

PLANNING COMMISSION
2/25/14 – 001

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, FEBRUARY 25, 2014, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:35 p.m. by Vice-Chair Rozycki.

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

Absent: None

Also Present: Building Official Tutag
Recording Secretary St. Peter

Motion by Vitale, seconded by Stapleton, 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, Stapleton, Vaughn, Vitale
NO: None
ABSENT: None

Motion by Vaughn, seconded by Fuller, regarding **Approval of Minutes**, that the Planning Commission minutes dated December 10, 2013 be approved, as presented.

MOTION CARRIED by the following vote:

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

Motion by Gilezan, seconded by Vitale, regarding Approval of Minutes, that this agenda item be immediately certified.

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MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

The next item on the agenda was **Appointments – Election of Chair and Vice Chair/Secretary**.

Motion by Rozycki, seconded by Vaughn, that Commission Member Stapleton be elected to the position of Vice Chair/Secretary.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

Motion by Gilezan, seconded by Profeta, that Vice Chair Rozycki be elected to the position of Chair.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

Motion by Vaughn, seconded by Profeta, that the Planning Commission approve and adopt the **Rules of Order and Procedure**, as revised.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: None

The next item on the agenda was **GPW Planning Commission Annual Report 2013**. Building Official Tutag provided an overview of the draft report. The commission members were asked to review the annual report and provide Building Official Tutag with any changes, corrections or inclusions.

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The next item on the agenda was **Proposed Façade Change: Comerica Bank, 21303 Mack Avenue**. Building Official Tutag provided an overview of the application. Tony Dellicolli, of Cityscape Architects and Leonard Murz, of Comerica Bank were present to answer questions.

Motion by Fuller, seconded by Vaughn, that for purposes of Proposed Façade Change: Comerica Bank, 21303 Mack Avenue, the following items be received and placed on file:

- A. Letter of Request – 02/19/14 (Cityscape)
- B. Drawings/Plans:
 - 1. Title Sheet T-101 – 02/19/14
 - 2. Existing Site Plan SP-101 – 02/19/14
 - 3. Existing Floor Plan D-101 – 02/19/14
 - 4. Existing Elevations D-201 – 02/19/14
 - 5. Floor Plan A-101 – 02/19/14
 - 6. Exterior Elevations A-201 – 02/19/14
- C. Memo – 02/19/14 Building Official (Tutag)
GPW Ord., Section 50-373, Design Standards

MOTION CARRIED by the following vote:

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

Motion by Profeta, seconded by Stapleton, that the Planning Commission approve the Proposed Façade Change: Comerica Bank, 21303 Mack Avenue, as presented and depicted in the submitted designs and renderings.

MOTION CARRIED by the following vote:

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

The next item on the agenda was the **Building Official’s Monthly Report**. Mr. Tutag reported the following:

- There was a denial by the building department for a homeowner to install solar panels on his house, which were noncompliant due to the setbacks from the edge of the roof.
- The building department has been in contact with Caribou Coffee regarding

Corrected per Commission
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maintenance. A local business owner has inquired about the site.

- University Liggett School on Cook Road is planning to erect a 53,000 sq. ft. field house adjacent to the existing ice rink. They also plan to redo all of the athletic fields. A public hearing will be scheduled for this matter. Building Official Tutag will review if there is sufficient parking.
- There may be a new tenant for Robusto's.
- The building department is almost finished with the business license inspections for this year.

Commission Member Vaughn gave the **December 2013 Council Reports:**

- December 2nd – City Council rejected the request for annexation to Grosse Pointe Farms for seven houses along Provencal Road.
- December 16th – Nothing pertaining to Planning Commission.

Commission Member Vitale gave the **January 2014 Council Reports:**

- January 6th - Nothing pertaining to Planning Commission.
- January 27th – Nothing pertaining to Planning Commission.

Commission Member Harrell gave the **February 2014 Council Reports:**

- February 3rd - Nothing pertaining to Planning Commission.
- February 24th - Nothing pertaining to Planning Commission.

Commission Member Fuller will attend the Council Meetings in March.

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

2020 Plan – Nothing to report.

Special Sign – Nothing to report.

Chair Rozycki welcomed Commission Member Harrell to the Planning Commission and thanked Commission Chair Evola for her years of service on the Planning Commission.

Motion by Stapleton, seconded by Gilezan, to adjourn the Planning Commission meeting at 8:32 p.m. Passed unanimously.