

**CITY OF GROSSE POINTE WOODS, MICHIGAN**  
**20025 Mack Plaza Dr.**  
**Planning Commission Meeting**  
**October 28, 2014**  
**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 – 09/23/14
7. **PROPOSED FAÇADE CHANGE: CHURCHILL’S BISTRO CIGAR BAR, 19271 MACK**
  - A. Letter of Request – Rec’d 10/13/14 (N. Zaitouna)
  - B. Sheet A-1 (Color) – Proposed Elevations– 09/11/14
  - C. Sheet A-1 (B&W) – Proposed Elevations w/seal – 09/11/14
  - D. Land Title Survey – 10/04/13
  - E. Memo – 10/21/14 – Building Official (Tutag)
    - (1) City Ordinance, Section #50-419(1)g – Permitted Uses
    - (2) City Ordinance, Section #50-373 – Design Standards
    - (3) City Ordinance, Section #50-374 – Change of Appearance of Building Exterior
8. **BUILDING OFFICIAL’S MONTHLY REPORT:**  
    Building Department Report – September 2014
9. **COUNCIL REPORT:**  
    October - Vitale
10. **INFORMATION ONLY: COUNCIL REPRESENTATIVE FOR NEXT MEETING:**  
    November - Harrell
11. **NEW BUSINESS:**
  - 2020 Plan (Hamborsky/Vitale/Fuller/Gilezan)
  - Special Sign (Vaughn/Fuller/Stapleton)
12. **PUBLIC COMMENT:**
13. **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.

**NOTE TO ANY PETITIONERS:**

**Please make every effort to be present at the meeting so that public officials may get the benefit of your input on the matter before them.**

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON SEPTEMBER 23, 2014, 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 Vice-Chair Stapleton.

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

Absent: Chair Rozycki, Gilezan

Also Present: Building Official Tutag  
Deputy City Clerk Gerhart

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

Motion carried by the following vote:

YES: Fuller, Hamborsky, Harrell, Profeta, Stapleton, Vaughn, Vitale

NO: None

ABSENT: Gilezan, Rozycki

Motion by Vitale, seconded by Harrell, 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, Harrell, Profeta, Stapleton, Vaughn, Vitale

NO: None

ABSENT: Gilezan, Rozycki

Motion by Profeta, seconded by Vitale, regarding **Approval of Minutes**, that the Planning Commission minutes dated June 24, 2014, be approved as corrected.

Motion carried by the following vote:

YES: Fuller, Hamborsky, Harrell, Profeta, Stapleton, Vaughn, Vitale

NO: None

ABSENT: Gilezan, Rozycki

The next item on the agenda was the **Discussion – 2020 Plan**. Member Hamborsky provided an overview of the 2020 plan and its importance in setting the direction of the community, and its goal of maintaining the vitality of the City. Hamborsky suggested

scheduling a workshop either this month or the following to allow for more in depth discussion and modification to the plans. A draft copy of the plan, along with a letter to 2020 Subcommittee plan members, and a schematic design plan was distributed to Committee members. An overview of the layout of the plan was provided.

**Building Officials Monthly Report;** Mr. Tutag reported the following:

- Provided updates on the Rivers
- Reviewed progress on the University Liggett Athletic Complex
- Stated University Liggett is going to be addressing the City Council for approval of a field house
- Façade changes at Churchill's
- Levels of interest in various empty property in the City
- Looking into the Avenue Boutique to ensure compliance with City Ordinances

Regarding the **July 2014 Council Reports:**

- Nothing to report.

Regarding the **August 2014 Council Reports:**

- Stapleton had nothing to report.
- The Building Official provided an overview of the meeting. Briarcliff project was approved, as well as a fence permit for a solid privacy fence. He stated the ordinance regarding privacy fences is being reviewed with respect to corner lots.

Regarding the **September 2014 Council Reports:**

- Vaughn had nothing to report.

Commission Member Vitale will attend the Council Meetings in October.

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

**2020 Plan** – Hamborsky had nothing more to report.

**Special Sign** – Vaughn had nothing to report.

Hearing no objections, the following was discussed under New Business:

- Commission Member Vaughn acknowledged Member Hamborsky playing guitar with Bugs Bedlow Band at the Fall Fest.

Motion by Harrell, seconded by Profeta, that the Planning Commission Meeting be adjourned at 8:59 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Steve Gerhart, Deputy City Clerk

To: City of Grosse Pointe Woods

From:  
Nash Zaitouna  
Churchill's Bistro Cigar Bar  
116 S. Old Woodward  
Birmingham, MI 48009

RECEIVED  
OCT 13 2014  
CITY OF GROSSE PTE WOODS  
BUILDING DEPT.

Regarding: Proposed Grosse Pointe Woods Churchill's Location

To Whom It May Concern:

We are writing this to provide the City of Grosse Pointe Woods Board background information on the company of Churchill's Bistro Cigar Bar per the proposed location to be opened in Grosse Pointe Woods. The current ownership of Churchill's Bistro Cigar Bar has been in the premium cigar retailers business since 1990, and currently owns the franchise for all Churchill's locations. The first location was opened in 2002 in downtown Birmingham, MI. This location was a retail location that remained as a mainstay in downtown Birmingham till it was moved three doors down and reopened as Churchill's Bistro Cigar Bar. This location serves downtown Birmingham with a full American bistro menu, full bar, walk in humidior and numerous seating options. Lockers for cigar storage are available for yearly rental. The environment is maintained through a state of the art air filtration system, which completely replaces the air in the bistro with fresh air from the outdoors every fifteen minutes. A similar system is currently in place at the West Bloomfield location.

In 2009 the West Bloomfield location, Churchill's Cigar Bar, was opened. This location has remained opened in West Bloomfield and continues to serve its community with a friendly bar atmosphere, full humidior, and comfortable private lounges. This location has yearly storage lockers to compliment a large selection of cigars. A system based off of the one currently in use at the Birmingham location was installed into Churchill's Cigar Bar providing similar rates of fresh air being circulated throughout the building while insulating surrounding area's from the smoke. The proposed site in Grosse Pointe Woods is planned to have features of both the West Bloomfield and the Birmingham locations.

The proposed site for the new Churchill's Bistro Cigar bar is at 19271 Mack Avenue in Grosse Pointe Woods, the previous site of Robusto's Martini Bar. It is a two story building with a small basement located directly off of Mack Avenue with a small parking located at the rear of the building. Current plans include a re-facing of the building including new windows, including additional windows on the second floor, which will include the demolition mansard roof. The Mack Avenue frontage will include the addition of a series of French doors in replacement of existing windows. The front door will repositioned to face directly to Mack Avenue. The main portions of the exterior of the structure will be maintained and updated but no significant construction to expand the structure will take place. The interior will be

separated into two floors, with the upper floor being reserved as a private lounge complete with cigar storage lockers. Bar's will be located on both the upper and lower levels. The basement will house a small kitchen from which small plates will be served to guests. A similar air refreshing system to the ones located at the other locations will be installed to maintain a clean, fresh environment with the main portion of the equipment being installed upon the roof. Specific plans are to be submitted as follows, thank you.

Nash Zaitouna

**ETCHEN GUMMA LIMITED**  
 ARCHITECTS-ENGINEERS-BUILDERS  
 www.etchengumma.com  
 31000 Northwestern Hwy, Suite L-100  
 Farmington Hills, MI 48334  
 (248) 865-5555 Fax (248) 865-5015

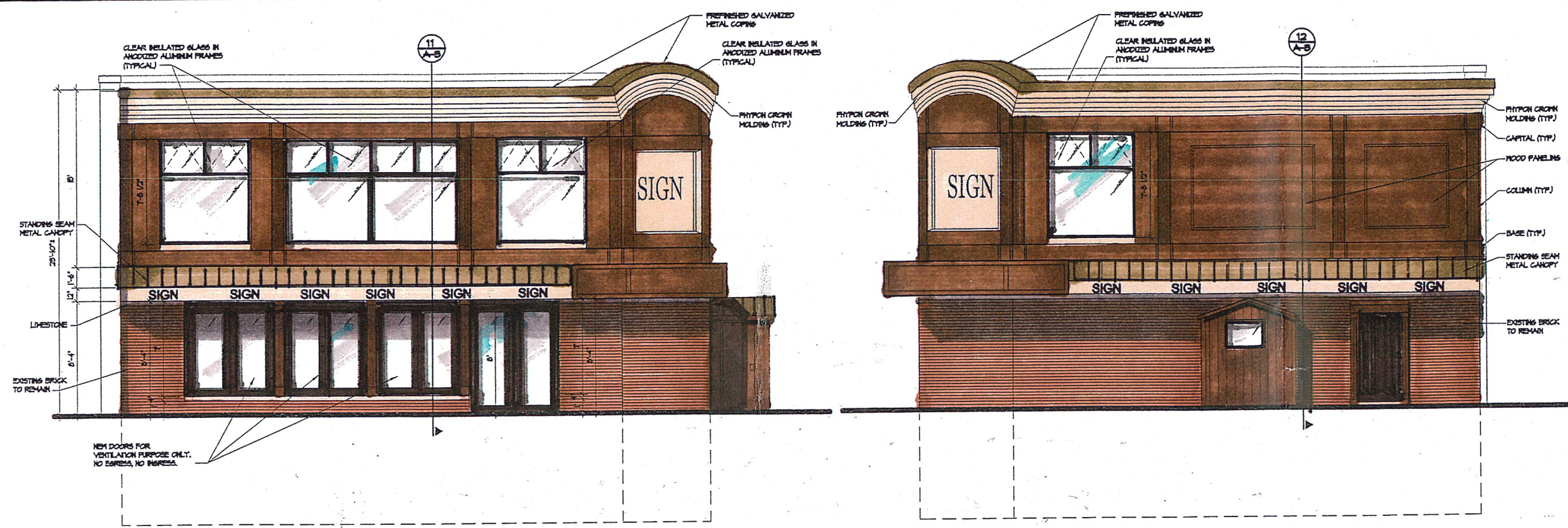
Project:  
**Churchill's**  
 Cigar Bar  
 19271 Mack Avenue  
 Grosse Pointe Woods, MI 48236

Designed E. A. Etchen, Architect  
 Drawn L. Akroni  
 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 correct 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 04/11/14

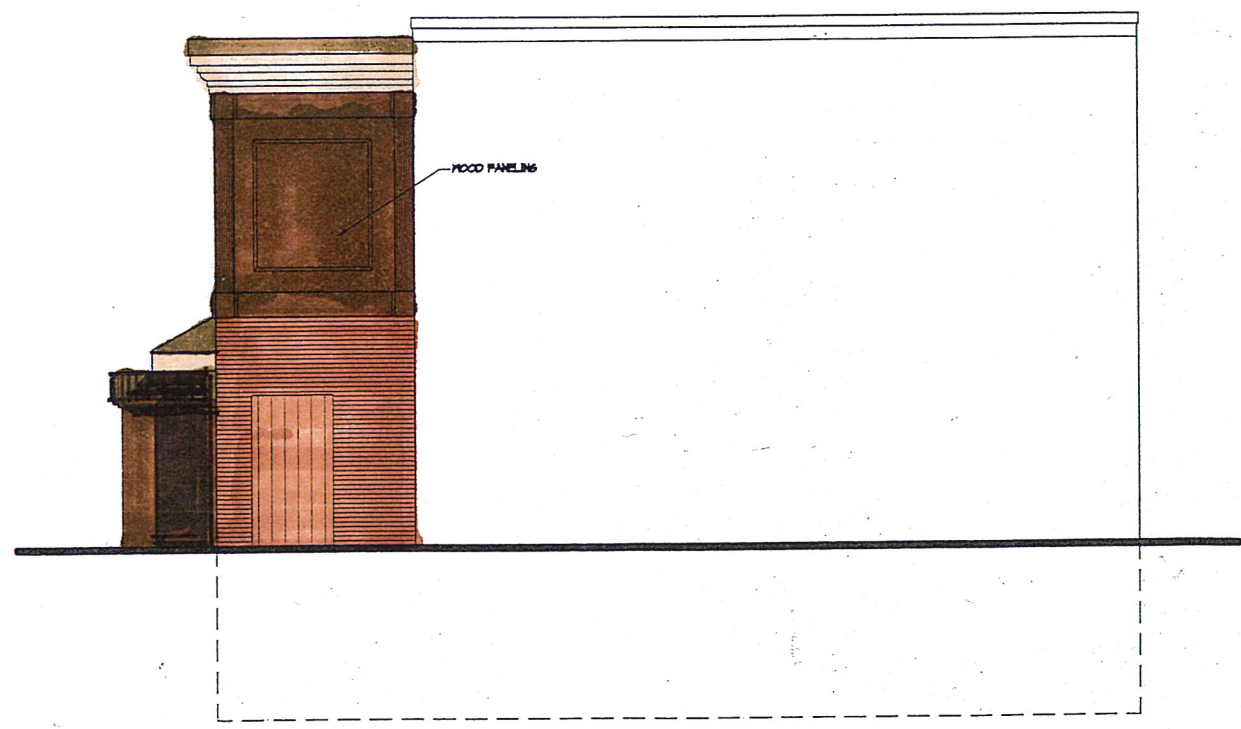
Sheet Title and Number  
**Proposed Elevations**  
 A-1



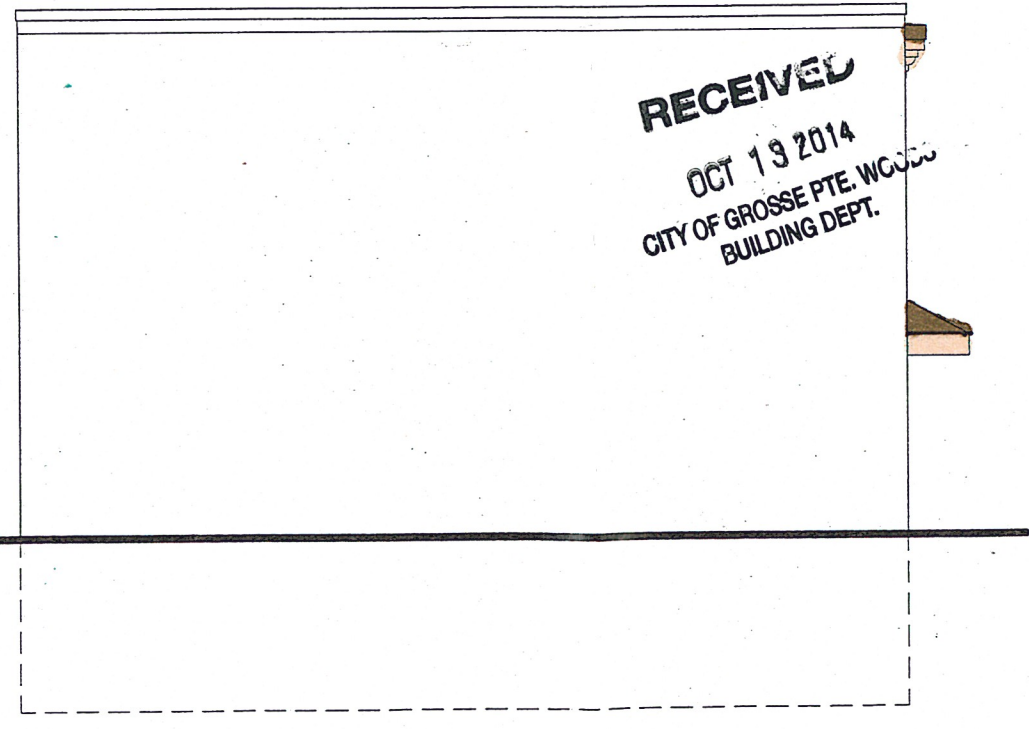
**WEST ELEVATION**  
 SCALE 1/4" = 1'-0"

NOTES  
 REVERSE SECOND FLOOR WINDOW OPENING PER WINDOW OPENING PLAN ON SHEET A-5

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



**EAST ELEVATION**  
 SCALE 1/4" = 1'-0"



**SOUTH ELEVATION**  
 SCALE 1/4" = 1'-0"

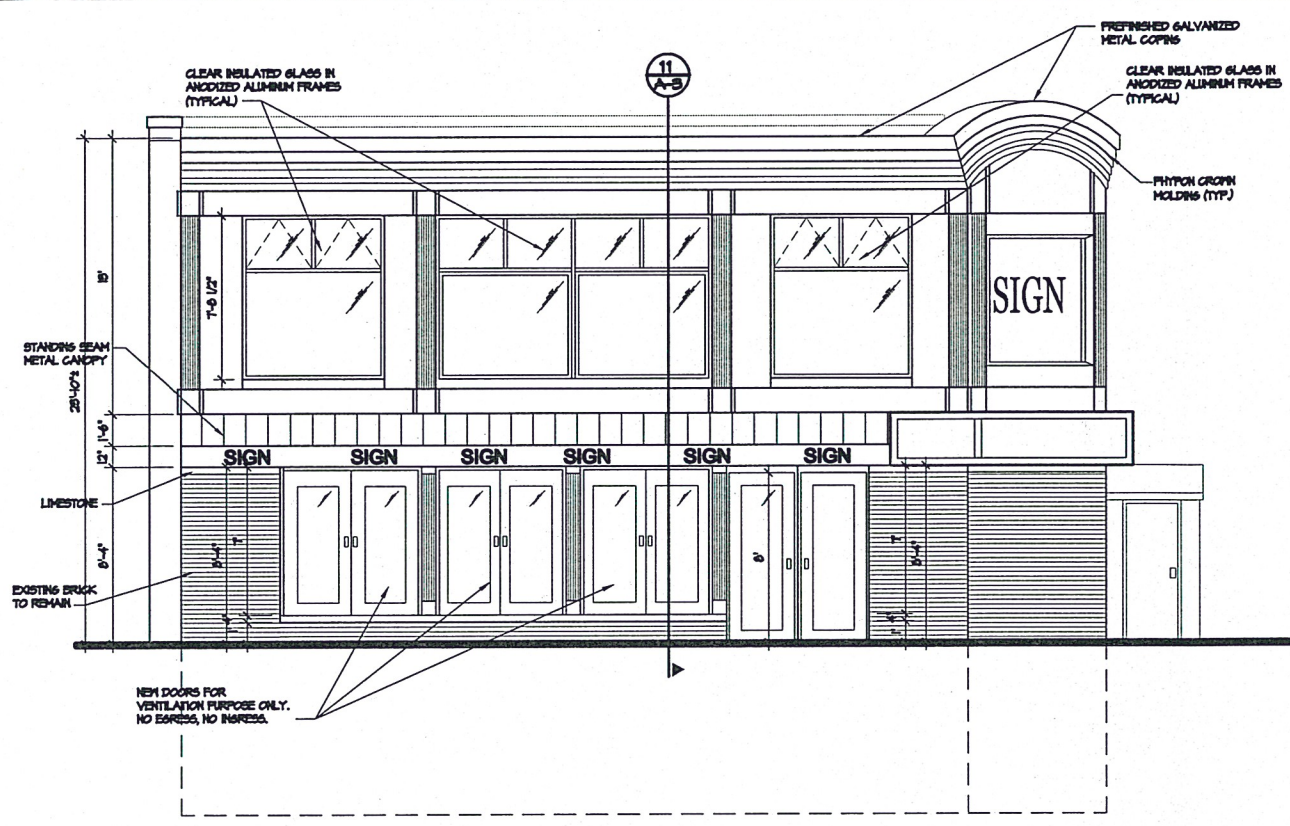
Project:  
**Churchill's**  
Cigar Bar  
19271 Mack Avenue  
Grosse Pointe Woods, MI 48236

Designed E. A. Etchen, Architect  
Drawn L. Akroni  
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 correct dimensions with Etchen Gumma Limited. Contractor shall check and verify all dimensions and conditions at job site.

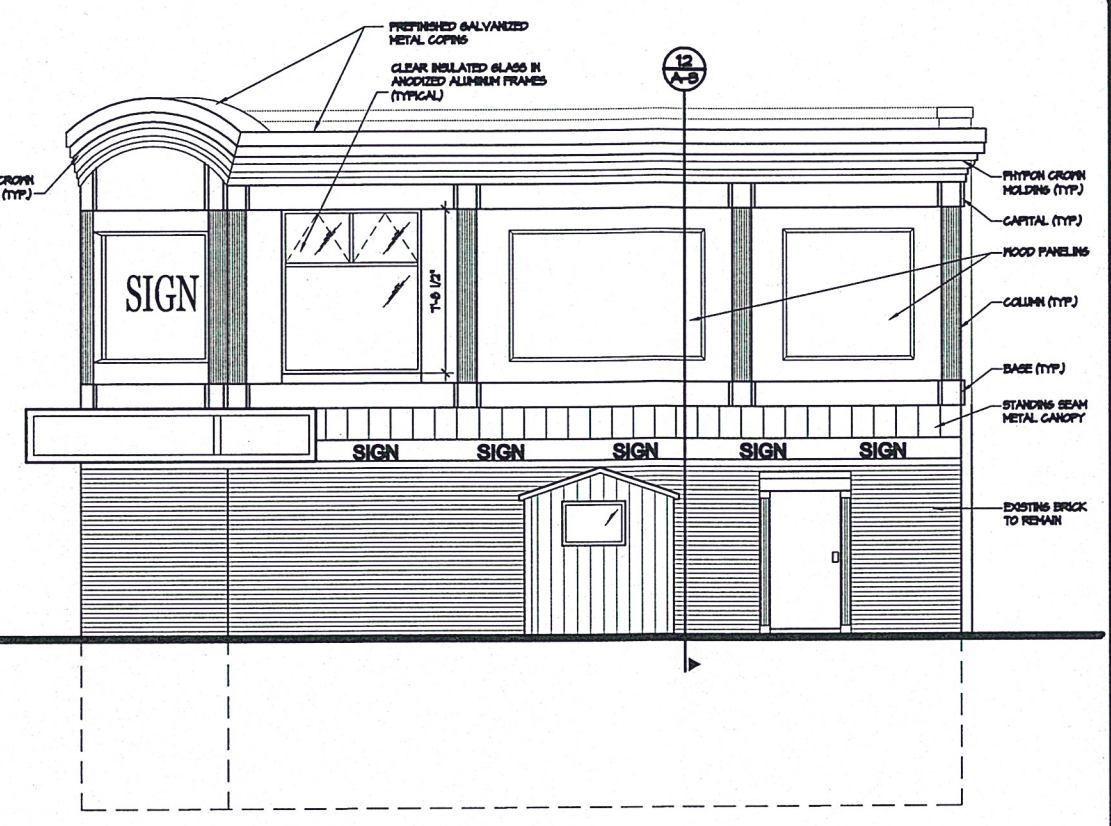
Issued  
Bids & Permits 01/08/14  
Owner's Review 07/07/14  
Bids & Permits 09/11/14

Sheet Title and Number  
**Proposed Elevations**  
A-1

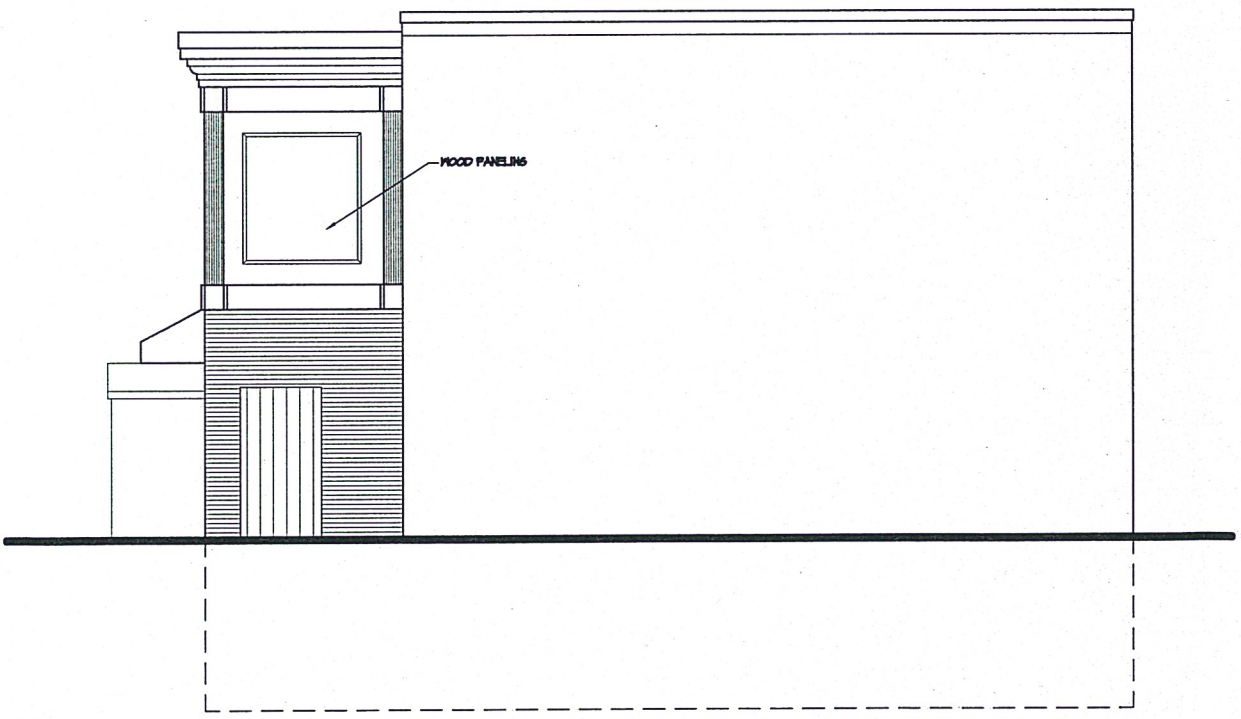


**WEST ELEVATION**  
SCALE 1/4" = 1'-0"

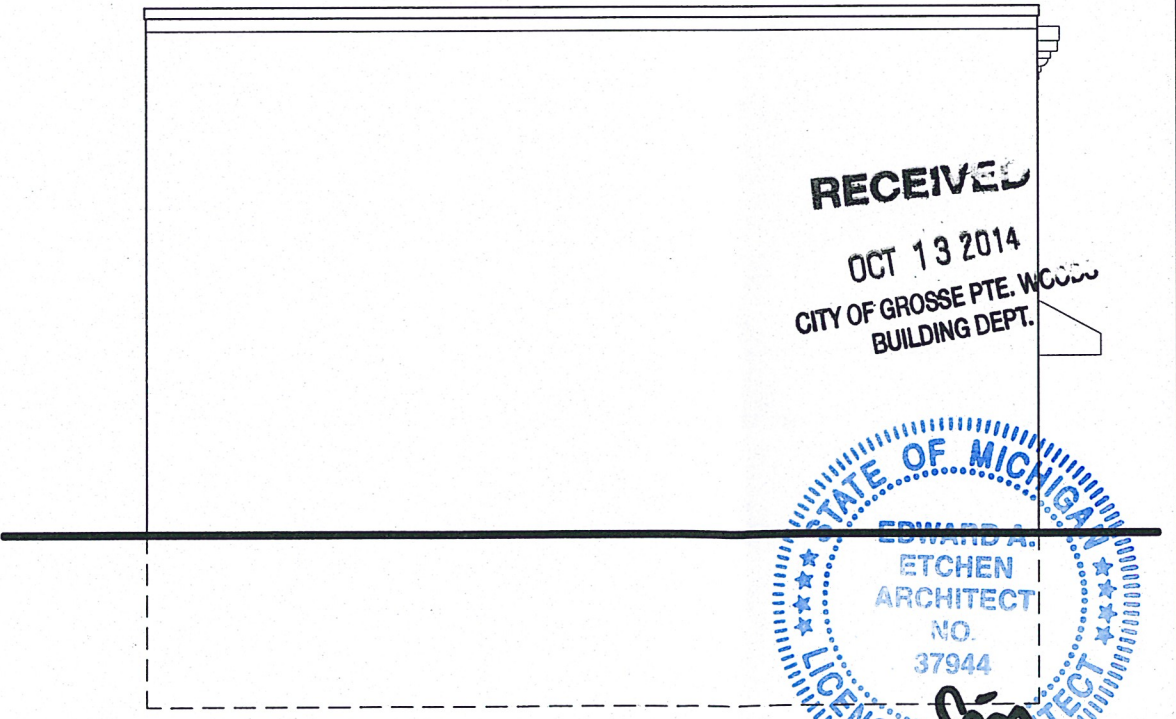
NOTE:  
REVISE SECOND FLOOR WINDOW OPENING PER WINDOW OPENING PLAN ON SHEET A-3



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



**EAST ELEVATION**  
SCALE 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"

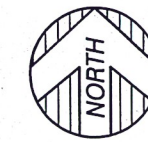
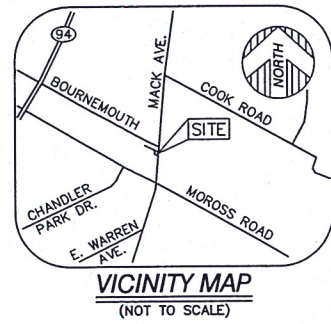
**RECEIVED**  
OCT 13 2014  
CITY OF GROSSE PTE. WOODS  
BUILDING DEPT.

STATE OF MICHIGAN  
EDWARD A. ETCHEN  
ARCHITECT  
NO. 37944  
LICENSED ARCHITECT

OCT 11 2014



# ALTA/ACSM LAND TITLE SURVEY



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

## PARKING

NO MARKED PARKING ON SITE

## PARCEL AREA

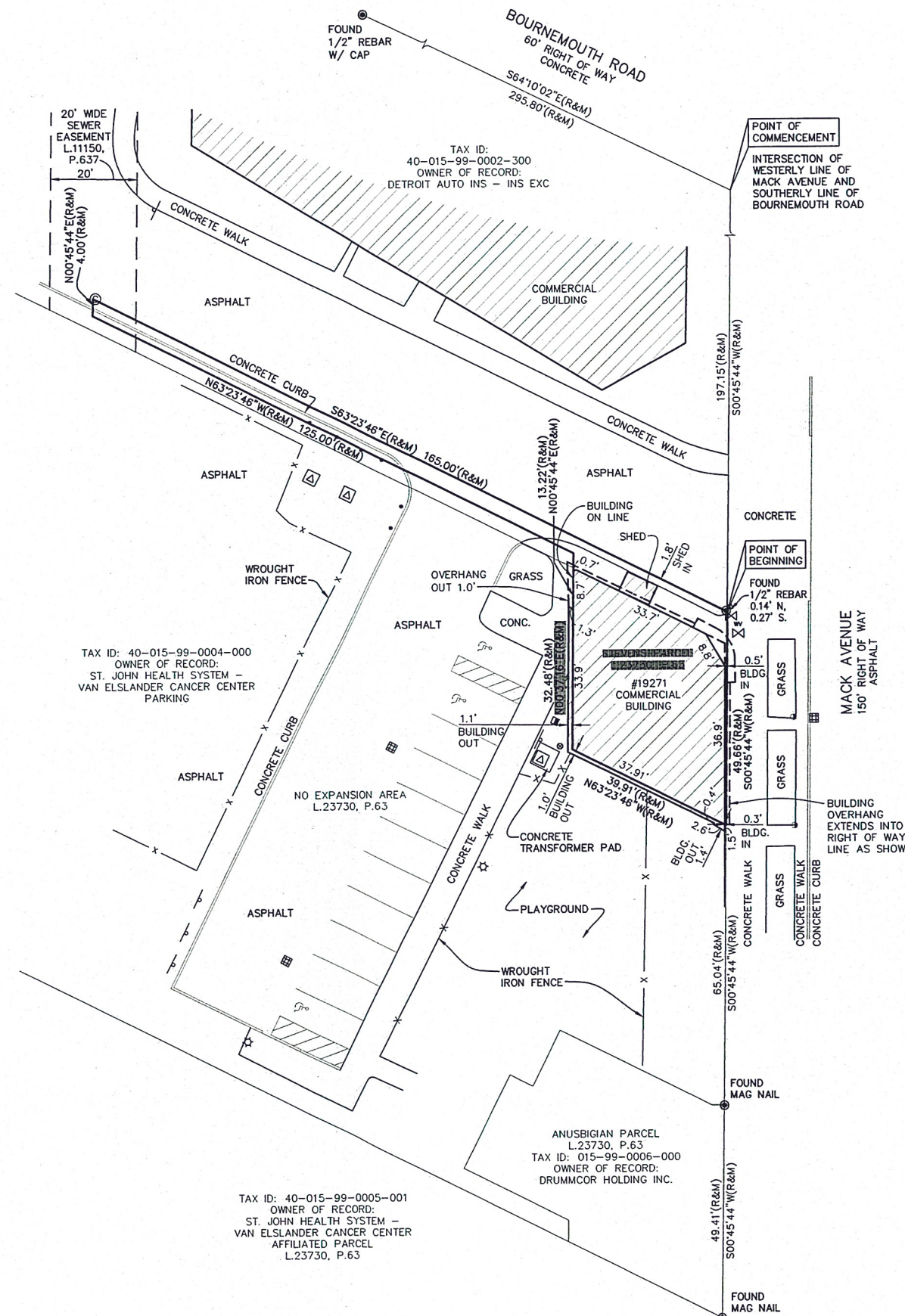
2,236 SQUARE FEET = 0.051 ACRES

## BASIS OF BEARING

SOUTH 00°45'44" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF MACK AVENUE PER SUBJECT PROPERTY DESCRIPTION.

## LEGEND

●	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
⊠	TRANSFORMER
⊗	GAS VALVE
⊕	TELEPHONE RISER
○	CLEANOUT
⊙	COMBINATION SANITARY/STORM MANHOLE
⊠	SQUARE CATCH BASIN
⊕	WATER VALVE
○	BOLLARD
⊙	LIGHTPOST/LAMP POST
⊙	PARKING METER
⊙	SINGLE POST SIGN
⊙	HANDICAP PARKING
⊙	TRAVERSE POINT
---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	ADJOINER PARCEL LINE
---	EASEMENT (AS NOTED)
---	BUILDING
---	BUILDING OVERHANG
---	BUILDING HATCH
---	CONCRETE CURB
---	PARKING
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
x	FENCE (AS NOTED)
---	OVERHEAD UTILITY LINE



## PROPERTY DESCRIPTION

LAND SITUATED IN THE COUNTY OF WAYNE, CITY OF GROSSE POINTE WOODS, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS: A PARCEL OF LAND BEING PART OF THAT PORTION OF PRIVATE CLAIM 617, LYING WESTERLY OF MACK AVENUE, CITY OF GROSSE POINTE WOODS, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE WESTERLY LINE OF MACK AVENUE, 150 FEET WIDE, SAID POINT BEING SOUTH 0 DEGREES 45 MINUTES 44 SECONDS WEST 197.15 FEET FROM THE INTERSECTION OF THE SAID WESTERLY LINE OF MACK AVENUE, WITH THE SOUTHERLY LINE OF BOURNEMOUTH ROAD, 60 FEET WIDE; THENCE SOUTH 0 DEGREES 45 MINUTES 44 SECONDS WEST ALONG THE SAID WESTERLY LINE OF MACK AVENUE, 49.66 FEET TO A POINT; THENCE NORTH 63 DEGREES 23 MINUTES 46 SECONDS WEST 39.91 FEET TO A POINT; THENCE NORTH 0 DEGREES 45 MINUTES 44 SECONDS WEST 125.00 FEET TO A POINT; THENCE NORTH 0 DEGREES 45 MINUTES 44 SECONDS EAST 13.22 FEET TO A POINT; THENCE NORTH 63 DEGREES 23 MINUTES 46 SECONDS WEST 125.00 FEET TO A POINT; THENCE NORTH 0 DEGREES 45 MINUTES 44 SECONDS EAST 4.00 FEET TO A POINT; THENCE SOUTH 63 DEGREES 23 MINUTES 46 SECONDS EAST 165.00 FEET TO THE POINT OF BEGINNING.

TAX ITEM NO. 40-015-99-0007-000

EASEMENT PARCEL: TOGETHER WITH A NON-EXCLUSIVE EASEMENT AS CREATED, LIMITED AND DEFINED IN AGREEMENT WITH RESPECT TO PARKING EASEMENTS, RECORDED IN LIBER 23730, PAGE 63, WAYNE COUNTY RECORDS.

## TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. 637782 REVISION A, DATED SEPTEMBER 06, 2016, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

- EASEMENT AGREEMENT IN FAVOR OF CITY OF GROSSE POINTE WOODS AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 11150, PAGE 637, REGISTER #D611608. (AS SHOWN)
- TERMS AND CONDITIONS CONTAINED IN AGREEMENT WITH RESPECT TO PARKING EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 23730, PAGE 63. (DOCUMENT PROVIDES PARKING AND ACCESS EASEMENT BUT DOES NOT DESCRIBE SPECIFIC LOCATION OR SIZE)

## SURVEYOR'S CERTIFICATION

TO FIRST AMERICAN TITLE INSURANCE COMPANY AND JOHN SAMONA:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 4, 7A, 8, 9, AND 11A OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 9/26/2013.

DATE OF PLAT OR MAP: 10/4/2013

**RECEIVED**

OCT 13 2014  
CITY OF GROSSE PTE. WOODS  
BUILDING DEPT.

ANTHONY T. SYCKO, JR., P.S.  
PROFESSIONAL SURVEYOR  
MICHIGAN LICENSE NO. 47976



**KEM-TEC & ASSOCIATES**

PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS  
22556 GRATIOT AVE \* EASTPOINTE, MICHIGAN 48021  
(586)772-2222 \* (800)295-7222 \* FAX (586)772-4048

CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE COMPANY AND JOHN SAMONA

DATE: OCTOBER 4, 2013	JOB #: 13-04042
SCALE: 1" = 20'	SHEET: 1 OF 1
DRAWN BY: SK	REV.:

**CITY OF GROSSE POINTE WOODS**

**BUILDING DEPARTMENT**

**MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Gene Tutag, Building Official  
**DATE:** October 21, 2014  
**SUBJECT:** Façade Change, Churchill's Bistro Cigar Bar, 19271 Mack Avenue

---

Churchill's Bistro Cigar Bar, in compliance with Section 50-374 of the City's code (copy attached) has submitted plans to remodel the exterior of the former Robusto's at 19271 Mack Avenue.

Churchill's Bistro Cigar Bar is planning on operating a cigar bar with lockers for cigar storage, a full bar with a bistro food menu and a walk-in humidor at this location. They currently operate two existing facilities, one in downtown Birmingham and another in West Bloomfield.

The existing building at 19271 Mack Avenue has been unoccupied since approximately February of 2012. The property is zoned C-2 (High Intensity City Center). This use as proposed is a permitted use per Section 50-419(1)g (copy attached).

The building is located near the southern boarder of the city. AAA insurance is located to the north and a landscaped area owned by St John Hospital is directly to the south, Lazare's of Grosse Pointe is in the next building south.

The new façade represents a significant change from the existing building's dated mansard roof. The plans show that the existing mansard will be removed, new windows, doors and cornice will be installed and the main entry door relocated. Metal coping, phypon moldings, limestone, wood paneling, cement based siding and a standing seam metal roof will be used for the façade as indicated on the plans. Colors shown on the renderings are found on our approved color chart.

The existing main entry on the northeast corner of the building will be relocated to the Mack elevation as shown on the plans. Opening french doors will be installed in place of existing windows also on the Mack elevation.

The project will bring a distinctive building design and an upscale business to this area of Mack and to the City of Grosse Pointe Woods. The architectural elements and colors proposed on the façade are found in our Design Standards, Section #50-373 (copy attached). Approval of the proposed façade improvement is recommended with the following conditions:

1. Approval does not include any signage. A separate permit and administrative review is required.
2. Any rooftop equipment shall be positioned (or appropriately screened) on the roof so it cannot be seen from grade.

### 3 Attachments

City Ord #50-419(1)g Permitted uses

City Ord #50-373 Design standards

City Ord # 50-374 Change of appearance of building exterior

GT/sjs

**Sec. 50-419. - Permitted uses.**

The following uses shall be permitted by right in the C-2 high intensity city center district:

(1) *Retail businesses.* Retail businesses are permitted as follows:

- g. Establishments that sell alcoholic beverages for consumption on the premises, provided a liquor license has been approved by the city and granted by the liquor control commission. No dancing is allowed unless the establishment receives approval for a dance permit from the city pursuant to section 4-31, and the liquor control commission. This subsection does not prohibit singing, piano playing or the playing of other types of musical instruments.**

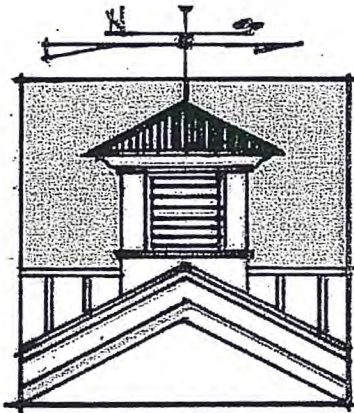
*(Code 1975, § 5-9-2; Code 1997, § 98-242; Ord. No. 812, § 98-242, 2-26-2007; Ord. No. 856, 7-15-2013)*

## Sec. 50-373. - Design standards.

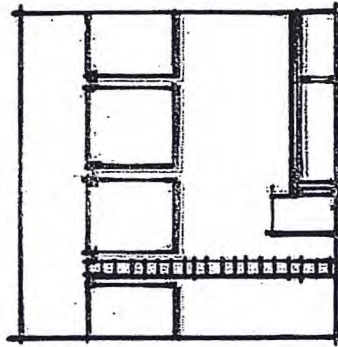
- (a) *General.*
- (1) New construction, renovations, remodeling or exterior building alterations within all C commercial, C-2 high intensity city center, and RO-1 restricted office zoning districts shall be designed in conformance with approved design standards found in this section and on file with 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)

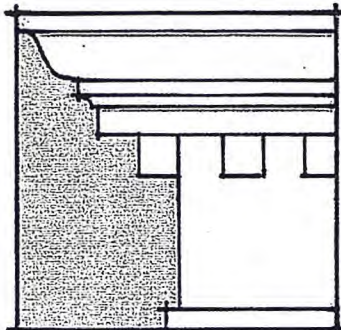
# Architectural Elements:



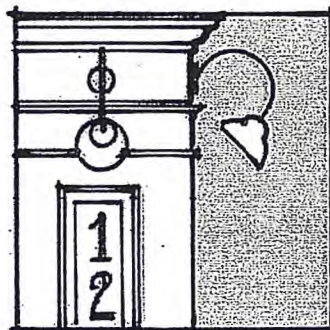
*Cupolas, Gables,  
Weathervanes*



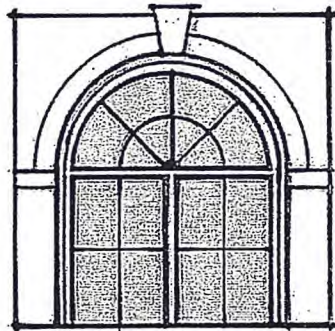
*Brick or  
Stone Quoins*



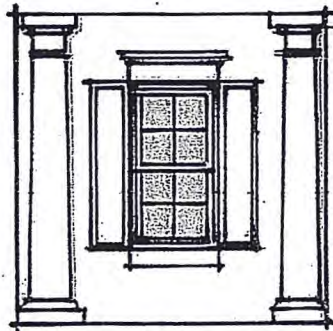
*Cornice Trim*



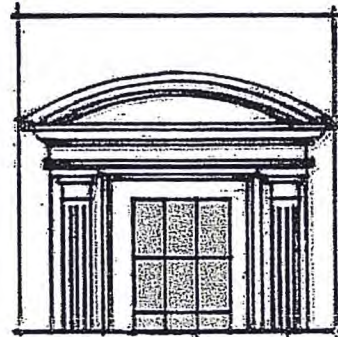
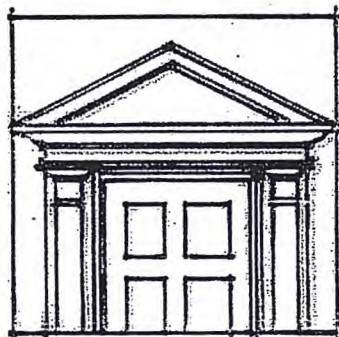
*Gooseneck Lighting*



*Wood, Stone or Brick  
Arches, Keystones  
Divided Lights*

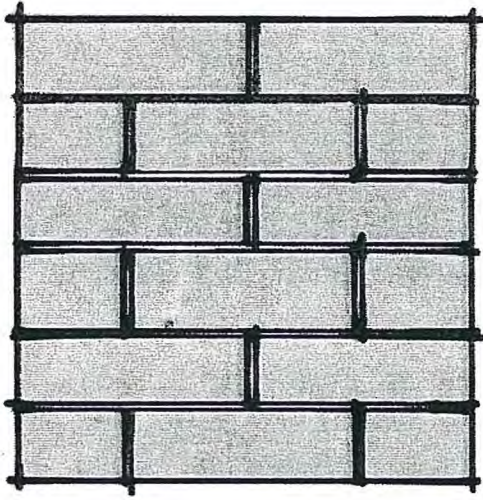


*Columns, Properly  
Proportioned Shutters*

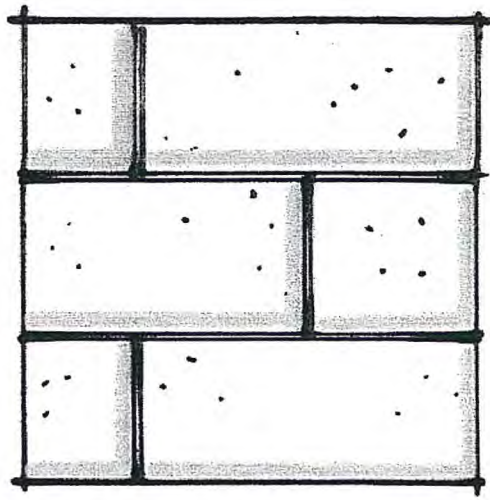


*Wood or Stone Door Surrounds: Pediment, Frieze, Pilasters*

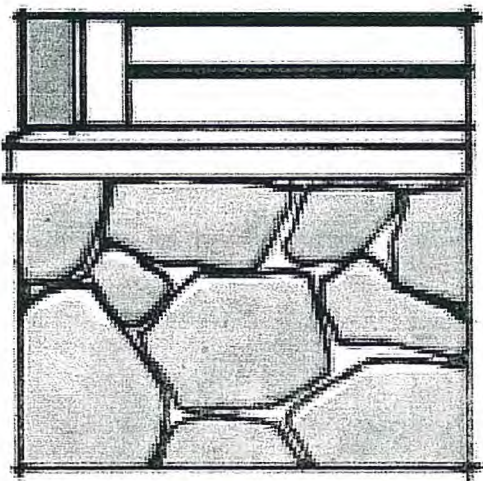
## *Quality Materials:*



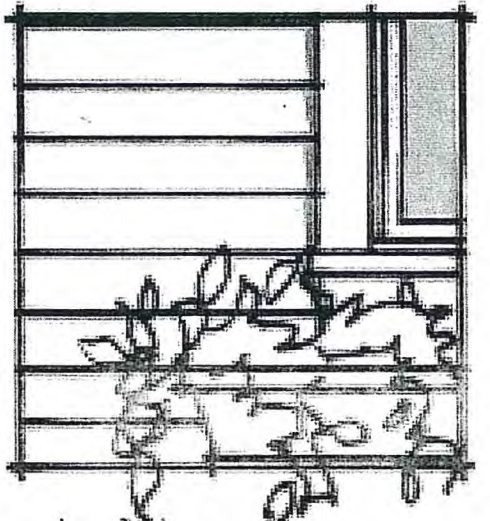
*Brick-warm, earthy tones*



*Natural or Cultured Stone*



*Natural or Cultured  
Stone Accents*



*Wood Trim  
Wood or Cementitious  
Siding*

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)

**Sec. 50-374. Change of appearance of building exterior in C, RO-1 or C-2 district.**

(a) *Approval required.* All plans for new construction, renovations, remodeling or exterior building alterations within all C commercial district, the RO-1 restricted office district, and the C-2 high intensity city center district shall be submitted to the building inspector for approval prior to the issuance of any building, sign, or awning permit and any new certificate of occupancy as

may be required. All plans will be submitted to the planning commission for review consistent with the design standards ordinance, unless otherwise exempt under subsection (b) of this section.

(b) *Repair or maintenance.* The following repairs or maintenance to the exterior appearance of any building or structure are examples of changes not requiring planning commission review if complaint with other provisions of this Code including the design standards ordinance and approved colors:

- (1) Replacement of windows or doors.
- (2) Painting or repainting of building exterior.
- (3) Repaving or repairs of driveways, sidewalks or parking lots.
- (4) Repair or replacement of damaged or worn building elements.
- (5) Signs in compliance with chapter 32.
- (6) Awnings or canopies in compliance with chapter 32.
- (7) Replacement or addition of gutters or downspouts.
- (8) Emergency repairs or replacement requiring immediate attention.
- (9) Exterior building lighting fixtures.
- (10) Reshingling or replacement of mansard roof covering or other roof covering.

(Code 1975, § 5-8-6; Code 1997, § 98-206)

**Sec. 50-375. Denial of approval of exterior design.**

If, in the opinion of the planning commission, the architectural appeal, finished exterior or functional design of the building or structure front shall be of extreme variance with the provisions of section 50-373, or with that of existing buildings or structures already constructed, which would result in a substantial depreciation of property or aesthetic values of the immediate and adjacent vicinity, the planning commission shall recommend the denial of any building permit or certificate of occupancy.

(Code 1975, § 5-8-7; Code 1997, § 98-207)



**City of Grosse Pointe Woods  
BUILDING DEPARTMENT  
Monthly Financial Report – September 2014**

Permits Issued: 210  
Rental Certificates: 11                      **Total: \$ 33,220**

**CODE ENFORCEMENT**

Abandoned/Foreclosure Compl. Notices Issued:	0
# of Complaints Investigated by Code Enforcement:	28
Closed Due to Compliance:	21
Open for Longer Compliance Time:	27
Citations Issued:	1
Early Trash Notices:	4
Code Violation Notices to Residents:	14
Tall Grass Notices Issued:	15
Stop Work notices to Contractors (working w/o permit):	19
Outside Storage:	10

**NEW BUSINESS**

Infinity Cleaners, 20525 Mack Ave (formerly Rose Cleaners)