

PLANNING COMMISSION
07-26-05 - 026

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE
POINTE WOODS HELD ON JULY 26, 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 Presiding Officer Gilezan.

Roll Call: Presiding Officer Gilezan
Commissioners: Hamborsky, Hames, Ismail, Richardson,
Vaughn

Absent: Vitale, Zolik

Also Present: Assistant City Attorney C. Berschback
Building Official Tutag
Council Person Spicher
Council Person Granger
Recording Secretary Stewart

Motion by Richardson, seconded by Ismail, that Commission Members Vitale and
Chair Zolik be excused from tonight's meeting.

Motion carried by the following vote:

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

Motion by Richardson, seconded by Ismail, that all items on tonight's agenda be accepted.

Motion carried by the following vote:

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

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At this time, Presiding Officer Gilezan welcomed and thanked Council Member Spicher, as Planning
Commission Representative, and Council Member Granger, Alternate Planning Commission
Representative, for their attendance at tonight's meeting.

Motion by Vaughn, seconded by Richardson, regarding **Approval of Minutes**, that the regular
Planning Commission Minutes of June 28, 2005 be approved as amended:

- 1) Page 1, under Also Present: *delete* "City Administrator Wollenweber" and *insert* "Building Official Tutag";
- 2) Page 6, under Verbal Council Report: Last bullet point, *delete* "Pizza Venti's, Fellutti's and Valente's" and *insert* "Pizzeria Venti's, Ferlito's, and Bucci's".

Motion carried by the following vote:

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

The next item on the agenda was regarding **Proposed Signage: Realty Executive Premier, 19251 Mack Avenue**. The following individuals were heard:

Al Alagna, Owner-Tri County Sign Co.
 611 Auburn Rd., Shelby Twp.

Lou Principe, Owner-Realty Executive
 990 S. Renaud, Grosse Pointe Woods

Motion by Hamborsky, seconded by Ismail, regarding proposed signage: Realty Executive Premier, 19251 Mack Avenue, that the Planning Commission APPROVE the signs as modified with the following conditions:

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- 1) That the signs' graphics shall be as depicted on the elevation photographs dated June 16, 2005;
- 2) that the size of the signs shall match the size as shown on the photographs or be scaled from the photographs;
- 3) that the signs do not exceed three feet in height and be proportional to the elevation photographs as shown;
- 4) that the technical construction of the signs be approved by the Building Official;
- 5) and that there be two raceways used for added support and the ends be enclosed so that birds cannot get between the raceways.

Motion by Ismail, seconded by Hamborsky, to amend the proposed signage for Realty Executive Premier by:

changing Item 2) to read as:

That the signs be no higher than three feet high and be proportional to the approved copyright;

and to add the following conditions:

- 6) that the letters not exceed 12" in height;
- 7) and that a sign tag inspection be done at City Hall prior to installation.

Motion carried by the following vote:

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

The next item on the agenda was regarding **Proposed Façade Change: Kathleen Gibney, E.D.S. PC, 19511 Mack Avenue.**

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At this time, Building Official Tutag presented a letter dated July 25, 2005, from the petitioner requesting this item be rescheduled to the next Planning Commission meeting in August. City Attorney Berschback distributed copies of the petitioner's letter.

Motion by Vaughn, seconded by Hames, to POSTPONE Proposed Façade Change: Kathleen Gibney, E.D.S. PC, 19511 Mack Avenue, to the next regular meeting of the Planning Commission in August 2005.

Motion carried by the following vote:

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

The next item on the agenda was concerning **Discussion: 2nd Draft/Site Plan Review:**

Assistant City Attorney Berschback opened discussion with reference to his cover letter to the draft version of the Site Plan Review and indicated the document is a work in progress and still not considered as a final draft according to Attorney Berschback.

Further discussion ensued as to whether immediate submission for each draft should be presented to the Committee of the Whole as approved by the Planning Commission.

Commissioner Vaughn discussed item (2) on page 5 and questioned whether it was too restrictive. Attorney Berschback agreed and will add a clause in this section of the draft.

At this time, Presiding Officer Gilezan asked the Planning Commissioners whether this discussion should continue or be deferred to another meeting so as to have benefit from Chair Zolik and Vice-Chair Vitale.

Motion by Ismail, seconded by Hamborsky, to SCHEDULE, for further consideration by the Planning Commission, a Planning Commission Workshop meeting for August 23, 2005 (6:30 p.m.) prior to the regular scheduled Planning Commission meeting to continue this discussion: Draft/Site Plan Review.

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Motion carried by the following vote:

YES: Gilezan, Hamborsky, Hames, Ismail, Richardson, Vaughn

NO: None

ABSENT: Vitale, Zolik

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

- Construction continues on the St. John Hospital Material Management Project and inspectors are going there 2-4 times per day;
- Steel is up at Sunrise;
- Library project is moving along with lots of positive comments. The slate has arrived on site, so when the brick's clean they'll be putting the slate roof on;
- Had an informal Inspector's lunch with other Inspectors in the area this week and the topic of PODS (Portable On Demand Storage) came up. PODS are leased at a minimum of 30 days and are stackable. The Planning Commission may wish to look into this during the Zoning Ordinance amendment process;
- Permit activity is steady – still busy.

The next item on the agenda was concerning **Verbal Council Report – July 11 – Richardson, and July 18 – Ismail:**

Commissioner Richardson indicated:

- Class C Tavern Licenses issued (beer & wine only)

Commissioner Ismail indicated:

- The Zilli's request for a variance to operate a Medical Billing/Records Business at 1875 Hawthorne was denied.

Motion by Vaughn, seconded by Hames, to approve the Verbal Council Reports of the July 11 and July 18, 2005 meetings.

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Motion carried by the following vote:

YES: Gilezan, Hamborsky, Hames, Ismail, Richardson, Vaughn

NO: None

ABSENT: Vitale, Zolik

The last item on the agenda was concerning **New Business**. The following items were discussed:

An update on the progress of the Master Plan was discussed. City Attorney Berschback indicated:

- Changes will be made by Don Wortman, Carlisle Wortman
- Committee of the Whole
- City Council Approval
- Distribution period of 75-95 days
- Planning Commission for Public Hearing

Completion of the Master Plan should be early 2006, however, this is not a strict deadline.

Continued discussion regarding multi-tenant building signage will be at future Planning Commission meetings.

Motion by Vaughn, seconded by Hames, to adjourn at 9:30 p.m.

Motion carried by the following vote:

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