

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Planning Commission Meeting
Tuesday, July 23, 2019
7:00 p.m.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **ACCEPTANCE OF AGENDA**
5. **RECOGNITION OF COUNCIL REPRESENTATIVE/S**
6. **APPROVAL OF MINUTES:**
 Planning Commission – 06/25/19
7. **SCHEDULE A PUBLIC HEARING FOR THE AUGUST 27, 2019 PLANNING COMMISSION MEETING RE: THE KROGER CO. OF MICHIGAN, 20422 MACK AVENUE: SPECIAL LAND USE REQUEST**
 Letter of Request – 06/11/19 – Clark Hill (J. Canvasser)
8. **GENERAL DISCUSSION: DESIGN STANDARDS**
 Section #50-373 Design Standards
9. **BUILDING OFFICIAL’S MONTHLY REPORT:**
 Building Department Report – June 2019
10. **COUNCIL REPORT/s:**
 July - Gilezan
11. **INFORMATION ONLY: COUNCIL REPRESENTATIVE FOR NEXT MEETING:**
 August - Hamborsky
12. **NEW BUSINESS: Subcommittees:**
 - A. 2020 Plan (Chair Hamborsky/Vitale/Fuller/Gilezan)
 - B. Branding (Chair Profeta/Hamborsky/Ketels)
 - C. Crosswalk/Pocket Park (Chair Fuller/Vaughn/Vitale)
 - D. Streetscape (Chair Rozycki/Gilezan/Hamborsky)
13. **PUBLIC COMMENT:**
14. **ADJOURNMENT:**

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT) POSTED
AND COPIES GIVEN TO NEWSPAPERS

Notice: The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to said meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or calling the A.D.A. Coordinator or the City Clerk’s office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2445; or Telecommunications Device for the Deaf (TDD) (313) 343-9249.

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON JUNE 25, 2019, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:02 p.m. by Chair Profeta.

Roll Call: Chair Profeta
Planning Commissioners: Bailey, Fuller, Hamborsky, Ketels,
Rozycki, Vaughn
Absent: Gilezan, Vitale

Also Present: Deputy City Clerk Antolin

Also in attendance was William Thomas from William J. Thomas Studios.

Motion by Ketels, seconded by Fuller, that Commission Members Gilezan and Vitale be excused from tonight's meeting.

Motion carried by the following vote:

YES: Bailey, Fuller, Hamborsky, Ketels, Profeta, Rozycki, Vaughn,
NO: None
ABSENT: Gilezan, Vitale

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

Motion by Rozycki, seconded by Vaughn, that all items on tonight's agenda be received, placed on file, taken in order of appearance.

Motion carried by the following vote:

YES: Bailey, Fuller, Hamborsky, Ketels, Profeta, Rozycki, Vaughn,
NO: None
ABSENT: Gilezan, Vitale

The Chair recognized Council Representative Granger who was in attendance.

Motion by Ketels, seconded by Vaughn, regarding **Approval of Minutes**, that the following Minutes be approved as submitted:

1. Planning Commission dated May 28, 2019.

Motion carried by the following vote:

YES: Bailey, Fuller, Hamborsky, Ketels, Profeta, Rozycki, Vaughn,
NO: None
ABSENT: Gilezan, Vitale

The next item was **Façade Change: 19565 Mack Ave: Feeling Good, Feeling Great, LLC**. Chair Profeta provided an overview of the Building Official's memo dated June 12, 2019. Mr. Thomas provided an overview and answered questions from the Commission. The Chair stated he would like the Commission to further discuss design standards to update the ordinance.

Motion by Ketels, seconded by Bailey, regarding **Façade Change: 19565 Mack Ave: Feeling Good, Feeling Great, LLC**, that the Planning Commission approve the exterior phase 1 façade upgrade with the following conditions:

1. Construction shall commence within six (6) months and be completed one (1) year from issuance of the Building Permit;
2. Owner shall provide a landscape plan prior to completion of the project for the right-of-way in front of the buildings along Mack Avenue for review by the Building Department and Public Services Director. This plan shall include street furniture, planters, and hardscape;
3. The clear space under the rear entrance awning be increased to eight feet;
4. Submittal of a signage plan.

Motion carried by the following vote:

YES: Bailey, Fuller, Hamborsky, Ketels, Profeta, Rozycki
NO: Vaughn
ABSENT: Gilezan, Vitale

There was no **Building Official's Monthly Report**.

Commissioner Fuller reported on June 2019 Council Meetings.

Commissioner Gilezan will be reporting on the July 2019 Council Meetings.

Under New Business, the following items were discussed:

- A. **2020 Plan** – The Chair provided a summary of the Transportation Improvement Survey conducted in August 2017. The study monitored speeds, access points, and crash data on Mack Avenue.
 - B. **Branding** – Avenue in the Woods Association requested an update on “Blade Signs” ordinance.
 - C. **Crosswalk/Pocket Park** – The Chair will send an email to the traffic consultant requesting an update.
 - D. **Streetscape** – No Report
- Discussion ensued regarding comments toward Orange Theory Fitness. The Commission would like to discuss modifications to the existing ordinance regarding building designs/styles, materials, and colors.
 - It was suggested that the Building Official gather information from cities such as Birmingham, Grosse Pointe Farms, Rochester, and Northville and how they regulate their downtown districts, and to discuss with the City Attorney how to incorporate the appropriate language into the ordinance.

Under Public Comment, nobody wished to be heard.

Motion by Ketels, seconded by Rozycki, that the Planning Commission Meeting adjourn at 8:16 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
Deputy City Clerk

7.

CLARK HILL

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June 11, 2019

VIA OVERNIGHT MAIL

City of Grosse Pte Woods Building Department
Attn: Gene Tutag, Building Inspector
20025 Mack Ave
Grosse Pte Woods, MI 48236

Re: The Kroger Co. of Michigan ("Kroger")
Application to Transfer Ownership and Location of SDD License from T & S Liquor Store, Inc.
located at 3300 Joy Rd, Detroit, MI 48206 to Kroger located at 20422 Mack Ave, Grosse Pte
Woods, MI 48236

Dear Gene:

In follow up to correspondence from Chip Berschback dated February 13, 2019, please find enclosed the Site Plan Review/Special Land Use and the proposed interior design of the shelving and placement of the liquor.

Kindly prepare a report in order for the Planning Commission to schedule a public hearing, advising the date and time of the hearing. Additionally, let me know if you need anything further.

Please feel free to contact me with any questions or concerns.

Sincerely,

CLARK HILL PLC

Jason R. Canvasser

JRC/sr

Enclosures

cc: Chip Berschback, City Attorney
Lisa Hathaway, City Clerk
Bruce Smith, City Administrator

RECEIVED

JUN 12 2019

**CITY OF GROSSE PTE. WOODS
BUILDING DEPT**

- Sec. 50-373. - Design standards.

(a) *General.*

(1) New construction, renovations, remodeling or exterior building alterations within all C commercial, C-2 high intensity city center, and RO-1 restricted office zoning districts shall be designed in conformance with approved design standards found in this section and on file with the building department. The purpose of these design standards is to promote a coordinated and complimentary use of design elements that result in a theme oriented, harmonious appearance and image for the commercial and high intensity residential areas of the city.

(2) To be in compliance with these standards, all designs as governed by this section shall contain a dominant use of assorted architectural design elements generally described as "Colonial," "Williamsburg Colonial," "Georgian Colonial," "Early American," "Classic" or "Traditional." Specific definitions and examples of these elements are included within this section, and in the "design standards" guidelines on file with the building department. The guidelines may be modified by planning commission resolution.

(b) *Design components.*

(1) The words "Colonial," "Williamsburg Colonial," "Georgian Colonial," "Early American," "Classic" or "Traditional" shall collectively refer to use of a pallet of materials, trim, shapes, forms, colors and details most commonly associated with the dominant architectural styles utilized during the early development of the east coast American towns and cities. Some examples of where these designs are commonly found and featured include Williamsburg, Virginia, Cape Cod, New England and Philadelphia.

(2) To more specifically define the assorted components that can be utilized to achieve this design style, the design standards guidelines include graphic examples of design elements, all of which are considered by definition of this section to be acceptable when collectively used within a total design. These elements shall be utilized in appropriate proportions and quantity to form an overall total design consistent with the requirements of this section.

(3) Colors utilized in all design components shall be consistent with the approved color chart on file with the building department and shall be utilized to produce a balanced, coordinated and complimentary total design solution.

(Code 1975, § 5-8-5; Code 1997, § 98-205)