

PLANNING COMMISSION
10/27/15 – 21

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, OCTOBER 27, 2015, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:36 p.m. by Chair Vitale.

Roll Call: Chair Vitale
Fuller, Gilezan, Hamborsky, Rozycki, Vaughn

Absent: Profeta, Stapleton

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

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

MOTION CARRIED by the following vote:

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

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

Motion by Vaughn, seconded by Gilezan, regarding **Approval of Minutes**, that the Planning Commission minutes dated September 22, 2015, be approved as corrected.

MOTION CARRIED by the following vote:

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

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The next item on the agenda was a **Site Plan Review Continued: Screen for Rooftop Mechanical Unit - Churchill's Bistro Cigar Bar, 19271 Mack Ave.** Paul Weisberger, Counsel for Churchill's Bistro Cigar Bar, and Ed Etchen of Etchen Gumma Limited, were present for questions and discussion. Mr. Tutag then provided an overview of the project and recommended approval of the site plan dated October 14, 2015.

Motion by Gilezan, seconded by Hamborsky, regarding the Site Plan Review Continued: Screen for Rooftop Mechanical Unit: Churchill's Bistro Cigar Bar, 19271 Mack Ave, to approve the site plan dated October 14, 2015, with the Building Official to have final approval regarding the height of the third story windows and the building material used on the screening as to provide an adequate match to the second story.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Profeta, Stapleton

The next item on the agenda was regarding **scheduling a public hearing to amend the Zoning Ordinance, Section #50-526 Accessory Buildings.** Building Official Tutag provided an overview of the proposed amendment.

Motion by Rozycki, seconded by Vaughn, that the Planning Commission schedule a **Public Hearing** at the regular meeting **on November 24, 2015, to amend Chapter 50 Zoning, Section 50-526 Accessory Buildings.**

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Profeta, Stapleton

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

- A veterinary clinic will replace Bellissima Boutique at 20419 Mack;
- The Building Department has been extremely busy with home improvement permits;
- Commission Member Vaughn attended the open house at the Rivers. It was very well attended, and he complimented the facility.

Regarding the **October 2015 Council Reports:**

- Member Gilezan had nothing to report.

Commission Member Hamborsky will attend the Council Meetings in November.

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

2020 Plan – Commission Members Hamborsky, Vitale, and Fuller reported that additional work has taken place and the plan will be presented at the next meeting.

Special Sign – Commission Members Vaughn and Fuller reported that Reed v. Town of Gilbert, Arizona will have some impact on the sign ordinance but any changes could be brought before the full commission. The City Attorney then provided an overview of the Supreme Court case. He stated the ruling was limited in scope to non-commercial signage and the City Ordinance will be reviewed to ensure compliance with the opinion.

Motion by Vaughn, seconded by Fuller, to disband the Special Sign Committee.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Profeta, Stapleton

The City Attorney then provided an oral report on a potential zoning ordinance amendment pertaining to special land uses permitted in the C-2 zoning district. He intends on having a draft of the proposed ordinance for a public hearing in the spring of 2016.

Motion by Hamborsky, seconded by Rozycki, that the Planning Commission Meeting be adjourned at 8:44 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Steve Gerhart
Deputy City Clerk