

PLANNING COMMISSION
11-22-05 – 043

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE
POINTE WOODS HELD ON NOVEMBER 22, 2005 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 Zolik.

Roll Call: Chair Zolik
Commissioners: Evola, Hamborsky, Hames, Ismail, Richardson,
Vaughn
Absent: Gilezan, Vitale
Also Present: Council Member Granger
Council Member Spicher
Council Member Waldmeir
Building Official Tutag
Assistant City Attorney C. Berschback
Recording Secretary Stewart

Motion by Vaughn, seconded by Hames, that Commission Members Gilezan and Viitale be excused from tonight's meeting.

Motion carried by the following vote:

YES: Evola, Hamborsky, Hames, Ismail, Richardson, Vaughn, Zolik
NO: None
ABSENT: Gilezan, Vitale

At this time Chair Zolik introduced and welcomed Ms. Carroll F. Evola, newly appointed Planning Commissioner.

Motion by Vaughn, seconded by Hamborsky, 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, Hamborsky, Hames, Ismail, Richardson, Vaughn, Zolik
NO: None
ABSENT: Gilezan, Vitale

Chair Zolik welcomed and thanked Council Member Spicher as the Planning Commission Representative, Council Member Granger as the Alternate Planning Commission Representative, and new Council Member Waldmeir for their attendance at tonight's meeting.

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Motion by Hamborsky, seconded by Hames, regarding **Approval of Minutes**, that the regular Planning Commission Minutes of October 25, 2005 be APPROVED as submitted.

Motion carried by the following vote:

YES: Evola, Hamborsky, Hames, Ismail, Richardson, Vaughn, Zolik
NO: None
ABSENT: Gilezan, Vitale

The first item on tonight's agenda was regarding: **Continued Discussion of Zoning Ordinance Amendments/Accessory Buildings and Garages.**

Assistant City Attorney C. Berschback made introductory comments and welcomed further ideas for this proposed zoning amendment. A round robin discussion continued with various comments:

- Accessory buildings could be tied in/proportioned to the size of existing homes or lots (current ordinance is 35% lot coverage).
- Consider blending the definitions of detached garages and accessory structures into one.
- Consider including verbiage to regulate attached garages in next draft (i.e., sizes)
- Consider allowing additional permitted uses (with regulations). Should Permitted Uses be a separate topic?
- Building Official Tutag will check the residential districts to calculate an average lot size for further discussion.
- Include verbiage for rear setbacks
- Define "Legal" with other verbiage – see (9) under proposed accessory buildings.
- If an accessory building is permitted to include a potential office space, don't allow a full bath, so as to prevent the accessory building from becoming a rented/separate living space.
- Due to the scope of this ordinance, it was suggested to schedule a Planning Commission Workshop meeting or consider getting community input.

City Attorney C. Berschback will summarize another draft of this Zoning Ordinance Amendments/ Accessory Building and Garages. An informal Planning Commission Workshop will be scheduled next month to discuss this and other items of interest from the possible list of zoning amendments.

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

- Did a walk-thru at the new Grosse Pointe Woods Library today, they have approval to start moving in furniture.
- Sunrise II is moving along. They are starting to drywall the inside.
- Inspection at St. John Hospital tomorrow. They are doing a large pour for the ramp completion.

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- Received a few calls from providers with regard to collocation on our cell tower. Next week Building Official Tutag, Assistant City Attorney Berschback, St. Clair Shores, and Grosse Pointe Shores will be meeting with a wireless provider named ClearLinX.

The next item on the agenda was concerning **Verbal Council Report – November: Zolik.**

Concerning the November 7th meeting: The draft of the Master Plan will be sent to contiguous cities and other entities. Ms. Carroll Evola has been appointed to the Planning Commission.

Concerning the November 14th Special Council meeting: Elected Officials were sworn in and Council Member Allen Dickinson is Mayor Pro Tem.

Concerning the November 21st meeting: Council Member Spicher will continue as Planning Commission Representative with Council Member Granger as Alternate Planning Commission Representative.

The next item on the agenda was concerning **New Business.**

Discussion regarding regulating PODS (portable on demand storage) units will be addressed at a later date. A Mack Avenue business did receive a commercial storage permit for the holidays.

Further discussion regarding dumpsters was ensued and will also be addressed at a later date, as well as reviewing the list of possible zoning ordinances.

The next Planning Commission meeting is scheduled for December 13, 2005 at 7:30 p.m.

Motion by Hamborsky, seconded by Hames, to adjourn at 9:25 p.m.

Motion carried by the following vote:

YES: Evola, Hamborsky, Hames, Ismail, Richardson, Vaughn, Zolik
NO: None
ABSENT: Gilezan, Vitale