

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON OCTOBER 26, 2021, 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 7:02 p.m. by Chair Bailey.

Roll Call: Chair Bailey  
Planning Commissioners: Fuller, Fenton, Hamborsky, Gilezan, O’Keefe, Profeta, Vitale  
Absent: Gerhart  
Also Present: Building Official Tutag  
Property Maintenance Inspector Collins  
Building Official Administrative Assistant Modrack

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

**MOTION** by Hamborsky, seconded by Profeta, that commissioner Gerhart be excused from tonight’s meeting.

Motion carried by the following vote:

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

**MOTION** by Fuller, seconded by Vitale, 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, Hamborsky, Gilezan, O’Keefe, Profeta, Vitale  
NO: None  
Absent: Gerhart

There were no Council Representatives in attendance at tonight’s meeting.

The next item on the agenda was to **Welcome New Planning Commission Members**. Commission Members O’keefe and Fenton introduced themselves as the Chair and rest of the Planning Commission welcomed them.

**MOTION** by Profeta, seconded by Vitale that the September 28, 2021 Planning Commission Meeting Minutes be received and placed on file as presented.

Motion carried by the following vote:

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

The next item on the agenda was the **Appeal of Determination for 1469 Hawthorne by David and Audrey Haynes**, requesting that the city be financially responsible for violation repairs during the Certificate of Occupancy process. Building Official Tutag presented an overview of their request. Discussion ensued among Planning Commissioners and Administrative Staff.

**MOTION** by Hamborsky, seconded by Bailey to deny the Appeal of Determination for 1469 Hawthorne.

Motion carried by the following vote:

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

The next item on the agenda was the **Discussion on Master Plan Review**. Building Official Tutag presented an overview of Michigan’s requirements regarding Master Plan Reviews. Building Official Tutag requested from the Planning Commissioners that they take a look at the most recently updated Master Plan and bring their comments to the next Planning Commission Meeting. A Master Plan Review sub-committee was formed to meet and discuss the Master Plan, and will bring their findings to the next Planning Commission Meeting.

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

- Solar Ordinance updates.
- Proposed Microbrewery in the community.
- Chene-Trombly Park Project updates.
- Clearzoning software update.
- Updates on Building Department Staff: Code Enforcement and Property Maintenance decreasing blight in the community and performing thorough inspections.

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

- Chair Bailey reported on the October 4<sup>th</sup> and October 18<sup>th</sup> Council Meetings.

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

- Solar Ordinance Subcommittee is now done and no longer meeting.
- 2020 Plan Subcommittee: Commissioner Hamborsky will get working on this with a draft edit.
- Crosswalk/Pocket Park Subcommittee: nothing to report.
- Streetscape Subcommittee: benches and trash receptacles update.

Under **Public Comment**, the following was heard:

- Margaret Potter at 1834 Allard.
- Commissioner Christian Fenton expressed gratitude for being a part of the Planning Commission.

- Commissioner Gilezan expressed the idea of having the City Attorney attend Planning Commission Meetings in which ordinances or appeals are on the agenda, to assist in clarifying the process.
- Commissioner O’Keefe expressed she was glad to be a part of the Planning Commission.

**MOTION** by Gilezan, seconded by Vitale to adjourn at 8:06 p.m.

Motion carried by the following vote:

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

Respectfully Submitted,  
Josie Modrack,  
Administrative Assistant to the Building Official