

MINUTES OF THE ZONING BOARD OF APPEALS MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, JULY 2, 2007, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK PLAZA, GROSSE POINTE WOODS, MICHIGAN.

Roll Call: Mayor Novitke
Council members: Dickinson, Granger, Howle, Reynolds, Spicher, Waldmeir
Absent: None

Also Present: City Administrator Wollenweber
Building Inspector Tutag
Public Safety Director Makowski
Park Supervisor Warnack
City Attorney Don Berschback
City Attorney Chip Berschback
Recording Clerk St. Peter

The following Commission members were in attendance:

Bonnie Medura, Beautification Commission
John Parthum, Historical Commission
Art Bryant, Beautification Commission
Nancy Patek, Historical Commission
Dennis Hyduk, Beautification Commission
Delmar Harkenrider, Historical Commission
Wilson Rogers, Tree Commission
Joseph Sucher, Planning Commission
Douglas Hamborsky, Planning Commission

THE MEETING WAS THEREUPON OPENED AT 8:40 P.M. FOR A ZONING BOARD OF APPEAL HEARING UNDER THE PROVISIONS OF CHAPTER 98, ZONING, ARTICLE XIV, SECTION 98-401, OF THE 1997 CITY CODE TO HEAR THE REQUEST OF SUNRISE SENIOR LIVING (SUNRISE VERNIER), 891-1001 VERNIER. THE PETITIONER IS REQUESTING TO CONSTRUCT A 68 UNIT SENIOR ASSISTED LIVING AND A 74 UNIT SENIOR INDEPENDENT LIVING FACILITY IN AN R-4 HIGH DENSITY MULTIPLE DWELLING DISTRICT, WHICH IS NOT A PERMITTED USE UNDER SECTION 98-272.

Motion by Dickinson, seconded by Granger, that for purposes of the Zoning Board of Appeal Hearing the following items be received and placed on file:

1. Letter 06/26/07, with attachments – Assistant City Attorney (use variance)
2. Memo 06/21/07 – Director of Public Safety
3. Memo 06/22/07 – Director of Public Works
4. Memo 06/19/07 – Corporal Lafer
5. Letter 06/11/07 – L. Hester
6. Application to the Zoning Board of Appeals 06/12/07
7. Plan Review & Building Permit Application
8. GPW Planning Commission Resolution regarding Site Plan Review for Sunrise Assisted Living
9. Topographic Survey 04/12/07
10. Preliminary Site Plan 04/12/07
11. Setback Exhibit 04/24/07
12. Preliminary Elevations East/West 04/12/07
13. Planning Commission Excerpt 04/24/07
14. Planning Commission Excerpt 03/27/07
15. Memo 04/19/07 – Building Inspector (Tutag)
16. Memo 04/19/07 – Fire Inspector (Lafer)
17. Letter 04/20/07 – Assistant City Attorney (Berschback)
 - a. Letter 03/21/07 – Assistant
 - b. Proposed Resolution
18. 2nd Letter to Property Owners – 04/13/07
19. Excerpts for Sunrise Assisted Living, 21260 Mack Avenue
 - a. City Council Excerpt – 10/07/02
 - b. Planning Commission Excerpt – 11/26/02
 - c. City Council Excerpt – 12/02/02
 - d. City Council Excerpt – 10/04/04
20. Excerpts for Sunrise Reminiscence Neighborhood, 1850 Vernier
 - a. Special Planning Commission Excerpt – 03/23/04
 - b. Planning Commission Excerpt – 07/01/04
 - c. City Council Excerpt – 07/21/04
21. Letter of Request – 3/21/07 Sunrise Senior Living (L. Hester)
22. Memo – 03/13/07 Building Inspector Tutag
 - a. Site Plan Application Review Chart – 03/12/07
 - b. Master Plan Future Land Use Map
 - c. Master Plan, Page 42 – Planned Multi-Family
 - d. Master Plan, Page 45 – Table 4, Future Land Use Allocation
 - e. 1949 Aerial Photographs (2)
 - f. 1940 Grosse Pointe Woods Zoning Ordinance
 - g. 98-275 Floor Area Ratio
23. Memo – 03/15/07 Public Safety Director (Makowski)
 - a. E-mail letter – 03/16/07 (Beghin)

24. Letter to Property Owners – 03/19/07 PC Chair (Hamborsky)
25. Preliminary Site Plan Cover Sheet – 04/12/07
 - a. P-1.0 – Topographic Survey – 04/12/07
 - b. P-2.0 – Preliminary Demolition Plan -04/12/07
 - c. P-3.0 Preliminary Site Plan – 04/12/07
 - d. P-4.0 Preliminary Grading Plan – 04/12/07
 - e. P-5.0 – Preliminary Utility Plan – 04/12/07
 - f. P-6.0 – Preliminary Details Sheet – 04/12/07
 - g. LA-1.0 – Landscape Plan – 04/12/07
 - h. LA-1.1 – Porte Cochere Landscape Plan – 04/12/07
 - i. LA-1.2 – West Roof Garden Landscape Plan – 04/12/07
 - j. LA-1.3 – South Courtyard Landscape Plan – 04/12/07
 - k. LA-2.0 – Specifications & Details – 04/12/07
 - l. 008a – Schematic Dumpster Details – 04/12/07
 - m. 009a – Schematic Site Features 04/12/07
 - n. 010a – Schematic Monument Sign – 04/12/07
 - o. 100a – Preliminary Garage Floor Plan – 04/12/07
 - p. 101a – Preliminary First Floor Plan – 04/12/07
 - q. 102a – Preliminary Second Floor Plan – 04/12/07
 - r. 103a – Preliminary Third Floor Plan – 04/12/07
 - s. 104a – Preliminary Fourth Floor Plan – 03/12/07
 - t. Elev E&N – Preliminary Elevations East & North – 04/12/07
 - u. Elev W&S – Preliminary Elevations West & South – 04/12/07
26. Affidavit of Legal Publication
27. Affidavit of Property Owners Notified
28. Aerial View 06/15/07

Motion carried by the following vote:

Yes: Dickinson, Granger, Howle, Novitke, Reynolds, Spicher, Waldmeir
No: None
Absent: None

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. The following individuals were heard:

Laura Hester
Sunrise Senior Living
Senior Vice President of Development

Dennis Hyduk
19966 Wedgewood

The Chair asked if anyone from the audience wished to speak in opposition of the proposed request. The following individuals were heard:

Allen Kelly
20707 Lee Court

James Lightbody
20640 Vernier Circle

David Verona
20610 Vernier Circle

Judith Kelly
20707 Lee Court

Pam Lightbody
20640 Vernier Circle

Patrick Potter
20630 Vernier Circle

Bonnie Medura
20680 Vernier Circle

Lisa LaVesque
20690 Vernier Circle

Jim Denison
20605 Vernier Circle

Bobby Johnson
20675 Vernier Circle

Joanne Tokatlian
20550 Fairway Lane

Kim Detrick
20615 Vernier Circle

Nancy Patek
1141 S. Oxford

Motion by Howle, seconded by Spicher, that the Public Hearing BE CLOSED at 10:00 p.m.

Motion carried by the following vote:

Yes: Dickinson, Granger, Howle, Novitke, Reynolds, Spicher, Waldmeir
No: None
Absent: None

Motion by Reynolds, seconded by Waldmeir, regarding Zoning Board of Appeal Hearing regarding Sunrise Senior Living (Sunrise Vernier), 891-1001 Vernier, that the Zoning Board of Appeals deny the use variance relating to the proposed project based on the following findings of fact:

- An unnecessary hardship does not exist relating to the use of the property since the property can still reasonably be put to a confirming use;
- It is believed that the plight of the owners is not due to unique circumstances;
- It is found that the proposed use will alter the essential character of the neighborhood as stated by the various comments and written material submitted by the neighbors;
- It is believed that any hardship is self-created;
- The documents received and placed on file as well as the comments made at the Public Hearing have been relied upon to support these conclusions;
- Based on these conclusions and hearings a motion is made to deny the use variance.

UPON ROLL CALL VOTE, motion CARRIED by the following vote:

Yes: Howle
Yes: Novitke
Yes: Reynolds
Yes: Spicher
Yes: Waldmeir
No: Dickinson
Yes: Granger

The Chair declared a recess at 10:40 p.m. and reconvened at 10:55 p.m.

The Zoning Board of Appeals meeting adjourned at 10:56 p.m.

