

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON SEPTEMBER 28, 2021, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:06 p.m. by Chair Bailey.

Roll Call: Chair Bailey
Planning Commissioners: Fuller, Gilezan, Vitale, Profeta
Absent: Hamborsky
Also Present: Building Official Tutag,
Council Member Granger
Melinda Billingsley
Estia Greek Street Food owners

MOTION by Gilezan, seconded by Fuller, that commissioner Hamborsky be excused from tonight's meeting.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Profeta, Vitale
NO: None
Absent: Hamborsky

The Planning Commission, Administration, and the audience Pledged Allegiance to the Flag.

MOTION by Profeta, seconded by Vitale, that all items on tonight's agenda be received, placed on file, taken in order of appearance as presented.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Profeta, Vitale
NO: None
Absent: Hamborsky

The Chair recognized Council Representative Granger who was in attendance at tonight's meeting.

MOTION by Fuller, seconded by Vitale, that the August 24, 2021 Planning Commission Meeting Minutes be received and placed on file as presented.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Vitale
ABSTAIN: Profeta
NO: None
Absent: Hamborsky

The next item was a **SIGN VARIANCE: Sign Fabricators for Estia Greek Street Food, 20871 Mack Avenue.** Building Official Tutag presented an overview of the revised application per August 24, 2021 Planning Commission meeting. Building Official met with petitions onsite on September 9 and discussed modifications to the sign’s area which was reduced to approximately 25 square feet which now conforms to our ordinance. Variance is still required for the height of the sign of 5 feet. Code allows a maximum height of 3 feet. Request for the Planning Commission to approve the height of the sign of 5 feet for the following reasons: 1) the request is within the spirit and intent of the ordinance and in the best interest of the city; 2) a sign with the applicant’s logo “flame” in compliance with the ordinance would be out of scale with the façade of the lease space; 3) a sign complying with the ordinance on such a small store front would create a hardship for the applicant. The only condition is that the sign be installed within 6 months from the date of City Council action.

The petitioners attended the meeting to speak on this request: appreciated working with the Building Official and Planning Commission on this issue.

MOTION by Vitale, seconded by Fuller, that the Planning Commission recommend that City Council approve the sign variance request for Estia Greek Street Food, 20871 Mack Avenue, under the 3 conditions in the Building Official’s 09-20-21 memo and the 6 month installation deadline after Council action.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Profeta, Vitale
NO: None
Absent: Hamborsky

MOTION by Gilezan, seconded by Vitale, to immediately certify this section of the minutes.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Profeta, Vitale
NO: None
Absent: Hamborsky

The next item was the **Building Official’s Monthly Report**, and the following items were presented for the month of September 2021:

- Grosse Pointe Public Library is proposing an amendment to their Special Land Use by modifying the landscape as well as other like modifications. Architects are focusing on main branch. More to come in the future.
- N & S Renaud house impacted by fire will be replaced by a new home. Awaiting gas and DTE. Plans are TBD, but insurance was settled.
- New staff: Code Enforcement was hired.
- New Housing Inspector was also hired.
- Peach Tree house fire demo has been completed.

The next item was **Council Reports**:

- Commissioner Vitale reported on the September 13 & 20, 2021 Council meetings.
- Commissioner Bailey will be reporting on the October 4 & 18, 2021 Council meetings.

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

- A. Solar Ordinance Subcommittee: Per Building Official Tutag, the ordinance is with the Clerk's office to go before City Council. The revisions made to the Solar Ordinance related to roof-mounted solar panels being visible from the street and the appeal process
- B. 2020 Vision Plan: Commissioner Hamborsky was absent.
- C. Crosswalks/Pocket Parks: Commissioner Fuller did not have anything new to report.
- D. Streetscape Plan: Chair Bailey did not have anything new to report.

Under Public Comment, the following was heard:

Pro-Tem Mayor Granger: new benches and trash receptacles look very nice.

Commission Profeta suggested Chair Bailey recognize DPW at the October City Council meeting/s for their work with the streetscape: benches, trash & flower baskets.

MOTION by Gilezan, seconded by Vitale to adjourn at 7:32 p.m.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Profeta, Vitale
NO: None
Absent: Hamborsky

Respectfully Submitted,
Gretchen Miotto,
Administrative Assistant – Clerk's Office