

PLANNING COMMISSION
10/28/14 – 022

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, OCTOBER 28, 2014, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:33 p.m. by Chair Rozycki.

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

Absent: Stapleton

Also Present: Building Official Tutag
Deputy City Clerk Gerhart

Motion by Vaughn, seconded by Hamborsky, that Commission Member Stapleton be excused from tonight's meeting.

MOTION CARRIED by the following vote:

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

Motion by Vaughn, seconded by Vitale, 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, Harrell, Profeta, Rozycki, Vaughn, Vitale
NO: None
ABSENT: Stapleton

Motion by Vitale, seconded by Profeta, regarding **Approval of Minutes**, that the Planning Commission minutes dated September 23, 2014, be approved.

MOTION CARRIED by the following vote:

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

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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. Finial 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. Finial 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

The next item on the agenda was the **Building Official's Monthly Report – September 2014**. Mr. Tutag reported the following:

- Upcoming meeting with the design team from University Liggett on their proposed field house;
- Projects on Mack are moving right along;
- The River's is making progress on landscaping as weather permits.

Sean Ditty presented various potential streetscape objects for the Commission to review in attempting to implement the design aspects of the 2020 plan.

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Regarding the **October 2014 Council Reports**:

- Vitale had nothing to report.

Commission Member Harrell will attend the Council Meetings in October.

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

2020 Plan – Hamborsky recommended a workshop to refine the 2020 plan for presentation to the City Council. The workshop is scheduled for 6:30 p.m. on November 25, 2014.

Special Sign – Vaughn had nothing to report.

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

- George McMullen posed the question of how Churchill's decided on expanding into the Pointes. It was determined that it was based on the input received from customers at their current locations.

Motion by Vaughn, seconded by Vitale, that the Planning Commission Meeting be adjourned at 8:28 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Steve Gerhart
Deputy City Clerk