

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON APRIL 26, 2022, IN THE COUNCIL-COURT ROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:01 p.m. by Chair Fuller.

Roll Call: Chair Fuller
Planning Commissioners: Bailey, Gerhart, Gilezan (*arrived at 7:02 p.m.*), Fenton,
Hamborsky (*arrived at 7:06 p.m.*), McNelis, O’Keefe,
Absent: Vitale
Also Present: Building Official, Gene Tutag

MOTION by Gerhart, seconded by Bailey, that absent commissioner’s be excused from tonight’s meeting.

Commissioner Gilezan arrived to the meeting at 7:02 p.m.

The Planning Commission, Staff, and the Public Pledged Allegiance to the Flag.

MOTION by Bailey, seconded by Gerhart, that all items on tonight’s agenda be received and placed on file, taken in order of appearance as presented.

Motion carried by the following vote:

YES: Bailey, Fuller, Gerhart, Gilezan, Fenton, McNelis, O’Keefe
NO: None
Absent: Hamborsky, Vitale

Chair Fuller recognized Council Representative Vaughn who was in attendance at tonight’s meeting.

MOTION by Fenton, seconded by Gilezan, that the March 22, 2022 Planning Commission Meeting Minutes be approved as submitted.

Motion carried by the following vote:

YES: Bailey, Fuller, Gerhart, Gilezan, Fenton, McNelis, O’Keefe
NO: None
Absent: Hamborsky, Vitale

Commissioner Hamborsky arrived to the meeting at 7:06 p.m.

The next item on the agenda was the **Public Hearing: Solar Ordinance Repeal, Chapter 50 of City Code**. Building Official Tutag stated this was a housekeeping issue, required when the replacement ordinance was adopted. Building Official Tutag requested the Planning Commission recommend approval to City Council.

MOTION by Gilezan, seconded by McNelis, to open the Public Hearing for the Solar Ordinance Repeal in Chapter 50 of City Code.

Motion carried by the following vote:

YES: Bailey, Fuller, Gerhart, Gilezan, Fenton, Hamborsky, McNelis, O’Keefe

NO: None

Absent: Vitale

Public Hearing opened at 7:06 p.m.

Chair Fuller requested that anyone from the audience who wishes to speak in favor of the ordinance repeal step up to the podium.

Nobody wished to speak in favor of the repeal.

Chair Fuller requested that anyone from the audience who wishes to speak against the ordinance repeal step up to the podium.

Nobody wished to speak against the repeal.

MOTION by McNelis, seconded by Fenton, to close the Public Hearing for the Solar Ordinance Repeal in Chapter 50 of City Code.

Motion carried by the following vote:

YES: Bailey, Fuller, Gerhart, Gilezan, Fenton, Hamborsky, McNelis, O’Keefe

NO: None

Absent: Vitale

Public Hearing closed at 7:07 p.m.

MOTION by Gerhart, seconded by Gilezan that the Planning Commission recommend to Mayor and City Council the repealing of Section 50-539: Solar Energy Systems, in its entirety.

Motion carried by the following vote:

YES: Bailey, Fuller, Gerhart, Gilezan, Fenton, Hamborsky, McNelis, O’Keefe

NO: None

Absent: Vitale

The next item on the agenda was the **Public Hearing: Colonial Design Theme Ordinance Amendment in Chapter 50 of City Code.**

MOTION by Hamborsky, seconded by Fenton, to open the Public Hearing for the Colonial Design Theme Ordinance Amendment, Chapter 50 of City Code.

Motion carried by the following vote:

YES: Bailey, Fuller, Gerhart, Gilezan, Fenton, Hamborsky, McNelis, O’Keefe
NO: None
Absent: Vitale

Chair Fuller requested that anyone from the audience who wishes to speak in favor of the ordinance amendment step up to the podium.

Nobody wished to speak in favor of the ordinance amendment.

Chair Fuller requested that anyone from the audience who wishes to speak against the ordinance amendment step up to the podium.

- Donald Chef, 2073 Hunt Club.

MOTION by Gerhart, seconded by Gilezan to close the Public Hearing for the Colonial Design Theme Ordinance Amendment in Chapter 50 of City Code.

Motion carried by the following vote:

YES: Bailey, Fuller, Gerhart, Gilezan, Fenton, Hamborsky, McNelis, O’Keefe
NO: None
Absent: Vitale

Public Hearing closed at 7:13 p.m.

MOTION by Bailey seconded by Hamborsky, that the Planning Commission recommend to Mayor and City Council to approve the Amendment to Chapter 50 Zoning, Section 50-340 Special Land Uses, and Section 50-373 Design Standards regarding Colonial Themes.

Motion carried by the following vote:

YES: Bailey, Fuller, Gerhart, Gilezan, Fenton, Hamborsky, McNelis, O’Keefe
NO: None
Absent: Vitale

Discussion ensued among commissioners, referencing the history of the Colonial Ordinance and the intentions of this ordinance amendment, which is not to be constrained by the word “colonial” but still use quality building and construction materials.

MOTION by Gerhart, seconded by Bailey, that the motion Planning Commission recommend to Mayor and City Council the repealing of Section 50-539 - Solar Energy Systems, in its entirety, and the motion that Planning Commission recommend to Mayor and City Council to approve the amendment to Chapter 50 Zoning, Section 50-340 Special Land Uses, and Section 50-373 Design Standards regarding Colonial Themes, both be immediately certified.

Motion carried by the following vote:

YES: Bailey, Fuller, Gerhart, Gilezan, Fenton, Hamborsky, McNelis, O’Keefe
NO: None
Absent: Vitale

The next item on the agenda was the **Mobile Food Vending Ordinance Discussion/Review**.

MOTION by Bailey, seconded by McNelis, that the revised Mobile Food Vending Ordinance Draft be received and placed on file as submitted.

Motion carried by the following vote:

YES: Bailey, Fuller, Gerhart, Gilezan, Fenton, Hamborsky, McNelis, O’Keefe
NO: None
Absent: Vitale

Building Official Tutag updated the Commissioners on the changes to the revised draft made by City Attorney Tomlinson per the discussion at the March 22, 2022 Planning Commission meeting. Discussion ensued among Commissioners and Building Official Tutag. Final discussion/review of the draft ordinance will be on the May 24, 2022 Planning Commission meeting agenda for Commissioners to make a motion to City Council.

The next item on the agenda was the **2021 Planning Commission Annual Report**.

MOTION by Gilezan, seconded by Fenton, that the 2021 Planning Commission Annual Report be received, placed on file, and forwarded to City Council as submitted.

Motion carried by the following vote:

YES: Bailey, Fuller, Gerhart, Gilezan, Fenton, Hamborsky, McNelis, O’Keefe
NO: None
Absent: Vitale

The next item on the agenda was the **Building Official’s Monthly Report**, and the following items were presented for March 2022.

- Meeting next week with the City Attorney to work on the Mobile Food Vending Ordinance draft, have a discussion regarding amending the Sign Ordinance and for it to segue into the Clearzoning format.
- Last night’s City Council meeting approved the 2nd reading of the Chapter 50 Clearzone Zoning amendment, excited to get that program going live.
- Master Plan Update – next fiscal year.
- Met with the contractors who are working on the façade change and alteration project at 19850 Mack Ave: sidewalks and parking may have to be temporarily shut down at that location during some parts of construction to ensure public safety.

The next item on the agenda was the **Council Reports**.

- Council Representative Vaughn reported on the April 4th and 25th Council meetings.

The next item on the agenda was **Council Representatives for the May 2nd and 16th Council meetings**. Commissioner Bailey to attend May 2, 2022 Council meeting, Commissioner O’Keefe to attend May 16, 2022 Council meeting.

Under **New Business**, the following items were discussed:

- 2020 Plan: nothing to report
- Crosswalk/Pocket Park: nothing to report
- Streetscape: nothing to report

Nobody wished to be heard under **Public Comment**.

MOTION by Bailey, seconded by O’Keefe, to adjourn at 8:00 p.m.

Motion carried by the following vote:

YES: Bailey, Fuller, Gerhart, Gilezan, Fenton, Hamborsky, McNelis, O’Keefe
NO: None
Absent: Vitale

Respectfully Submitted,
Josie Modrack
Administrative Assistant to the Building Official