

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Rescheduled Planning Commission Meeting
Tuesday, October 27, 2015
7:30 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 – 09/22/15
7. **SITE PLAN REVIEW CONTINUED: SCREEN FOR ROOFTOP MECHANICAL UNIT, CHURCHILL'S BISTRO CIGAR BAR, 19271 MACK AVE:**
 - A. PC Excerpt – 10/28/14
 - B. PC Excerpt – 09/22/15
 - C. Memo – Building Official (Tutag) – 10/22/15
 - D. Friendship Engineering, Inc. Structural Calculations – 10/14/15
 - E. Proposed Elevation Sheet A-4 – 10/14/15
 - F. Proposed Elevation Sheet A-6 – 10/14/15
8. **DISCUSSION: SCHEDULING A PUBLIC HEARING TO AMEND THE ZONING ORDINANCE, SECTION #50-526 ACCESSORY BUILDINGS**
 - A. Memo – 10/22/15 – Building Official (Tutag)
 - B. Letter – 10/09/15 – City Attorney (C. Berschback)
 - C. Proposed Ordinance Amendment
9. **BUILDING OFFICIAL'S MONTHLY REPORT:**
 Building Department Reports – September 2015
10. **COUNCIL REPORT:**
 October - Gilezan
11. **INFORMATION ONLY: COUNCIL REPRESENTATIVE FOR NEXT MEETING:**
 November – Hamborsky
 December – Vacant (to be discussed at meeting)
12. **NEW BUSINESS:**
 2020 Plan (Hamborsky/Vitale/Fuller/Gilezan)
 Special Sign (Vaughn/Fuller/Stapleton)
13. **PUBLIC COMMENT:**
14. **ADJOURNMENT:**

PLANNING COMMISSION
09/22/15 – 18

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, SEPTEMBER 22, 2015, 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 Vitale.

Roll Call: Chair Vitale
Fuller, Hamborsky, Profeta, Stapleton, Vaughn

Absent: Gilezan, Rozycki

Also Present: Building Official Tutag
City Attorney Chip Berschback
Deputy City Clerk Gerhart

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

MOTION CARRIED by the following vote:

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

Motion by Stapleton, seconded by Profeta, 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: Fuller, Hamborsky, Profeta, Stapleton, Vitale, Vaughn
NO: None
ABSENT: Gilezan, Rozycki

The Chair recognized Council Member Ketels who was in attendance at tonight's meeting.

Motion by Vaughn, seconded by Profeta, regarding **Approval of Minutes**, that the Planning Commission minutes dated July 28, 2015, be approved as submitted.

MOTION CARRIED by the following vote:

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

The next item on the agenda was a **Site Plan Review: Screen for Rooftop Mechanical Unit: Churchill's Bistro Cigar Bar, 19271 Mack Ave:** Building Official Tutag provided an overview of the project. The placement of the unit and mechanical work completed to date has been done without permits or approvals from the City. The site plan approved at the October 28, 2015 Planning Commission required that rooftop equipment shall be properly positioned or screened as to not be visible from grade level and be approved by the Building Official. The size and mass of this HVAC unit, along with the proposed screening, amount to what can be interpreted as an additional story to the building. A complete structural analysis has not been performed to insure that the building and roof will support the additional load of this unit, plus any additional loads created by the screening, wind, snow, ice, and water that will pond against the curb of the unit caused by the deflection in the roof. This is not the first time that this applicant has been before the Planning Commission requesting approvals for work that has already been completed or modified. Paul Weisberger In-house counsel for Churchill's Bistro Cigar Bar was present for questions and discussion. In addition, Walt Zimmerman President of Climate Technologies Corp., on behalf of Churchill's Bistro Cigar Bar was present for questions regarding decibel levels of the exhaust unit. There was a consensus of the Commission that the petitioner resubmit the site plan to provide additional screening for the HVAC rooftop unit.

Motion by Stapleton, seconded by Hamborsky, regarding the **Site Plan Review: Screen for Rooftop Mechanical Unit: Churchill's Bistro Cigar Bar, 19271 Mack Ave,** to postpone this item to the October 27, 2015, Planning Commission meeting.

MOTION CARRIED by the following vote:

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

The next item on the agenda was the **Building Official's Monthly Report – July & August 2015.** Mr. Tutag reported the following:

- Met with representatives from Legacy Oaks Condominiums and they have a target date of November 1st to begin work;
- Met with representatives from Kroger regarding interior renovations;
- Will attend the University Liggett neighborhood meeting on September 23, regarding the athletic field;
- The bank at Mack and Lennon is awaiting DTE to disconnect the power to allow for demolition to proceed;
- Will finalize the design standards from streetscape items to present to the Committee-of-the-Whole.

Regarding the **August 2015 Council Reports:**

- Commissioner Vitale had nothing to report.

PLANNING COMMISSION
09/22/15 – 20

Regarding the **September 2015 Council Reports:**

- Commissioner Fuller reported that an amendment to the fence ordinance had a second reading and will become effective.

Commission Member Gilezan will attend the Council Meetings in October.

Under **New Business**, the following **Subcommittee Reports** were provided:

2020 Plan – Commission Members Hamborsky, Vitale, and Fuller reported that addition work will take place on the plan with the hope of having a workshop in October.

Special Sign – Commission Members Vaughn, Stapleton, and Fuller asked the City Attorney how the recent Supreme Court ruling of Reed v. Town of Gilbert, Arizona would impact our sign ordinance. The City Attorney will present the Building Official with an opinion.

Under public comment, the following individual was heard:

- George McMullen, 1382 Hollywood Ave. Questioned how the Churchill's HVAC unit was installed without Code Enforcement's knowledge.

Motion by Vaughn, seconded by Hamborsky, that the Planning Commission Meeting be adjourned at 9:16 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Steve Gerhart
Deputy City Clerk

PLANNING COMMISSION EXCERPT

10/28/14

The next item on the agenda was the **Proposed Façade Change: Churchill's Bistro Cigar Bar, 19271 Mack**. Building Official Tutag gave an overview of the project noting that the design reflects the colonial style architectural elements mandated by the City Code. He was in favor of approving the request as long as it did not include signage and with the condition that any roof top equipment be screened as to prevent being viewed from grade level. John Gumma, on behalf of Churchill's Bistro Cigar Bar, was present for questions. Discussion ensued regarding the design concept.

Motion by Vaughn, seconded by Fuller, that the Planning Commission approve the **Proposed Façade Change: Churchill's Bistro Cigar Bar, 19271 Mack** as presented, with the following conditions:

1. Approval does not include sign approval, sign approvals require additional review;
2. Approval does not include any patio, a separate permit and administrative review will be required;
3. Any roof top equipment shall be properly positioned or screen as to not be visible from grade level and be approved by the Building Official;
4. Final façade design, lighting and colors be approved by the Building Official.

Substitute motion by Hamborsky, seconded by Vaughn, that the Planning Commission approve the **Proposed Façade Change: Churchill's Bistro Cigar Bar, 19271 Mack** as presented, with the following conditions:

1. Approval does not include sign approval, sign approvals require additional review;
2. Approval does not include any patio, a separate permit and administrative review will be required;
3. Any roof top equipment shall be properly positioned or screen as to not be visible from grade level and be approved by the Building Official;
4. Final façade design, lighting and colors be approved by the Building Official;
5. Give the Building Official the flexibility to approve a façade that maintains the current location of the entrance.

SUBSTITUTE MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Harrell, Profeta, Rozycki, Vaughn, Vitale

NO: None

ABSENT: Stapleton

PLANNING COMMISSION EXCERPT
09/22/15

The next item on the agenda was a **Site Plan Review: Screen for Rooftop Mechanical Unit - Churchill's Bistro Cigar Bar, 19271 Mack Ave.** Building Official Tutag provided an overview of his memo dated September 15, 2015. Paul Weisberger, Counsel for Churchill's Bistro Cigar Bar, was present for questions and discussion. In addition, Walt Zimmerman, President of Climate Technologies Corp. on behalf of Churchill's Bistro Cigar Bar, was present for questions regarding decibel levels of the exhaust unit. There was a consensus of the Commission that the petitioner resubmit the site plan to provide additional screening for the HVAC rooftop unit, and submit to the Building Official more detailed load calculations to include additional screening.

Motion by Stapleton, seconded by Hamborsky, regarding the Site Plan Review: Screen for Rooftop Mechanical Unit: Churchill's Bistro Cigar Bar, 19271 Mack Ave, to postpone this item to the October 27, 2015, Planning Commission meeting.

MOTION CARRIED by the following vote:

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

**CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT
MEMORANDUM**

TO: Planning Commission
FROM: Gene Tutag, Building Official
DATE: October 22, 2015
SUBJECT: Continued Review of Rooftop HVAC Unit
Churchill's Cigar Bar, 19271 Mack Avenue

Attached for your review are sheets A-4 and A-6 dated 10/14/15 prepared by Etchen Gumma Limited. The plans show changes that were discussed at the September 22, 2015 Planning Commission meeting for the screening of the roof-top mechanical equipment at Churchill's.

The latest design does provide adequate screening for the unit and does in fact look like an actual 3rd story to the building.

A consulting structural engineer hired by the City has been out to the site and will be reviewing final plans, modifications, and calculations to ensure that no loads on the building or roof are exceeded.

The proposed windows shown on the screening wall seem a little out of proportion and balance with the lower windows. Windows a little smaller in height with a space between the window and crown molding as is currently shown on the 2nd floor would provide this balance. I have spoken with Ed Etchen, the project's architect, and he has agreed with the concept.

Approval of the plans is recommended subject to the window height on the screening walls be modified to be balanced with the 2nd floor windows the width of the windows will remain the same.

Administrative approval of this modification is also recommended so this project can be completed before the weather changes.

Attachments

FRIENDSHIP ENGINEERING INC.

STRUCTURAL CALCULATIONS

CHURCHILL'S, Cigar Bar
19271 Mack Avenue
Gross Pointe Woods, MI 48236

PREPARED FOR:

ETCHEN GUMMA LIMITED
31000 Northwestern Hwy. Suite L 100
Farmington Hills, MI

RECEIVED

OCT 14 2015

CITY OF GROSSE PTE. WOODS
BUILDING DEPT.



10/11/15

SNOW

ASCE7-10

$$P_f = 0.7 C_e C_t I_s P_g \quad (7.3-1)$$
$$C_e = 1.0 \quad \text{Table(7-2)}$$
$$C_t = 1.0 \quad \text{Table(7-3)}$$
$$I_s = 1.0 \quad \text{Table(1.5-2)}$$
$$P_g = 25 \quad \text{Fig.(7-1)}$$
$$P_f = 0.7 \times 1.0 \times 1.0 \times 1.0 \times 25 = 17.5 \text{ lb/ft}^2$$

Dead Load

Roofing	1 lb/ft ²
Insulation	1 lb/ft ²
Decking	2 lb/ft ²
lighting&Air dis.	3 lb/ft ²
Suspended channel	1 lb/ft ²

Total 8 lb/ft² Use 10 lb/ft²

Total Load DL + SL = 10 + 20 = 30 lb/ft²

- Existing steel joist @ 6'-0" O.C. Spaning 36 ft
Load on the steel joist
6 x 30 = 180 lb/ft
Assume wt of the joist 15 lb/ft

Total load on the joist is 180 + 15 = 195 lb/ft

Existing 20" steel joist consist of C-channel(web 4.75", flange 4") and two wings on each side(L 3/4" & t 1/8"), at top, 5/8" bracing steel bar between them
At the bottom, there is u shape 2.25" x 5.5" x 3/16"

Proposed RTU max. weight plus roof curb 14000 lb, (3500 lb at each support)
(Diagram attached) RTU dimension are 7.5 ft x 29 ft, unit about to fill whole legh
Assume, RTU sit on two joists, about 3.5 ft from each joist support

$$\text{Moment} = \frac{wl^2}{8} + PL$$

$$195 \times 36^2/8 + 3500 \times 3.5 = 43840 \text{ lb-ft, } 43.84 \text{ K-ft, } 526.08 \text{ k-in}$$

DEALER: GENERIC	JOB: #	Friendship Engineering Inc.	LUAY ESHO, P.E., M.Sc.
Churchill's		3717 Timbercrest Dr.	
19271 Mack Avenue		Troy, MI 48083	
Gross Pointe Woods, MI 48236		PHONE: (248) 246-6577	
		FAX: (248) 246-6580	
DATE: 8/22/15			

Comp./Ten. Force on top and bottom cord

$$M/d = 526.08/20 = 26.3 \text{ K}$$

Top cord on compression, the top cord is braced by the bar at 36" o.c.
and by the steel decking on the other plane

$$I_{\text{top shape}} = 3.76 \text{ in}^4$$

$$A_{\text{top shape}} = 1.72 \text{ in}^2$$

$$r = \sqrt{I/A} = \sqrt{3.76/1.72} = 1.48 \text{ in}$$

$$F_e = \pi^2 E / (KL/r)^2 \quad (\text{E3-4}) \text{ AISC}$$

$$F_e = \pi^2 \times 29000 / (36/1.48)^2 = 483.18 \text{ Ksi}$$

When $KL/r < 4.71 \sqrt{E/F_y}$

$$24.34 < 133.7$$

$$\text{Use } F_{cr} = (0.658^{F_y/F_e}) F_y \quad (\text{E3-2}) \text{ AISC}$$

$$F_{cr} = 34.89 \text{ ksi}$$

$$P_n = A_g F_y$$

$$P_n = 1.72 \times 34.89 = 60 \text{ K}$$

$$\text{Allowable load } P_n/\Omega \quad \Omega = 1.67 \quad (\text{Sec. E1}) \text{ AISC}$$

$$\text{Allowable load } 60/1.67 = 35.93 \text{ K}$$

$$> 26.3 \quad \text{OK}$$

$$\text{Allowable tension, lower of } P_n/\Omega = F_y A_g \text{ and } F_u A_e \quad (\text{D2-1 and D2-2}) \text{ AISC}$$

$$A_{\text{bot}} = 1.875 \text{ in}^2 \quad 40.4 \text{ K and } 46 \text{ K} \cdot 0.88 > 26.3 \text{ K} \quad \text{OK}$$

$$\text{Def.} = 5wl^4/384EI + Pa(3L^2 - 4a^2)/24EI$$

$$I_{\text{joist}} = 285 \text{ in}^4$$

$$\text{Def.} = .89 + 0.34 = 1.23 \text{ in}$$

$$\text{Allowable def.} = l/240 = 36 \times 12 / 240 = 1.8 \text{ in} > 1.23 \text{ in} \quad \text{OK}$$

Steel angles must be added under point loads between top and bottom chord
and on top chord between supporter joists to reinforce the steel joists and
support RTU

DEALER: GENERIC	JOB: #	Friendship Engineering Inc. 3717 Timbercrest Dr. Troy, MI 48083 PHONE: (248) 246-6577 FAX: (248) 246-6580	LUAY ESHO, P.E., M.Sc.
Churchill's 19271 Mack Avenue Gross Pointe Woods, MI 48236			
DATE: 8/22/15			

SNOW DRIFT

ASCE7-10

$$P_f = 0.7 C_e C_t I_s P_g \quad (7.3-1)$$

$$C_e = 1.0 \quad \text{Table(7-2)}$$

$$C_t = 1.0 \quad \text{Table(7-3)}$$

$$I_s = 1.0 \quad \text{Table(1.5-2)}$$

$$P_g = 25 \quad \text{Fig.(7-1)}$$

$$P_f = 0.7 \times 1.0 \times 1.0 \times 1.0 \times 25 = 17.5 \text{ lb/ft}^2$$

$$Y = 0.13(25) + 14 = 17.25 \text{ lb/ft}^2 \quad (7-3)$$

$$h_b = 17.5/17.25 = 1.01 \text{ ft}$$

$$h_c = 8.0 - 1.01 = 6.99 \text{ ft}$$

$$h_c/h_b = 6.99/1.01 = 6.92 > 0.2 \text{ Drift load must be considered (Sec. 7.7.1)}$$

Leeward Not Applicable

$$\text{Windward } L_u = 25 \text{ ft} \rightarrow h_d \text{ drift height} = 3/4 * 1.25 \text{ ft} = 0.94 \text{ ft (Fig. 7-9)}$$

$$h_d = 0.94 \text{ ft}$$

$$w = 4h_d = 4 \times 0.94 = 3.75 \text{ ft}$$

$$P_d = Y h_d = 0.94 \times 17.25 = 16.2 \text{ lb/ft}^2$$

$$< 17.5 \text{ lb/ft}^2$$

$$P_f = 17.5 \text{ lb/ft}^2 \quad \text{Govern}$$

DEALER: GENERIC	JOB: #	Friendship Engineering Inc. 3717 Timbercrest Dr. Troy, MI 48083 PHONE: (248) 246-6577 FAX: (248) 246-6580	LUAY ESHO, P.E., M.Sc.
Churchill's 19271 Mack Avenue Gross Pointe Woods, MI 48236			
DATE: 9/16/15			

Wind Calculation:

ASCE7-10 section 27.6.2 for Parapets

L = Building plan dimension parallel to wind dimension

B = Building plan dimension perpendicular to wind dimension

h = Mean roof height

L = 20 ft

B = 38 ft

$L/B = 20/38 = 0.52$

h = 25 ft

$P_h = 17.5 \text{ lb/ft}^2$ for 20 ft height

$P_h = 19.6 \text{ lb/ft}^2$ for 30 ft height

By interpolation $P_h = 18.55 \text{ lb/ft}^2$ for 25 ft height

All parapet pressure must multiply by 2.25

$P_p = 18.55 \times 2.25 = 41.7 \text{ lb/ft}^2$

For ASD use 0.6 as wind factor section 2.4.1

Allowable wind pressure = $41.7 \times 0.6 = 25.02 \text{ lb/ft}^2$

RTU dimension are 29 ft x 8 ft x 8 ft

Wind load on each side of the unit $25 \times 8 \times 4/8 = 100 \text{ lb/ft}$

Wind load at each support = $100 \times 29 / 2 = 1450 \text{ lb}$

Additional moment due to wind load = $1450 \times 3 = 4350 \text{ lb}$, 4.35 K

Comp./Ten. Force on top and bottom cord due to wind load

$M/d = 4.35/20 = 2.6 \text{ K}$

Total load = $26.3 + 2.6 = 28.9 \text{ K}$

< Allowable comp. load 35.93 K

OK

< Allowable tension. load 40 K

OK

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Churchill's 19271 Mack Avenue Gross Pointe Woods, MI 48236			
DATE: 9/16/15			

Screen Calculation:

Screen is consist of hardi board supported by 3 5/8" Ga. 20 metal studs at 16" o.c., 7 ft. height, that supported by steel c-channels top and bottom.

Load on each stud = $16/12 \times 25 = 33.3$ lb/ft
Studs are simply supported by steel channel.

Moment on the stud = $33.3 \times 7^2/8 = 204.1$ lb-ft
Moment = 2.45 K-in

< Allowable moment capacity 3.44 K-in (33 Ksi)
(metal stud specification) OK

Max. shear on stud = $33.3 \times 7/2 = 150$ lb
< Allowable shear capacity 768 lb (33 Ksi)
OK

Steel c- channel C4x4.5 top and botom spanning 6 ft.

Load on each channel = $7/2 \times 25 = 112.5$ lb/ft
Moment on the stud = $112.5 \times 6^2/8 = 506.25$ lb-ft
Moment = 0.51 K-ft

Moment capacity = $S \times F_y = 1.83 \times 36 = 65.88$ K-in, 5.49 K-ft
Allowable moment = $5.49/\Omega = 5.49/1.67 = 3.3$ K-ft
> Moment OK

C- channels are supported by HSS 4x4x1/4" steel column that supported by steel joist top & bottom chord

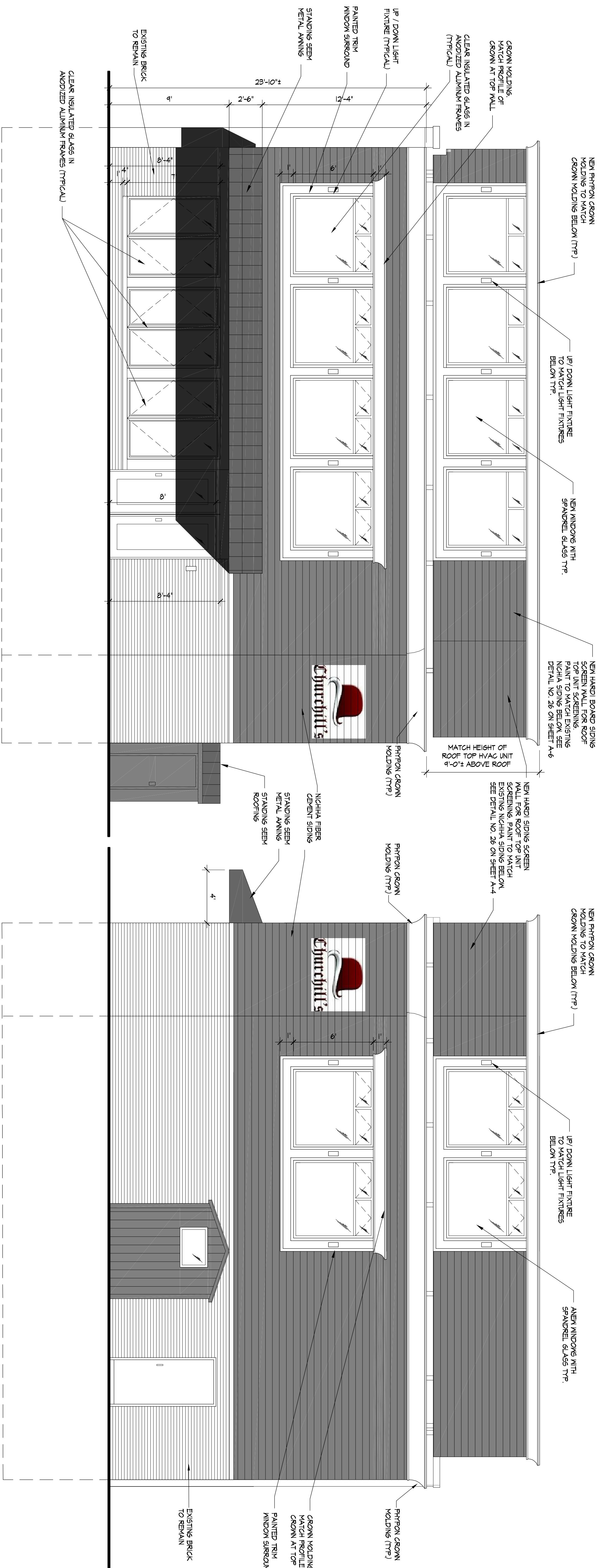
Two point load are appluing on the colum at the top and 2 ft. from the deck
 $112.5 \times 7 = 675$ lb
Moment = $675 \times 9 + 675 \times 2 = 7425$ lb-ft, 7.425 K-ft

< Allowable flxural strength 10.8 K-ft
AISC table 3-13 OK

Weld length
 $R_n/\Omega = 0.928$ D L (8-2b) AISC

Load on colum support $7.425/20/12 = 4.455$ K
Weld length using 3/16 wire = $4.455/0.928 \times 3 = 1.6$ in, use 2"

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Churchill's 19271 Mack Avenue Gross Pointe Woods, MI 48236			
DATE: 9/21/15			



WEST ELEVATION
SCALE 1/4" = 1'-0"

NORTH ELEVATION
SCALE 1/4" = 1'-0"

EAST ELEVATION
SCALE 1/8" = 1'-0"

SOUTH ELEVATION
SCALE 1/8" = 1'-0"

ETCHEN GUMMA LIMITED
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Churchill's
Cigar Bar
19271 Mack Avenue
Grosse Pointe Woods, MI 48236

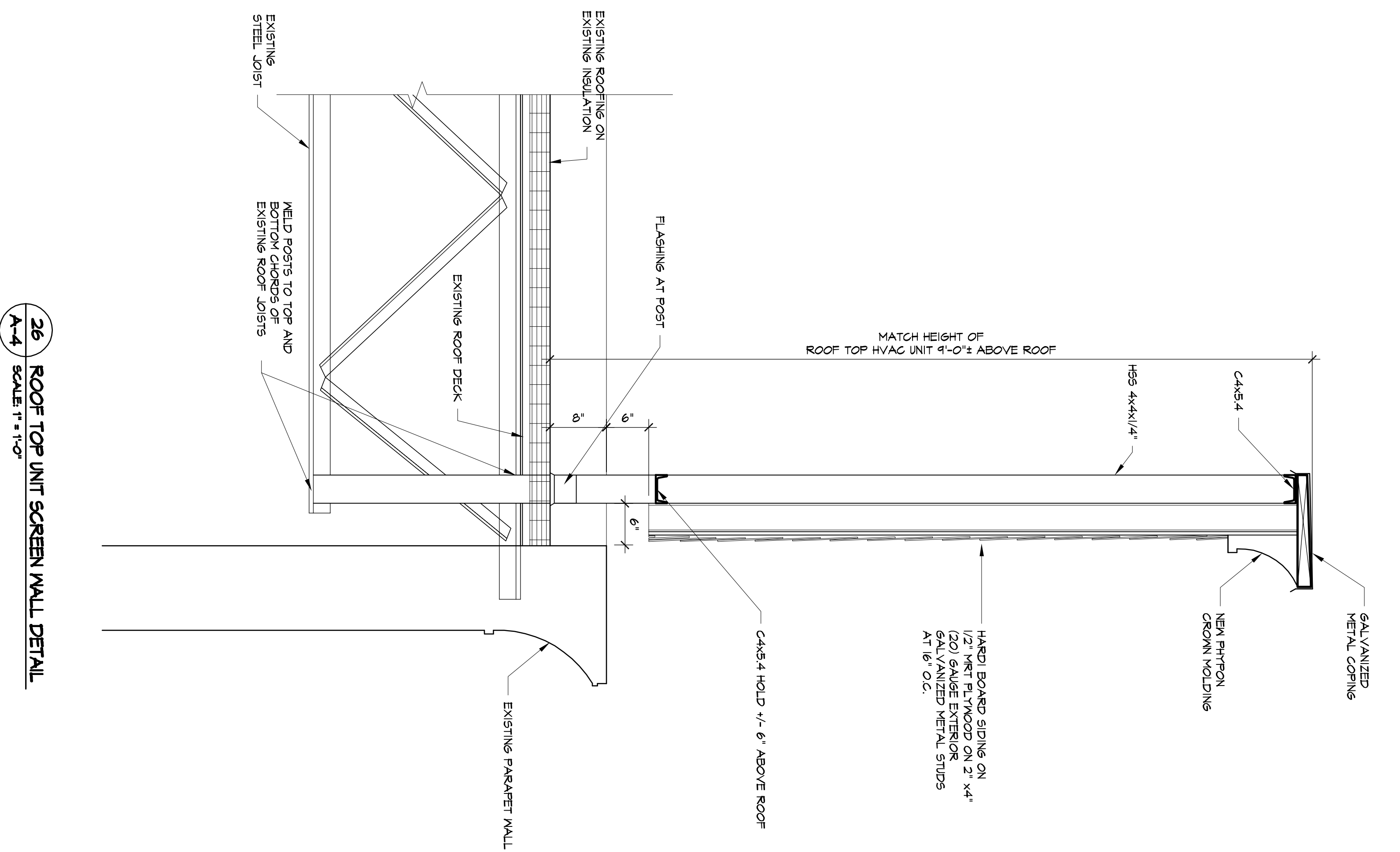
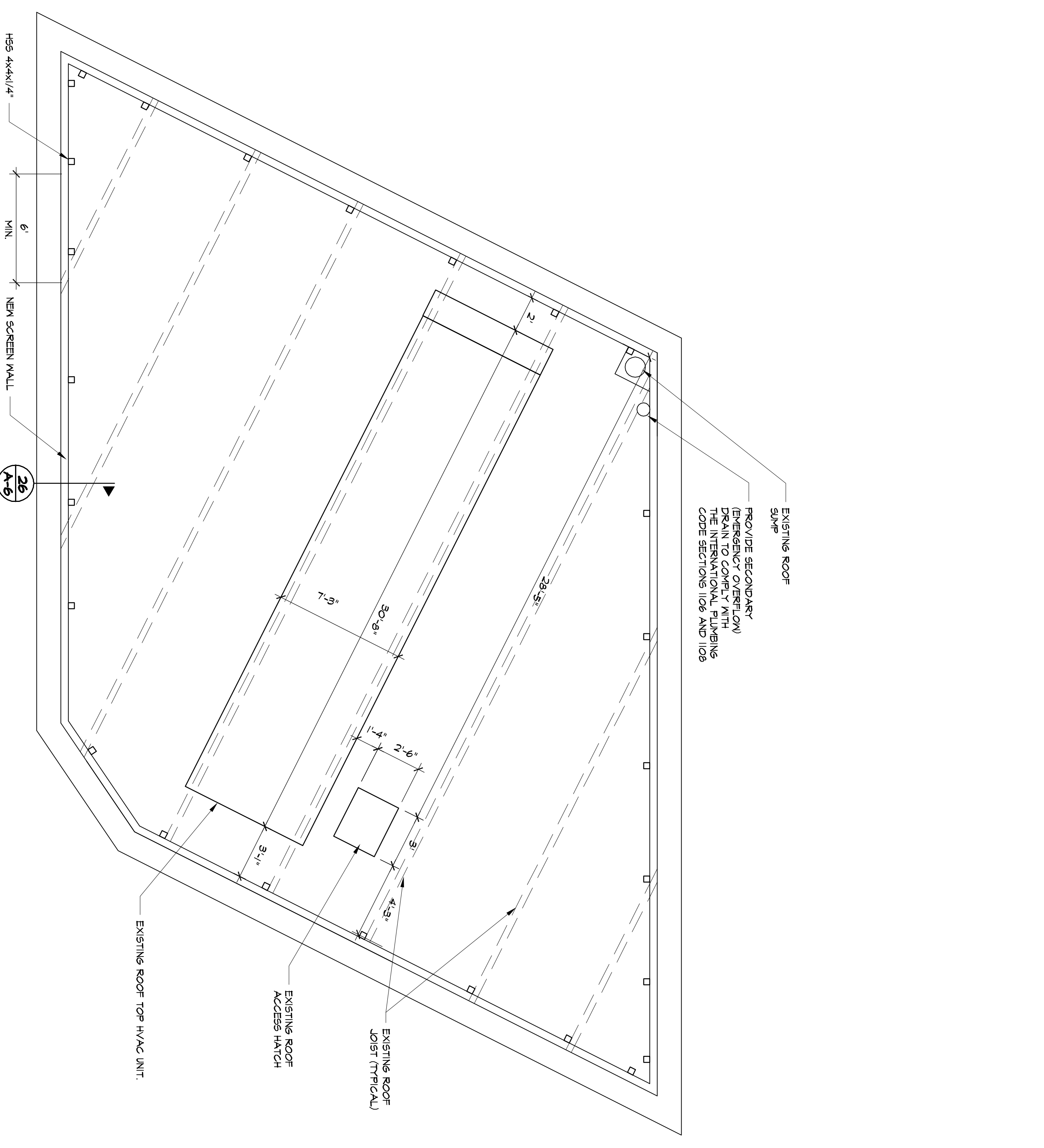
Designed E. A. Etchen, Architect
Drawn L. Arcomi
Approved E. A. Etchen, Architect
Scale AS NOTED

Notes
This sheet includes details no. 1 thru 5
All drawings and written material appearing herein constitute original and unpublished work of Etchen Gumma Limited and may not be duplicated, used or disclosed without the written consent of Etchen Gumma Limited.
Do not scale drawings. Use given dimensions only. If not shown, verify corner dimensions with Etchen Gumma Limited. Contractor shall check and verify all dimensions and conditions at job site.

Issued

Bids & Permits	01/08/14
Owner's Review	07/07/14
Bids & Permits	09/11/14
Approvals	05/04/15
City Approval	06/10/15
City Approval	07/10/15
Site Plan Approval	09/10/15
Site Plan Approval	09/14/15
Site Plan Approval	10/14/15

Sheet Title and Number
Proposed Elevations
A-4



**CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT
MEMORANDUM**

TO: Planning Commission
FROM: Gene Tutag, Building Official
DATE: October 22, 2015
SUBJECT: Proposed amendment, Section #50-526 Accessory Buildings

The Michigan Building Code exempts accessory structures with an area of less than 200 square feet from obtaining a building permit. However, the code requires that all applicable building practices be followed even if the work is exempt from permit.

To verify that the appropriate construction standards are met, it is recommended that the ordinance be amended by added a requirement that a rat wall for all structures including those under 200 square feet and a building or zoning compliance permit is mandatory as follows:

Sec. 50-526(1):

(g) Accessory buildings not exceeding 200 square feet require a zoning compliance permit issued by the Building Inspector, shall be placed on a 4 inch concrete slab over 4 inches of compacted sand, and shall have a 4 inch by 24 inch concrete rat wall below existing grade.

(h) Accessory buildings in excess of 200 square feet require a building permit issued by the Building Inspector, shall have a 4 inch by 24 inch rat wall, and shall have a 4 inch concrete slab or a frost protected foundation as required by State Building Code as amended.

City Attorney Charles Berschback and I are requesting that a public hearing be scheduled for the November 24, 2015 Planning Commission meeting

CHARLES T. BERSCHBACK

Attorney and Counselor at Law
24053 JEFFERSON AVENUE
ST. CLAIR SHORES, MICHIGAN 48080
blbwlaw@yahoo.com

(586) 777-0400
FAX (586) 777-0430

October 9, 2015

Gene Tutag, Building Official
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

RE. Shed Ordinance

Dear Mr. Tutag:

In accordance with our discussions, I have drafted a proposed Ordinance to regulate storage sheds and other accessory buildings based on the information you provided me. It is my understanding that this will be initially reviewed at the Planning Commission on October 27th at which time the Planning Commission will schedule a public hearing on this matter. Thank you.

Very truly yours,



CHIP BERSCHBACK

CTB:gmr

Enclosure

cc: Sue Stewart
Lisa Hathaway

ORDINANCE # _____

**AN ORDINANCE TO AMEND CHAPTER 50 ZONING,
SEC. 50-526 ACCESSORY BUILDINGS,
BY ADDING REQUIREMENTS FOR PERMITS,
CONCRETE SLABS AND RATWALLS**

THE CITY OF GROSSE POINTE WOODS ORDAINS:

Sec. 50-526(1):

(g) Accessory buildings not exceeding 200 square feet require a zoning compliance permit issued by the Building Inspector, shall be placed on a 4 inch concrete slab over 4 inches of compacted sand, and shall have a 4 inch by 24 inch concrete rat wall below existing grade.

(h) Accessory buildings in excess of 200 square feet require a building permit issued by the Building Inspector, shall have a 4 inch by 24 inch rat wall, and shall have a 4 inch concrete slab or a frost protected foundation as required by State Building Code as amended.

**City of Grosse Pointe Woods
BUILDING DEPARTMENT
Monthly Financial Report – SEPTEMBER 2015**

Permits Issued: 217
Rental Certificates: 17 **Total: \$ 35,410**

CODE ENFORCEMENT

Abandoned/Foreclosure Compl. Notices Issued:	0
# of Complaints Investigated by Code Enforcement:	25
Closed Due to Compliance:	20
Open for Longer Compliance Time:	5
Citations Issued:	16
Early Trash Notices:	8
Code Violation Notices to Residents:	31
Tall Grass Notices Issued:	38
Stop Work notices to Contractors (working w/o permit):	20
Outside Storage:	10

NEW BUSINESS

None