2.0 Composite First Floor Plan – 04/08/11

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5. Sheet A-2.1 Composite Second Floor Plan – 04/08/11
 6. Sheet A-2.2 Composite Third Floor Plan – 04/08/11
 7. Sheet A-3.0 Elevations – 04/08/11
 8. Sheet A-4.0 Typ. Cottages Site Plan - 04/06/11
 9. Sheet A-5.0 Typ. Cottage Unit Type 1 Fl. Plans & Elevs. - 04/06/11
 10. Sheet A-5.1 Typ. Cottage Unit Type 2 Fl. Plans & Elevs. – 04/06/11
 11. Sheet A-5.2 Typ. Cottage Unit Type 3 Fl. Plans & Elevs. – 04/06/11
 12. Sheet A6.0 Typ. Cottage Units Front Elevation – 04/08/11
 13. Sheet 1 of 1 Photometric Plan – 04/08/11
 14. Sheet C-1 Engineered Site Plan – 04/08/11
 15. Sheet C-2 Preliminary Grading & Paving Plan – 04/08/11
 16. Sheet C-3 Preliminary Utility Plan – 04/08/11
 17. Sheet C-4 Topographic Survey – 12/30/10
 18. Sheet L-01 Existing Vegetation Plan – 04/08/11
 19. Sheet L-02 Existing Perennials Plan – 04/08/11
 20. Sheet L-03 Planting Plan – 04/08/11
 21. Sheet L-04 Planting Plan – 04/08/11
 22. Sheet L-05 Planting Plan – 04/08/11
 23. Sheet L-06 Plant Schedule – 04/08/11
 24. Sheet L-07 Plant Schedule – 04/08/11
 25. Traffic Impact Assessment – March 2011 (The Corradino Group of MI)
Response to other Traffic Concerns – March 2011 (Boulder)
NOTE: Item #25 is available for view at the City Clerk's Office and has been previously delivered to PC Members (electronically and/or by hand)
 26. View Points 1 & 2 – Composite Site Plan A-1.0 – 04/08/11
 27. Photo – View Point 1
 28. Photo – View Point 2
 29. Key Plan w/4 Key Points and 4 Photos
- V. Letter – 04/19/11 – Resident (G. Pochert)

Additional correspondence distributed by City Attorney C. Berschback:
1. Letter 04/13/13 – Dean Metry

MOTION CARRIED by the following vote:

YES: Dickinson, Evola, Fuller, Gilezan, Richardson, Vaughn, Vitale
NO: None
ABSENT: Hamborsky, Nederhood

THE MEETING WAS THEREUPON OPENED AT 7:39 P.M. FOR A PUBLIC HEARING IN ACCORDANCE WITH MCL 125.3101 THROUGH 125.3702, APPLICATION FOR SITE PLAN REVIEW AND SPECIAL LAND USE APPROVAL SUBJECT TO SPECIFIC LOT AND BUILDING REGULATIONS AND IN COMPLIANCE WITH GROSSE POINTE WOODS ZONING ORDINANCE, CHAPTER 50, ARTICLE III DISTRICT REGULATIONS, DIVISION 6 C.F. COMMUNITY FACILITIES DISTRICT SECTION, CHAPTER 50-340, SPECIAL LAND USE, AS SUBMITTED BY THE RIVERS OF GROSSE POINTE FOR A CONTINUING CARE RETIREMENT COMMUNITY (CCRC) TO BE LOCATED AT 900 COOK ROAD.

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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 April 20, 2011.

City Attorney C. Berschback gave a summary of the procedure for the Public Hearing. He indicated that the Commission will be reviewing three sections of the ordinance simultaneously:

1. Site plan review under Sections 50-34 through 50-42
2. Special land use approval under Section 50-32
3. Special land use for a CCRC under Section 50-340

The Planning Commission will make a recommendation to either deny or approve the request then a public hearing will be scheduled with the City Council.

Developer of The Rivers of Grosse Pointe, Richard Levin discussed the proposed project and introduced his colleagues: Lorenzo Cavaliere, Director of Development; Tim Kimetco, Director of Operations; and Vijay Shenoy, Project Engineer. Mr. Cavaliere described the different levels of housing The Rivers is proposing, from Cottages on the outskirts of the property to the independent, assisted, and nursing level care in the main building.

Jim Hartman, Vice President of Transportation Services of Michigan through Wilcox Professional Services, addressed the Commission and audience regarding the traffic impact study he prepared for The Rivers project while with The Corradino Group during the summer of 2010. Mr. Hartman's study concluded that this project would have minimal traffic impact on Cook Rd.

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

Frank Palazzolo
854 Moorland Dr.

Michael Calcaterra
305 Lincoln Rd., Grosse Pointe

Sharon Maier, Executive Director, Services of Older Citizens
17150 Waterloo, Grosse Pointe

The Chair asked if anyone would like to speak and/or ask questions, neither in favor nor in opposition of the proposed project. The following individuals were heard:

George Zainea
875 Cook Rd.

Raymond Bieski
880 Crescent Ln.

Gregory Ulrich
770 Pear Tree Ln.

Fausta Bonasso
19907 William Ct.

Meria Larson
860 Crescent Ln.

John Sheoris
985 Crescent Ln

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

Stephen Wagner
19794 Wedgewood

The Chair called upon the Developers and Administration to answer specific questions posed by the public.

Motion by Evola, seconded by Vitale, that the Public Hearing be closed at 9:23 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, David Allyn, Traffic Engineer for Traffic Improvement Association, and the Developers.

Motion by Hamborsky, seconded by Fuller, regarding the **Application for Site Plan Review and Special Land Use Approval subject to specific lot and building regulations and in compliance with the Grosse Pointe Woods Zoning Ordinance, Chapter 50, Article III District Regulations, Division 6 C.F. Community Facilities District, Chapter 50-340, Special Land Use, as submitted by The Rivers of Grosse Pointe for a Continuing Care Retirement Community (CCRC) to be located at 900 Cook Road**, that the Planning Commission adopt the following Resolution recommending that City Council approve the proposed project:

PLANNING COMMISSION RESOLUTION
REGARDING RECOMMENDED APPROVAL OF
THE RIVERS OF GROSSE POINTE

Minutes of a regular meeting of the Planning Commission of the City of Grosse Pointe Woods, County of Wayne, State of Michigan, held on Tuesday, April 26, 2011, at 7:30 o'clock p.m., Eastern Standard Time.

PRESENT: Members Dickinson, Evola, Fuller, Gilezan, Hamborsky, Richardson, Vaughn, Vitale.

ABSENT: Member Nederhood

The following preamble and resolution were offered by Member Hamborsky and seconded by Member Fuller.

WHEREAS, Rivers of Grosse Pointe has submitted an application to develop a Continuing Care Retirement Community (CCRC) at 900 Cook Road, Grosse Pointe Woods, and;

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WHEREAS, a public hearing occurred on April 26, 2011 for the project which entailed site plan review under Sec. 50-34 through Sec. 50-42, special land use approval under Sec. 50-32, and special land use approval for a CCRC under Sec. 50-340, and;

WHEREAS, the Planning Commission has received and placed on file numerous documents in support of the application including memos from the Building Department, Public Safety Department, City Engineer, and City Attorney;

NOW THEREFORE IT IS HEREBY RESOLVED AS FOLLOWS:

1. Site Plan Review: The Planning Commission hereby recommends to Council that the site plan be approved. In addition, the Planning Commission recommends that the City Council waive requirements regarding underground retention of storm water subject to final engineering approvals. The Planning Commission adopts as findings the facts and the information contained in the memos submitted by staff, including but not limited to, the Building Department Memo, Public Safety Department Memo, the City Engineer letter and the City Attorney letter.

2. Special Land Use Approval: With respect to special land use approval under Sec. 50-32, and the more specific special land use approval found in Sec. 50-340, the Planning Commission hereby recommends that the City Council approve the special land use requests. The Planning Commission finds that the general requirements for special land use approval, and the more specific special land use requirements under the CCRC ordinance have been met as outlined by the information received and placed on file at the public hearing.

3. Conditions of approval:

- a. Provide landscape irrigation of lawns and planting beds.
- b. Final approval of sign locations to be determined by the City's Traffic Safety Officer, and the Building Official.
- c. The applicant provides a Construction Management Plan indicating how construction vehicle traffic will be managed, the phasing of construction, public and site safety, dust and vibration control, and subject to approval by the Building Official and Police Commissioner prior to the issuance of a demolition permit or start of construction.
- d. Allow storm water to be detained in the pond as necessary and on paved surfaces as described in the correspondence from the City Engineer.
- e. That construction begins within 12 months of City Council approval and completed within 30 months of City Council approval.
- f. All interior traffic and directional signage types and locations be approved by the Traffic Safety Officer.
- g. Additional screening be added on the southwest entry drive as approved by the Building Official.

4. Immediate Certification: This motion is immediately certified.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Nederhood

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Chair Vaughn declared a recess at 9:53 p.m. and reconvened at 10:04 p.m.

Motion by Gilezan, seconded by Evola, that the Planning Commission immediately certify the previous motion.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Nederhood

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

- Thanks to the Building Department Staff who has worked tirelessly in preparation of tonight's public hearing.
- Liz Smith has moved to the Finance Department, Darlene Jepson is the new part-time clerk in the Building Department.
- Permit activity is picking up for spring with small home improvement projects.
- New businesses on Mack are slated to be open soon.
- Mack is at approximately 7% vacancy rate.

Commission Member Gilezan gave the **April 4, 2011 Council Report**:

- Nothing to report concerning the Planning Commission.

Commission Member Richardson gave the **April 18, 2011 Council Report**:

- Council had a request for a resale shop; they referred the requestor to the Planning Commission. The ordinance only allows for a shop with 25% resale.

Commission Member Hamborsky will attend the May Council meetings.

The following **Subcommittee Reports** were provided:

- **2020 Plan** – Commission Member Hamborsky stated that the subcommittee has not yet met and plans to do so before the next Planning Commission meeting.
- **Business & Development** – Nothing to report.
- **Special Sign Ordinance Sub-Committee** – Chair Vaughn stated that the subcommittee met to discuss a procedure by which to review the sign ordinance. They recommended that a study committee be formed to look at internally illuminated signs and determine if current regulations are sufficient.

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Motion by Gilezan, seconded by Evola, that the current Special Sign Ordinance Sub-Committee proceed at their discretion regarding a study committee and report back to the Planning Commission.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Nederhood

There was no additional **New Business** to report.

Motion by Gilezan, seconded by Evola, to adjourn the Planning Commission meeting at 10:58 p.m. Passed unanimously.