



CITY OF GROSSE POINTE WOODS PLANNING COMMISSION MEETING AGENDA

Tuesday, September 27, 2022 at 7:00 PM

*Robert E. Novitke Municipal Center - Council Chambers/Municipal Court,
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
(313) 343-2426*

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ACCEPTANCE OF AGENDA**
- 5. RECOGNITION OF COUNCIL REPRESENTATIVE/s**
- 6. APPROVAL OF MINUTES**
 - A. Planning Commission Minutes - 6/28/22
- 7. MCKENNA TEAM INTRODUCTION**
- 8. BUILDING OFFICIAL'S MONTHLY REPORT**
- 9. COUNCIL REPORT/s**
 - A. July 11 & 18, 2022 - O'Keefe
 - B. August 8 & 15, 2022 - Bailey
 - C. September 12 & 19, 2022 - Fenton
- 10. INFORMATION ONLY: Council Representatives for Next Meeting**
 - A. October 3 & 17, 2022 - TBD
 - B. November 14 & 21, 2022 - TBD
- 11. NEW BUSINESS**
 - A. 2020 Plan - Hamborsky, Vitale, Gilezan
 - B. Crosswalk/Pocket Park - Fuller
 - C. Streetscape - Bailey
- 12. PUBLIC COMMENT**
- 13. ADJOURNMENT**

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MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON JUNE 28, 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 7:02 p.m. by Chair Fuller.

Roll Call: Chair Fuller
Planning Commissioners: Fenton, Gerhart, Gilezan, Hamborsky, McNelis, O’Keefe
Absent: Bailey, Vitale
Also Present: Building Official, Gene Tutag
Scott Lockwood, AEW
Ross Wilberding, AEW

MOTION by Gilezan, seconded by O’Keefe, that absent commissioner’s be excused from tonight’s meeting.

Motion carried by the following vote:
YES: Fenton, Fuller, Gerhart, Gilezan, Hamborsky, McNelis, O’Keefe
NO: None
Absent: Bailey, Vitale

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

MOTION by McNelis, seconded by Gilezan that tonight’s agenda be received and placed on file, moving agenda item nine (9), Sign Ordinance Review, to take place after agenda item six (6), Approval of Minutes.

Motion carried by the following vote:
YES: Fenton, Fuller, Gerhart, Gilezan, Hamborsky, McNelis, O’Keefe
NO: None
Absent: Bailey, Vitale

Chair Fuller recognized Council Representative Tom Vaughn, Mayor Bryant, and City Administrator Frank Schulte who were in attendance at tonight’s meeting.

MOTION by Gerhart, seconded by Fenton, that the May 24, 2022 Planning Commission Meeting Minutes be approved as submitted.

Motion carried by the following vote:
YES: Fenton, Fuller, Gerhart, Gilezan, Hamborsky, McNelis, O’Keefe
NO: None
Absent: Bailey, Vitale

The next item on the agenda was the **Review: Sign Ordinance, Chapter 32**. City Attorney, Tim Tomlinson spoke regarding the modifications made to the Sign Ordinance and how they relate to the Supreme Court decision. Discussion ensued among Commissioners, Building Official Tutag, Council Rep. Vaughn and City Attorney Tomlinson.

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The next item on the agenda was the **AEW Presentation: Vernier Road Intersection Improvement Plan**. Planning Commissioners and the audience moved into the Council Conference Room for the presentation. Scott Lockwood and Ross Wilberding from AEW presented and answered questions regarding their traffic improvement plan at the Vernier Road intersection. Everyone in attendance returned from the presentation into the Council Chambers at 8:06 p.m.

The next item on the agenda was the **Façade Alteration Request: 21034 Mack Ave., Merchants Fine Wine**. Chair Fuller gave the floor to Building Official Tutag to present his recommendation memo in which concerns including the lack of detail in the materials submitted was discussed, i.e. awnings and lighting. Tutag likes the concept but would need more detail, he recommended the applicants work with him and Planning Commissioners then come back at the July Planning Commission Meeting.

The owner of Merchants Wine, Calvin and the architect, Randy were both in attendance at tonight’s meeting to present their request. Sample building materials were handed out to the Commissioners and the project details were described.

Discussion ensued among Commissioners, the Applicants, and Building Official Tutag. Some commissioners stated the plans were incomplete, some commissioners stated there was enough to go forward with this proposal.

MOTION by Hamborsky, seconded by McNelis, to table the Façade Alteration Request for 21034 Mack Avenue, Merchants Fine Wine, until the July 26, 2022 Planning Commission Meeting suggesting that the applicants meet with Building Official Tutag.

Motion carried by the following vote:

- YES: Fuller, Hamborsky, McNelis, O’Keefe
- NO: Fenton, Gerhart, Gilezan
- Absent: Bailey, Vitale

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

- Proposed amendments to the fence ordinance (solid fencing) were brought to the Committee of the Whole and will be on the next City Council agenda.
- Court ordered cleanup on N. Renaud and court ordered garage demos on Fairway and Severn.
- IEP Urgent Care had their ribbon cutting last week, and Emcura Immediate Care will be opening up shortly.
- New construction at the old Healy’s Health Hut.
- Clearzoning is almost up and live.
- Hoping to get going on the Master Plan preparation this month.

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

- Vice-Chair Gerhart reported on the June 6 & 23, 2022 City Council meetings.

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The next item on the agenda was the **Council Representatives for July and August City Council meetings**. Commissioner O’Keefe to attend July 11 & 18, 2022, Commissioner Bailey to attend August 8 & 15, 2022.

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

- 2020 Plan: nothing to report
- Crosswalk: nothing to report
- Streetscape: nothing to report

Under **Public Comment**, no one wished to be heard.

MOTION by Gerhart, seconded by Gilezan to adjourn at 8:49 p.m.

Motion carried by the following vote:

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

Respectfully Submitted,
Josie Modrack
Administrative Assistant to the Building Official