



CITY OF GROSSE POINTE WOODS

PLANNING COMMISSION MEETING AGENDA

Tuesday, March 26, 2024 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. RECOGNITION OF COUNCIL REPRESENTATIVE/S

5. ACCEPTANCE OF AGENDA

6. RECEIPT OF FINAL APPROVED MINUTES

A. Planning Commission Meeting – February 20, 2024

7. NEW BUSINESS

A. Host public hearing to consider rezoning 20100-20102 Mack Avenue from RO-1 Restricted Office to C Commercial district and a special land use for a children's event space.

B. Consider the site plan, special land use, and rezoning for 20100-20102 Mack Avenue.

C. Host public hearing to consider the proposed amendments to Section 50-4.27 of the Zoning Ordinance regarding Portable Storage Units.

8. OLD BUSINESS

A. Consider site plan approval for BeautiLofts at 20419 Mack Avenue.

9. DISCUSSION ON PERMANENT MAKEUP

A. Memorandum on Proposed Uses to Permit

10. DISCUSSION ON EXTERIOR LIGHTING

A. Memorandum: Exterior Lighting

11. BUILDING OFFICIAL'S MONTHLY REPORT

A. Building Department Report - March 2024

12. COUNCIL REPORT/s

A. March 4th & 18th - O'Keefe, Vitale

B. Next Month: April 8th & 15th - Bailey

13. INFORMATION ONLY

A. 2024 Action Plan Updates

14. PUBLIC COMMENT

15. ADJOURNMENT

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MINUTES OF THE REGULAR **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **FEBRUARY 20, 2024**, 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 7:04 p.m. by Chair McNelis.

Roll Call: Chair McNelis
 Commission Members: Fenton, Fuller, Gilezan, Hamborsky, O'Keefe, Vitale
 Absent: Bailey, Gerhart (resigned 2/12/24)
 Also Present: City Planner, Brigitte Wolf
 Council Member Vaughn
 Recording Secretary Miotto
 Rose Kim, Giffels-Webster
 Jill Bahm, Giffels-Webster

MOTION by Fuller, seconded by Fenton, to excuse Commission Member Bailey from attendance at tonight's meeting.

Motion carried by the following vote:

YES: Fenton, Fuller, Gilezan, Hamborsky, McNelis, O'Keefe, Vitale
 NO: None
 ABSENT: Bailey

The Planning Commission, staff, and the public, Pledged Allegiance to the U. S. Flag.

MOTION by Vitale, seconded by Fuller, that tonight's agenda be amended to move **New Business Item A, Site Plan Review of 20030 Mack, Eastside Dermatology**, to after Receipt of Final Approved Minutes.

Motion carried by the following vote:

YES: Fenton, Fuller, Gilezan, Hamborsky, McNelis, O'Keefe, Vitale
 NO: None
 ABSENT: Bailey

MOTION by Vitale, seconded by O'Keefe, that the January 23, 2024, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

YES: Fenton, Fuller, Gilezan, Hamborsky, McNelis, O'Keefe, Vitale
 NO: None
 ABSENT: Bailey

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The first topic discussed was **New Business Item A, Site Plan Review of 20030 Mack, Eastside Dermatology.**

MOTION by Gilezan, seconded by Fuller to recuse Commission Member Vitale, as he is representing the petitioner, and Chair McNelis, as he is employed by the architecture firm involved in this project.

Motion carried by the following vote:

YES: Fenton, Fuller, Gilezan, Hamborsky, O'Keefe
 NO: None
 ABSENT: Bailey
 RECUSED: McNelis, Vitale

City Planner Wolf provided an overview of the project and distributed a new site plan that was submitted on 2/19/24. All McKenna concerns have been sufficiently addressed with one outstanding item of the recommendation for an administrative waiver to the parking requirement once that waiver goes into effect. John Vitale spoke as the architect and described the project, including showing architectural renderings.

MOTION by Hamborsky, seconded by Gilezan, that the Planning Commission approve the site plan for **20030 Mack, Eastside Dermatology**, with the condition that an Administrative Waiver be obtained.

Motion carried by the following vote:

YES: Fenton, Fuller, Gilezan, Hamborsky, O'Keefe
 NO: None
 ABSENT: Bailey
 RECUSED: McNelis, Vitale

The next item on the agenda was **Discussion of the Master Plan**, and the topics were the **Draft Master Plan** and **Mack Future Land Use**. Representatives Bahm and Kim, from Giffels-Webster, were in attendance to present the draft Master Plan. The Existing Land Use map and a proposed map were discussed. The Corridor mixed use concept was discussed. Reconfiguration of parking and the Mack median were discussed.

Next steps: A solid working draft will be presented at the March Planning Commission meeting with discussion on actions and strategies. In April Giffels-Webster will have a completed document.

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The next item on the agenda was the **Building Official’s Monthly Report**. Planner Wolf provided an overview of the report.

The next item on the agenda was the **Council Report/s for February**. Commissioner O’Keefe reported the second reading of the sign ordinance amendment was had and that it went into effect. The front yard structures were discussed by Council and a question arose about the allowance of little libraries. Planner Wolf will check with City Administration on that question. Commissioner Vitale will report on March Council Meetings.

The next item on the agenda was for **Informational Purposes Only**, and there was a **Review of the Renderings for the Streetscape Changes at Mack and Vernier**. It was requested that Planner Wolf request if the Planning Commission could see AEW’s animated vision of the intersection that was presented last year.

Under **New Business**, the 3 remaining items were discussed: 2) a Public Hearing on Amendments to the Zoning Ordinance; 3) consideration of proposed Zoning Ordinance amendments for home-based businesses, mixed occupancy along Mack Avenue, year-round outdoor cafes, and rooftop dining; 4) consideration of approving and filing the 2023 Annual Planning report and 2024 Action Plan.

2) Public Hearing on Amendments to the Zoning Ordinance:

MOTION by Fuller, seconded by Gilezan, to open the public hearing for the proposed use amendments to the Zoning Ordinance.

Motion carried by the following vote:

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

Chair McNelis opened the public hearing for proposed rezoning of 20100 Mack Avenue at 9:23 pm.

No one wished to speak in support of the amendments.
No one wished to speak in opposition of the amendments.
There were no comments from the public.

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MOTION by Fuller, seconded by Hamborsky, to close the public hearing for the proposed rezoning at 20100 Mack Avenue.

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

Chair McNelis closed the public hearing at 9:25 pm.

- 3) Discussion ensued around the recommended amendments to the Zoning Ordinance to allow for home-based businesses, mixed occupancy along Mack Avenue, year-round outdoor cafes, and rooftop dining.

MOTION by Fenton, seconded by Vitale, that the Planning Commission recommend that the zoning use amendments, with today’s edits, be approved for City Council consideration.

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

4) Approval and filing the 2023 Annual Planning Report and 2024 Action Plan.

MOTION by Gilezan, seconded by Vitale, that the Planning Commission approve the 2023 Annual Planning report for filing with the state, and approve the 2024 Action Plan, with the discussed edits.

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

There was nothing brought up in **Old Business**.

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

- Council Member Vaughn commented favorably on the Commission Recognition event; commended Confidential Assistant Miotto for her assistance with taking minutes for the Planning Commission and for her support in the Early Voting event; and expressed appreciation for all the outstanding contributions of former Chair/Commission Member Gerhart.

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MOTION by Gilezan, seconded by O’Keefe, to adjourn at 10:14 p.m.

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

Respectfully Submitted,
Gretchen Miotto
Clerk’s Confidential Administrative Assistant & Recording Secretary

CITY OF GROSSE POINTE WOODS NOTICE OF PUBLIC HEARING

Notice is hereby given that the Grosse Pointe Woods Planning Commission, under the provisions of Public Act 110 of 2006, MCL 125.3101 as amended, and Grosse Pointe Woods City Code of 2022 Chapter 50, Article 7, Section 50-7.15, will hold multiple Public Hearings on Tuesday, March 26, at 7:00 p.m., at City Hall in the Council Chamber/Courtroom (located at 20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236) for the following purposes: 1) consider amendments to Section 50-4.27, Portable Storage Units, of the Zoning Ordinance, 2) consider rezoning of 20100-20102 Mack Avenue from RO-1 Restricted Office to C Commercial, and 3) consider special land use for 20100-20102 Mack to be a children's event space.

All interested persons are invited to attend and will be given opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's Office, up to close of business preceding the hearing. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at 313-343-2440 seven days prior to the meeting. The agenda and pertinent documents will be available at www.gpwmi.us. For additional project information, contact the Building and Planning Department at 313-343-2426 or e-mail building@gpwmi.us.

Paul P. Antolin
City Clerk

MCKENNA

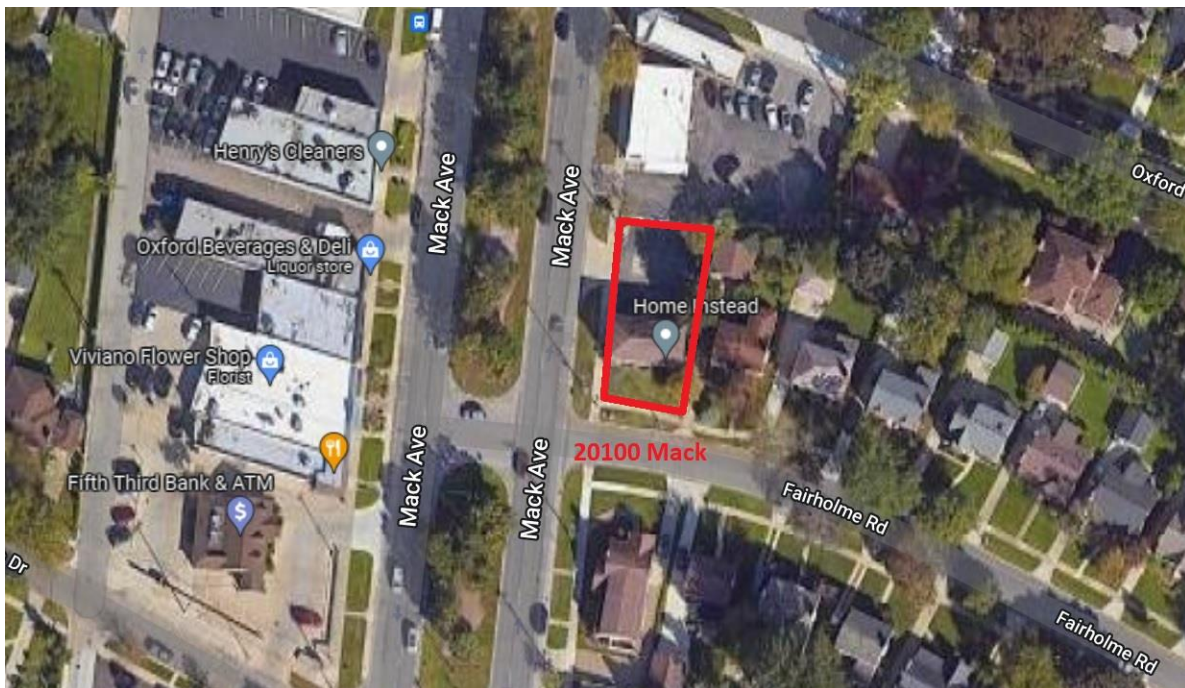
March 21, 2024

Planning Commission
City of Grosse Pointe Woods
20025 Mack Plaza Dr
Grosse Pointe Woods, MI 48236

Subject: RO-1 to C Rezoning Request for 20100 Mack Avenue
Parcel ID: 40-012-05-0090-000
Rezoning Review #1
Existing Zoning: RO-1, Restricted Office District
Proposed Zoning: C, Commercial

Dear Commissioners,

We have reviewed the above application for consideration of a rezoning request. Justin Buccellato (the "Applicant") requests a rezoning for 20100 Mack Avenue (the "Site") from Restricted Office to Commercial to allow for the consideration of a special land use request to open an event space. The site itself contains an existing two-story office building of approximately 1,080 square feet alongside an existing nine-space parking lot. Given that the lot has been vacant for a couple of years, the Applicant wishes to seek a rezoning to support an interested commercial business not permitted in the district as zoned, RO-1 Restricted Office. This review is based on the application submitted March 1, 2024.



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SUMMARY OF REQUEST

The applicant proposes to rezone the site to allow for an interested commercial business to occupy the vacant building. The existing structure onsite was constructed as an office building approximately 30 years ago. It has been vacant since September 2022. The applicant wishes to seek zoning as the C Commercial District to support an interested tenant, which would operate as an event space for children.

There is an existing two-story office building with an existing parking lot on the subject parcel. The site sits at the northeast corner of Mack Avenue and Fairholme Road. It shares its eastern boundary with a single-family residence and its northern boundary with additional office uses.

SURROUNDING SITE USES AND ZONING

The following chart provides information on existing land use, current zoning, and future land use.

Location	Existing Land Use	Zoning District	Future Land Use Designation
Subject Site	Vacant office building and parking lot	RO-1	Office; proposed as commercial in the 2024 Zoning Ordinance draft
North	Office	RO-1	Restricted Office
South	Office	RO-1	Office
East	Single-family residential	R-1D	Single Family Medium Density
West	General commercial	C	General Business/Mixed Use

RECOMMENDATIONS

Rezoning Request Consideration. Pending any comments from the public during the public hearing, we recommend the Planning Commission consider the following motion:

I move to recommend approval of the proposed rezoning at 20100 Mack Avenue (Parcel ID 44-012-05-0090-000) from the RO-1 Restricted Office District to C Commercial to City Council based on the following finding of fact:

- The subject site has been sitting vacant and is situated on the Commercial Corridor;*
- Being architecturally consistent with the neighboring residential neighborhood;*
- Expanding the site to commercial uses aligns with the direction of the Master Plan Future Land Use Plan Map based on discussions throughout the 2023-2024 master planning process.*

Respectfully submitted,

McKENNA



Brigitte Wolf, AICP

Rezoning Review

1. HARMONY WITH MASTER PLAN

Is the requested rezoning consistent with the goals, policies, and future land use map of the Master Plan? Or, has applicant demonstrated conditions have changed significantly since the Master Plan was developed, and request is demonstrably consistent with the development trends in the area?

Findings:

The 2006 Master Plan Future Land Use Map designates this area as *Office*, described in the text of the Master Plan as, “All areas used for office purposes including professional and medical office complexes.” However, conditions and the demand for professional office spaces has since changed, especially since COVID-19, as more people work from home. The building, despite an exterior remodel for a more modern, appealing façade, has been vacant since September 2022. Additionally, the City is currently in the process of updating its Master Plan, which proposes removing Restricted Office designations and classifying this property, and all other properties abutting Mack Avenue, as Commercial.

Mack Avenue, being the commercial spine of and providing principal entryways into the community receives special attention in the Master Plan. Elements called out in the Plan related to Mack Avenue include architectural design and parking. The Plan calls the popular “colonial theme” in local architecture “attractive” and “still acceptable as a suitable style.” The design of the building on the subject parcel can be called “colonial” and in fact despite being for office use, the building blends harmoniously in terms of design, scale, and style with the neighborhood to its east.

2. COMPATIBILITY OF ENVIRONMENTAL FEATURES

Are the site’s physical, geological, hydrological and other environmental features compatible with the host of uses permitted in the proposed zoning district, especially for sites without public utilities?

Findings: Given the off-street parking lot, the site’s physical features are conducive to uses permitted in the C, Commercial District. Parking requirements in Grosse Pointe Woods mandate one space per 300 square feet of gross floor area for general business and professional offices. General business uses would require 3.6 parking spaces. The nine spaces currently onsite more than meet both the needs of general business / commercial purposes. There is not any known physical, geological, hydrological, or other environmental features that would inhibit commercial retail uses at this site.

3. COMPATIBILITY WITH SURROUNDING USES

Are all of the potential uses allowed in the proposed zoning district compatible with surrounding uses in terms of land suitability, density of use, environmental impacts, nature of use, traffic impacts, aesthetics, infrastructure and maintenance of property values.

Findings: The site shares its northern boundary with additional office use, zoned RO-1. Immediately east is a single-family residential district with an R1-D, One-Family Residential classification. Across Mack Avenue to the west is a mile-plus corridor of largely single-story commercial storefronts, interrupted by the Grosse Pointe Woods

municipal complex nearby to the southwest. Across Fairholme Road, is a single-family home recently converted to office use on an RO-1-zoned parcel, with additional office uses south of that.

Aesthetically, the office building on the subject site blends well with its surroundings. It is similarly scaled to the office uses up and down the east side of Mack Avenue as well as the commercial uses across Mack. The scale of the building creates a nice transition between the commercial corridor along Mack Avenue and the Fairholme residential neighborhood. In fact, the modern gabled roof, brick façade, setbacks and landscaping give the building a residential feel.

Furthermore, the onsite parking exceeds the required number of spaces for general business by a number of spaces and the traffic is directed by the ingress/egress of Mack Avenue. No curb cuts exist, nor can they be accommodated on Fairholme Road. Local infrastructure is well suited to accommodate site users.

4. ECONOMIC VIABILITY OF CURRENT ZONING

Has the applicant demonstrated that he/she cannot receive a reasonable return on investment through developing the property with at least one (1) of the uses permitted under the current zoning?

Findings:

Despite recent exterior renovations, with its designation as RO-1, the existing office has been vacant since September 2022. The owner is requesting this rezoning to allow for a commercial tenant who is interested in leasing the property, enabling them to receive a reasonable return on their investment in modernizing this property.

5. DEMAND FOR PROPOSED USE

Is there evidence of demand for additional land uses permitted in the requested zoning district in relation to the amount of land currently zoned and available to meet the demand?

Findings: Based on the interest of the potential tenant for this property, it is clear that there is demand for commercial spaces with off-street parking lots along Mack Avenue. However, with its current zoning designation, it has been vacant.

6. EXCLUSIONARY ZONING

Is the rezoning necessary to avoid exclusion of a lawful land use?

Findings: No, the C Commercial zoning classification exists in other portions of the City on corner lots abutting Mack Avenue and residential streets. This rezoning is necessary to ensure the building is occupied and used for its highest and best use, which has not been possible with its current zoning designation.

7. DESIRABLE ZONING POLICY TREND

Is the rezoning establishing a desirable zoning trend policy for similar or identical lands?

Findings: This rezoning may be a desirable zoning trend for similar parcels of land along Mack Avenue. The trend of parcels abutting Mack Avenue has been to function retail and restaurant spaces or a combination of offices/commercial uses.

8. HARMONY WITH DIMENSIONAL REQUIREMENTS

Are the boundaries of the requested rezoning reasonable in relationship to surroundings and ability to meet the dimensional regulations in the zoning ordinance?

Findings: If the site is rezoned to C, the existing office structure meets all dimensional regulations in the zoning ordinance in relation to the adjacent office and residential uses. The requested rezoning is thus reasonable in relation to its surroundings.

9. ZONING CORRECTION

Does the requested zoning correct an error in the zoning map? Or zoning text?

Findings: There is no known error in the zoning map or zoning text associated with this site.

10. AVOIDANCE OF SPOT ZONING

Does the requested rezoning avoid creating an isolated and unplanned spot zone? (i.e. does it provide the landowner with privileges not readily available to other landowners in similar circumstances?)

Findings: In considering its adjacent uses on the west side of Mack Avenue, zoning this parcel as C Commercial would not be created an isolated spot zone. This rezoning would allow the landowner secure a tenant that would enhance the commercial corridor and offer a service to the community that is not currently available. Additionally, as stated prior, a recommendation of the future land use in the 2024 Master Plan update is to remove the RO-1 zoning classification and instead have office uses be considered a part of the C Commercial district.

10. REQUEST SUBMISSION

Has the request previously been submitted within the past one (1) year? Or have conditions changed or new information been provided?

Findings: In fall of 2022, the property owner did sough a rezoning from P-1 to RO-1 Restrict Office to allow for the existing building to be occupied by a tenant for office uses. This was approved more than one year ago. New information and circumstances, such as its vacancy since then, has shown the changing conditions in that there is less of a demand for office uses as there is for more general commercial business uses.

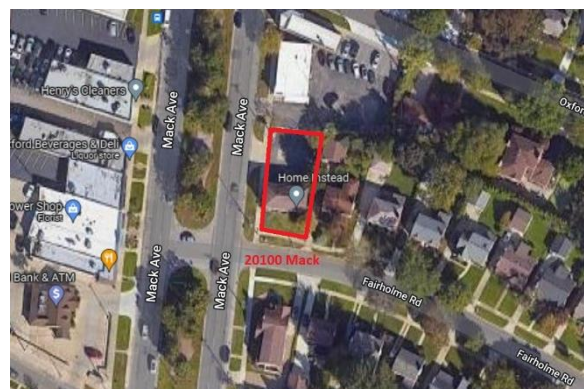
March 21, 2024

Planning Commission
City of Grosse Pointe Woods
20025 Mack Plaza Dr
Grosse Pointe Woods, MI 48236

Subject: 20100 Mack (Friendship Factory) Site Plan Review
Parcel ID: 40-012-05-0090-000
Site Plan Review #1
Zoning: C- Commercial Business (*if rezoning is approved*)

Dear Commissioners,

We have reviewed the above application for interior renovations of an existing, unoccupied two-story office building, accompanied by a surface parking lot, to support a children's event space called Friendship Factory. Justin Buccellato (the "Applicant") requests site plan review and special land use approval for a children's event space at 20100 Mack Avenue (the "Site"). The Applicant is also seeking a rezoning from RO-1 Restricted Office to C-Commercial Business to allow for this use. Per Section 50-4.11, since the specific use is not listed as a land use type in the Zoning Ordinance, a children's event space would be considered a miscellaneous business establishment and it must be approved in accordance with the procedures set for a special land use approval, pending rezoning approval. This review is based on the application submitted March 1, 2024.



RECOMMENDATION

Special Land Use Consideration. As a special land use, there should be strict compliance with an regulation and Planning Commission may impose reasonable standards to offset negative impacts on surrounding properties. Pending any comments from the public during the public hearing or additional conditions set, we recommend the Planning Commission consider the following motion:

I move to recommend approval of the proposed special land use for a children's event hall 20100 Mack Avenue (Parcel ID 44-012-05-0090-000) to City Council based on the findings of compliance with the Ordinance listed in the review.

Site Plan Consideration. Provided there is consensus on the Commission regarding the special land use review and rezoning request, we recommend the Planning Commission consider the following or a similar motion:

I move to approve the proposed site plan at 20100 Mack Avenue (Parcel ID 44-012-05-0090-000) with the following conditions:

1. *The site is approved for rezoning from the RO-1 district to the C district;*
2. *The special land use for an children's event hall is approved;*
3. *Required traffic lane markings are added to the site; and*
4. *The updated signage complies with Chapter 32 of the Ordinance.*

Respectfully submitted,

McKENNA



Alicia Warren
Assistant Planner



Brigitte Wolf, AICP
Associate Planner

Special Land Use Review

This project is reviewed against the Zoning Ordinance and Master Plan for the City of Grosse Pointe Woods. We offer the following comments for your consideration; underlined items require additional discussion and/or identify outstanding items to be addressed.

1. HARMONY WITH MASTER PLAN

Similar to the conditions of rezoning request, is the proposal consistent with the goals, policies, and future land use map of the Master Plan? Or, has applicant demonstrated conditions have changed significantly since the Master Plan was developed, and request is demonstrably consistent with the development trends in the area?

The 2006 Master Plan Future Land Use Map designates this area as *Office*, described in the text of the Master Plan as, “All areas used for office purposes including professional and medical office complexes.” However, conditions and the demand for professional office spaces has since changed, especially since COVID-19, as more people work from home. The building, despite an exterior remodel for a more modern, appealing façade, has been vacant since September 2022. Additionally, the City is currently in the process of updating its Master Plan, which proposes removing Restricted Office designations and classifying this property, and all other properties abutting Mack Avenue, as Commercial.

2. HAZARDOUS OR DISRUPTIVE SMOKE, FUME, GLARE, NOISE, VIBRATION OR ODOR POLLUTION

To promote such business development insofar as it is possible and appropriate in each area, uses are prohibited [in the C Commercial District] which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic or late hours of operation.

Based on the proposed business plan for the children’s event space, with events and gatherings to occur indoors, we do not find any hazardous or disruptive impact that would prevent the proposed business from occupying this space. Based on comments received during the public hearing or findings by commissioners, the Planning Commission impose reasonable standards to offset negative impacts to surrounding properties.

3. CONSISTENT WITH INTENT OF THE ZONING ORDINANCE

The intent of the C Commercial Business district is to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and avoid the continuance of encouraging marginal strip business development along major streets.

Pending rezoning approval, the proposed commercial business provides a service unique to nearby residential areas and offers a space for children’s planned gatherings, events, and/or parties. So long as the proposed business operates with enforcement of avoiding loud noises, vibration, smoke, glare, and late hours of operation, we find this proposed use as the best use of land and find that it encourages business development along Mack Avenue.

Site Plan Review

1. ZONING AND MASTER PLAN DESIGNATIONS

The following chart provides information on existing land use, current zoning, and future land use.

Location	Existing Land Use	Zoning District	Future Land Use Designation
Subject Site	Vacant office building and parking lot	RO-1	Restricted Office
North	Office	RO-1	Restricted Office
South	Office	RO-1	Office
East	Single-family residential	R-1D	Single Family Medium Density
West	General commercial	C	General Business/Mixed Use

The 2006 Master Plan Future Land Use Map designates this area as Office, described in the text of the Master Plan as, “All areas used for office purposes including professional and medical office complexes”, and being “the least intensive commercial district”. The Master Plan Future Land Use Map shows a mix of Office, Commercial and Institutional uses along the Mack Avenue corridor throughout Grosse Pointe Woods, with the subject site in the middle of an approximately quarter mile stretch of Office-designated Mack frontage. The site itself contains an existing two-story office building of approximately 1,080 square feet alongside an existing nine-space parking lot.

The draft 2024 Master Plan designated this area as commercial based on the most recent draft of the Future Land Use Map. As part of this application, the Applicant seeks a rezoning. Pending rezoning approval, the proposed use would comply as a special land use. *Can comply.*

2. DIMENSIONAL REQUIREMENTS

Standard	Requirement	Existing Conditions	Proposed Conditions	Proposed Compliance
Minimum Front Setback (West)	0'	2.1'	2.1'	Complies
Minimum Side Setback (North / South)	<i>In C districts, side yards are not required along interior side lot lines if all walls abutting or facing such lot lines are of fireproof construction and wholly without windows or other openings...</i> <i>In C districts, no side yard is required on the street side of corner lots.</i>	~67.25 ft (North) / ~22.05 ft (South)	~67.25 ft (North) / ~36 ft (South)	Complies
Minimum Rear Setback (East)	<i>In C districts, rear yards are not required along interior rear lot lines for buildings or parts of buildings not used as dwellings, if all walls abutting or facing such lot lines are of fire-proof construction and wholly without windows or other openings...</i> <i>In C districts, on any lot running through from street to street, a rear yard shall be provided on the rear street conforming to the requirements for front yards on that street.</i>	4.80"	4.80"	Complies

Maximum Building Height	2 stories, 28 feet	2 stories, ~28 ft	2 stories, ~28 ft	Complies
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Findings: Dimensional requirements are met and comply with the standards.

2. ARCHITECTURE AND BUILDING DESIGN (Sec. 50-373)

The purpose of these design standards is to promote a coordinated and complimentary use of design elements that result in a theme oriented, harmonious appearance and image for the commercial and high intensity residential areas of the city.

The existing building is composed of brick with a black pitched roof, which the Applicant intends to maintain. Per Section 50-5.18 of the Zoning Ordinance, new construction, renovations, remodeling, or exterior building alterations in the C Commercial Business district shall be in conformance with approved design standards. The architectural design and current colors of the existing building conform to these standards. Exterior renovations are not proposed at this time but complies with the design standards of the Ordinance. *Complies.*

4. PARKING AND LOADING

The current site configuration includes eight (8) parking spaces and one (1) ADA space, which can be accessed via an egress/ingress drive off Mack Avenue. The applicant does not intend to modify the parking layout. Additionally, there are two on-street parking spaces along Mack Avenue to support the business.

Per Section 50-5.3(H), assembly/event halls without fixed seats require one space for each 100 square feet of gross floor area. The total building area is 1,080 gross square feet, which would require 11 parking spaces. However, given that this is an existing building, and the total area of the structure remains unchanged, the Ordinance only requires compliance with 50 of the requirements. **Thus, five (5) off-street parking spaces are required.** Unless the Planning Commission finds substantial evidence to impose greater standards to offset anticipated negative impacts, as a special land use, the proposed business meets the parking requirements. A loading space is not required, as the total building area is less than 2,000 square feet. *Complies.*

Additionally, Section 50-5.3(U) states that parking lots shall be provided with traffic lane markings to indicate entrances and exits, and to provide for the safe and orderly movement of vehicles. **These required traffic lane markings are not depicted on the plans.**

4. SIGNS

Currently, the Applicant has indicated an existing ground sign on site. At a minimum, the existing "Home Instead" Senior Care ground sign will need to be updated to reflect the new tenant. Chapter 32 of the City's Code of Ordinance concerns signage. **To determine compliance with Ordinance standards, the applicant must provide additional information about the ground sign.** This will be addressed administratively through the sign review application process. *Can comply.*

5. LIGHTING

Exterior lighting shall be designed so that it is shielded from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.

The applicant has not proposed any new lighting on the exterior of the building. *Complies.*

6. LANDSCAPING

The site design shall provide reasonable visual and sound privacy for dwelling units located within the project and adjacent to the project. Fences, walks, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of its occupants.

There is existing landscaping on site that screens the parking lot from the public right-of-way and enhances the site. The applicant has not proposed any additional landscaping. *Complies.*



LEGAL DESCRIPTION
Land situated in the City of Grosse Pointe Woods, County of Wayne, State of Michigan, described as follows:
Lot 90, Fairholme No. 1, according to the plat thereof, as recorded in Liber 88 of Plats, Page 84, Wayne County Records.
20150 Wood Avenue
Tax ID: 40-012-05-000-000

BASIS OF BEARING NOTE
The basis of bearing for this survey was established by the aforesaid recorded Plat.

TITLE NOTES
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by making inquiry of persons in possession of the Land.
3. Easements, encumbrances, or claims thereof, not shown by the Public Records.
7. Rights of the public and any governmental unit in any part of the land taken, deeded or used for street, road or highway purposes.
8. Covenants, conditions and restrictions and other provisions as contained in instrument recorded in Liber 8877, Page 201, Wayne County Records. Please be advised that any provision contained in this document, or in a document that is attached, stated, or referenced in this document, that under applicable law, liability, discrimination against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, marital status, disability, national origin, or any other legally protected class, is illegal and unenforceable. (LOCATION OF BUILDING SETBACK RESTRICTIONS IS SHOWN).
9. Subject to the easements, restrictions and reservations contained in the Fairholme No. 1 Plat recorded in Liber 88, Page(s) 84, Wayne County Records. (LOCATION OF EASEMENT WITHIN THE SURVEYED LAND IS SHOWN).
10. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.
11. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned Land.
12. Rights of tenants under any unrecorded leases.

ALL EXCEPTIONS SHOWN ON NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. 1031-1030A, WITH A COMMITMENT DATE OF 07-28-2022, ISSUED BY TITLE CONNECT.

SITE DATA
Gross Land Area: 6,310 Square Feet or 0.145 Acres.
Zoned: P-1 (Neighborhood Parking District)
Building Setback:
Front: None
Side: 20' Parking structure
Rear: None
Max. Building Height permitted: Attendant's shelter-15'; Parking structure-30'
Total Parking: 5 spaces including 0 barrier free (handicap) spaces.
The above setback & height requirements were obtained from the City of Grosse Pointe Woods Zoning Ordinances.

NOTE: The setback & height restrictions noted above are for reference purposes only and should not be used for design or construction and should not be used to determine compliance. A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning enforcement letter should be obtained from the City of Grosse Pointe Woods to insure conformity as well as make a final determination of the required building setback & height requirements.
FLOOD HAZARD NOTE
The Property described on this survey is not located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency. The property lies within Map No. 281630071F. According to the current available Map Index for Wayne County, Michigan, dated 10-21-2023, Map No. 281630071F is not printed and is indicated as being a No Special Flood Hazard Area.

TABLE A NOTES
16. There was no observable evidence of current earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
17. There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.
17. There was no observable evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
18. Improvements within public easements or servitudes as provided by the Title Company are shown within 25 feet of the subject land only.

SURVEYOR'S CERTIFICATION
To:
Buccellato Development LLC
Debra S. Ratti and Jennifer Ratti, his wife
Title Connect
First American Title Insurance Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ASPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8(a), 8(b), 7(a), 7(b), 8, 9, 11(a), 13, 14, 16, 17, 18 & 19 of Table A thereof.
The field work was completed on 08-22-2022.
Kevin Christopher Nawrocki, P.E.
No. 400163550
Date of Plat or Map: 10-04-2022
Revised:



PROJECT
"HOME INSTEAD"
SENIOR CARE
PROJECT LOCATION
No. 20100
Mack Avenue
Part of Private Claim 393
City of Grosse Pointe Woods,
Wayne County, MI

SHEET
ALTA/NSPS
Land Title Survey

REVISIONS

DRAWN BY:
A.G.
APPROVED BY:
K.C.N./R.FRAUS
EMAIL:
rframus@nfe-engr.com
DATE ISSUED:
10-04-2022
SCALE:
1"=10'
NOTE FOR NO.:
N216
SHEET NO.:
1 of 1

RECEIVED
MAR 01 2024
CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT



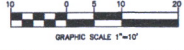
PROJECT REDUCED
MACK AVENUE (155' WIDE)
CONCRETE PAVEMENT W/ CONC. CURB

PROJECT REDUCED
FAIRHOLME ROAD (80' WIDE)
ASPHALT PAVEMENT W/ CONC. CURB

No. 20100
TWO STORY
BRICK BUILDING
W/ PITCHED ROOF
1,000 S.F.
BUILDING SET. IS SHOWN ON EXISTING
BUILDING FOOTPRINT AT 80' FROM SET. 15' SET. 10' FROM 15' SET. (CONCRETE POINT)
15.00' (RAM)
R=590.81' (RAM)
L=50.00' (RAM)
Q=584.36' (RAM)
59.71' (M)
49.99' (M)

- LEGEND**
- AS Air Conditioner
 - CDN Cable
 - CO Gas
 - CS Concrete
 - CS2 Concrete
 - CS3 Concrete
 - CS4 Concrete
 - CS5 Concrete
 - CS6 Concrete
 - CS7 Concrete
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 - CS99 Concrete
 - CS100 Concrete

CEMETERY NOTE
There was no observable evidence of cemeteries or burial grounds within the subject property.
UTILITY NOTE
All utilities are underground unless otherwise noted.
The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.
NOTE: DTE has new regulations that may impact development outside their easement or the public right of way. Client shall contact DTE to determine the "New Structures and Power Line" requirements as they may apply to any future building or renovation of a structure. DTE Energy can be contacted at 800-477-4747.



CITY OF GROSSE POINTE WOODS
INTERNAL TRACKING FORM

1. Applicant: _____
2. Request: _____
3. Fee: _____
4. Dispersed as is Appropriate to the Following Departments for Review and Comments with Recommendations:

	<u>Date Dispersed</u>	<u>Date Report Received</u>
BUILDING & ENGINEERING DEPT.	_____	_____
CITY ATTORNEY (If Applicable)	_____	_____
DEPT. OF PUBLIC WORKS	_____	_____
FIRE DEPT.	_____	_____
PLANNING COMMISSION	_____	_____
POLICE DEPT.	_____	_____
COMMUNITY DEV. DEPT. (If Applicable)	_____	_____
COMMENTS:		



Attach a detailed written statement fully explaining your request.

8. Present Use of Property: Vacant

9. Attach an Accurate Drawing of the Site Showing:

- a) Property boundaries
- b) Existing buildings
- c) Unusual physical features of the site or building
- d) Abutting streets
- e) Existing zoning on adjacent properties
- f) Location of buildings on adjacent properties

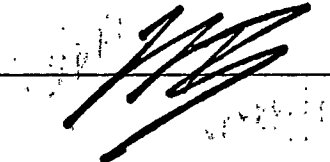
10. Names and Addresses of all other Persons, Firms or Corporations having a Legal or Equitable Interest in the Property:

Applicant must provide lease, purchase agreement or written authorization from Owner.

DECLARATION:

I, the applicant, do hereby declare that I am the owner, or the authorized agent of the owner, of the above, legally described property on which the request is proposed, and that the answers given herein are true to the best of my knowledge. I understand that if the request is granted, I am in no way relieved from all other applicable requirements of the City of Grosse Pointe Woods Zoning Ordinance.

By virtue of my application, I do hereby declare that the appropriate appointed officials and City staff responsible for the review of my application are given permission to visit and inspect the property regarding my petition in order to determine the suitability of the request.

Applicant Signature:  Date: _____

Filing Fee: \$500.00

CITY OF GROSSE POINTE WOODS
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
Phone (313) 343-2440

REZONING APPLICATION

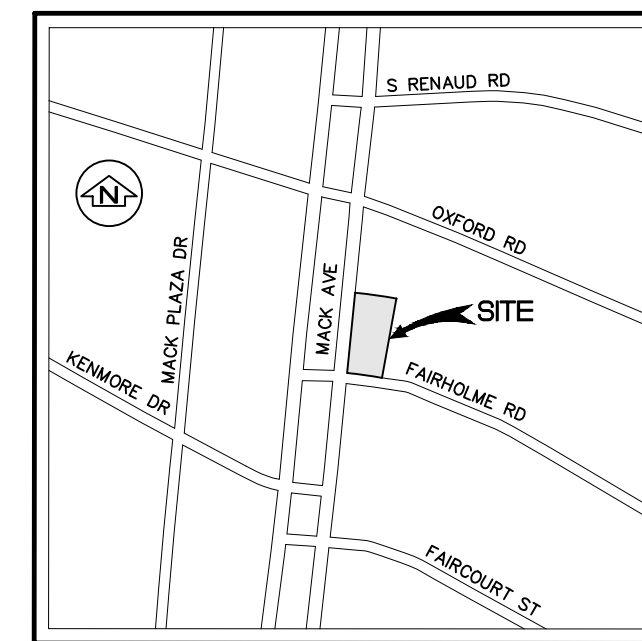
RECEIVED

MAR 01 2024

1. Applicant: Buccellato Development, LLC
- Mailing Address: 20259 Mack Ave. Grosse Pointe Woods, MI 48236
- Street City Zip
- Daytime Phone: (313) 300-7280 Fax: _____
2. Property Owner: Buccellato Development, LLC
- Mailing Address: 20259 Mack Ave. Grosse Pointe Woods, MI 48236
- Daytime Phone: (313) 300-7280 Fax: _____
3. Project Manager: (required) Stucky Vitale Architects
- Mailing Address: 27172 Woodward Ave. Royal Oak, MI. 48067
- Street City Zip
- Daytime Phone: (248) 546-6700 Fax: _____
- Other Phone: _____
4. Address of Property: 20100 Mack Ave. Grosse Pointe Woods, MI.
5. Legal Description of Property: Lot 90, Fairholme No. 1, according to the plat thereof, as recorded in Liber 68 of Plats, Page 84, Wayne County Records.
- (or attach a legal boundary description)
6. Permanent Parcel Number: Tax ID: 40-012-05-0090-000
7. Request: To Rezone From: RO-1 Restricted Office To: C Commercial

For the Following Purpose:

Renovation to an Event space as a Special Land Use under Section 50-4.11
Miscellaneous business establishments of the Zoning Ordinance



LOCATION MAP

LEGAL DESCRIPTION

Land situated in the City of Grosse Pointe Woods, County of Wayne, State of Michigan, described as follows:

Lot 90, Fairholme No. 1, according to the plat thereof, as recorded in Liber 68 of Plats, Page 84, Wayne County Records.

20100 Mack Avenue
Tax ID: 40-012-05-0090-000

BASIS OF BEARING NOTE

The basis of bearing for this survey was established by the aforesaid recorded Plat.

TITLE NOTES

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by making inquiry of persons in possession of the Land.

3. Easements, encumbrances, or claims thereof, not shown by the Public Records.

7. Rights of the public and any governmental unit in any part of the land taken, deeded or used for street, road or highway purposes.

8. Covenants, conditions and restrictions and other provisions as contained in instrument recorded in Liber 5817, Page 351, Wayne County Records. Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable. [LOCATION OF BUILDING SETBACK RESTRICTIONS IS SHOWN].

9. Subject to the easements, restrictions and reservations contained in the Fairholme No. 1 Plat recorded at Liber 68, Page(s) 84, Wayne County Records. [LOCATION OF EASEMENT WITHIN THE SURVEYED LAND IS SHOWN].

10. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.

11. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned Land.

15. Rights of tenants under any unrecorded leases.

ALL EXCEPTIONS SHOWN OR NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. TC13-105243, WITH A COMMITMENT DATE OF 07-29-2022, ISSUED BY TITLE CONNECT.

SITE DATA

Gross Land Area: 6,310 Square Feet or 0.145 Acres.

Zoned: P-1 (Vehicular Parking District)

Building Setbacks:

Front= None
Sides= 20' Parking structure
Rear= None

Max. Building Height permitted: Attendant's shelter-15'; Parking structure-30'

Total Parking: 5 spaces including 0 barrier free (handicap) spaces.

The above setback & height requirements were obtained from the City of Grosse Pointe Woods Zoning Ordinance.

NOTE: The setbacks & height restrictions noted above are for reference purposes only and should not be used for design or construction and should not be used to determine compliance. A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from the City of Grosse Pointe Woods to insure conformity as well as make a final determination of the required building setback & height requirements.

FLOOD HAZARD NOTE

The Property described on this survey is not located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency. The property lies within Map No. 26163C0171F. According to the current available Map Index for Wayne County, Michigan, dated 10-21-2021, Map No. 26163C0171F is not printed and is indicated as being a No Special Flood Hazard Area.

TABLE A NOTES

16: There was no observable evidence of current earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

17: There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.

17: There was no observable evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

18: Improvements within offsite easements or servitudes as provided by the Title Company are shown within 25 feet of the subject land only.

SURVEYOR'S CERTIFICATION

To:

Buccellato Development LLC
Daher B. Rahi and Jeanette Rahi, his wife
Title Connect
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 & 19 of Table A thereof.

The field work was completed on 09-22-2022.

Kevin Christopher Navaroli, P.S.
No. 4001053503
Date of Plat or Map: 10-04-2022
Revised:



DRAWN BY:

A.G.

APPROVED BY:

K.N./R.FRAUS

EMAIL:

rfraus@nfe-engr.com

DATE ISSUED:

10-04-2022

SCALE:

1"=10'

NFE JOB NO.

N216

SHEET NO.

1 of 1

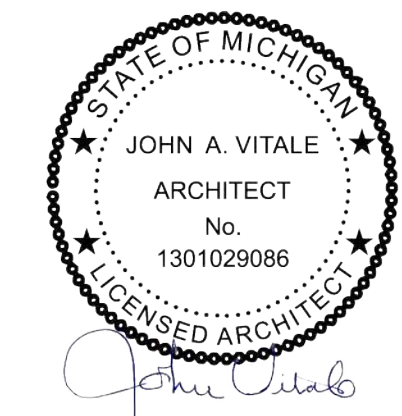




STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MI 48067-0925
P. 248.546.6700
F. 248.546.8454
WWW.STUCKYVITALE.COM

STATEMENT OF INTELLECTUAL PROPERTY:
THE IDEAS, CONCEPTS, DRAWINGS AND THOUGHTS
CONVEYED HEREIN ARE THE INTELLECTUAL
PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET
OF DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE
REPRODUCED, WITHOUT THE WRITTEN CONSENT OF
STUCKY VITALE ARCHITECTS. THIS INFORMATION IS
PROTECTED UNDER U.S. COPYRIGHT LAW, ALL
RIGHTS RESERVED

Consultants:



Project:

FRIENDSHIP FACTORY
20102 MACK AVE,
GROSSE POINTE WOODS,
MI. 48236

Issued for:
OWNER REVIEW 02.16.24

Drawn by:
CRB, JFM, JFN
Checked by:
JAV

Sheet Title:
FLOOR PLAN
SCHEME 1

Project No.:
2024.023

Sheet No.:
A101

DO NOT SCALE DRAWINGS
© 2020 Stucky Vitale Architects

GENERAL FLOOR PLAN NOTES:

- THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK. COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
- ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
- WALL THICKNESS ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
- ALL WOOD, INCLUDING BLOCKING, USED ON THE PROJECT SHALL BE FIRE RETARDANT TREATED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
- PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.
- PROVIDE TRANSITION STRIPS AT EACH CHANGE IN FLOOR FINISH MATERIALS.
- PAINT, PATCH AND REPAIR THE FOLLOWING TO MATCH EXISTING MATERIALS: FLOOR, WALL, AND CEILING SURFACES AS REQUIRED ADJACENT TO AREAS BEING DEMOLISHED. REFER TO DEMOLITION DRAWINGS FOR MORE INFORMATION.
- REINFORCE WALL AND PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL CABINETS AND COUNTERTOPS.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL WALL REINFORCING FOR INSTALLATION OF ACCESSORIES, COAT RACKS, CHART RACKS, CASEWORK, AND OTHER WALL MOUNTED ITEMS.
- CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
- ALL EXPOSED PIPES, DUCTS, AND CONDUIT TO BE PAINTED TO MATCH EXISTING.
- PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 30'-0" O.C. MAXIMUM AND AS INDICATED IN THE CONTRACT DOCUMENTS.
- COORDINATE WITH OWNER'S EQUIPMENT SUPPLIER FOR INSTALLATION REQUIREMENTS / LOCATIONS OF FLOOR / WALL / CEILING MOUNTED ITEMS; I.E. CAMERAS, TV'S, SPEAKERS, SENSORS, SECURITY WIRING, VAULTS, ATM'S.
- CONTRACTOR SHALL CONDUCT A ROUGH ELECTRICAL INSPECTION WITH OWNER, PRIOR TO ENCLOSING WALLS, FOR THE PURPOSE OF CONFIRMING ALL J-BOX LOCATIONS FOR POWER, DATA, VOICE, SWITCH, THERMOSTAT, ETC.
- CONTRACTOR TO FILL ANY AND ALL EQUIPMENT PENETRATIONS OR DEPRESSIONS INTO OR THROUGH THE EXISTING SLAB THAT WILL NOT BE UTILIZED TO FEED NEW EQUIPMENT (I.E. ABANDONED FLOOR CORES, IMPRESSION FROM PREVIOUS EQUIPMENT FLOOR PLATE REMOVAL). PENETRATIONS SHALL BE FILLED WITH NON-SHRINK GROUT. THE SIDES OF ANY EXISTING OPENINGS SHALL BE MODIFIED/TAPERED SO THAT THEY ARE WIDER AT THE TOP THAN AT THE BOTTOM. FOR LARGE OPENINGS, PROVIDE ONE (1) #5 BAR 2" UP FROM BOTTOM OF HOLE.
- A TACTILE SIGN STATING 'EXIT' AND COMPLYING WITH ICC-A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN 'AREA OF REFUGE', AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY, AND THE EXIT DISCHARGE.
- PROVIDE PERMANENT MIN 3-INCH HIGH CONTRASTING COLOR MARKING AND IDENTIFICATION AT ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS WITHIN 15 FEET AT THE END OF EACH WALL, AND NOT EXCEEDING 30 FEET MAXIMUM HORIZONTAL INTERVALS, MINIMUM 2 LOCATIONS EACH WALL. TYPICAL FOR ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING, OR ATTIC SPACES PER CODE (MBC 703.7)

FLOOR PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- NEW MILLWORK COUNTER
- NEW CLOTHING RACKS
- NEW CHANGING ROOM BENCH
- NEW MOP SINK
- NEW PHOTO BOOTH CURTIAN

PROJECT DATA:

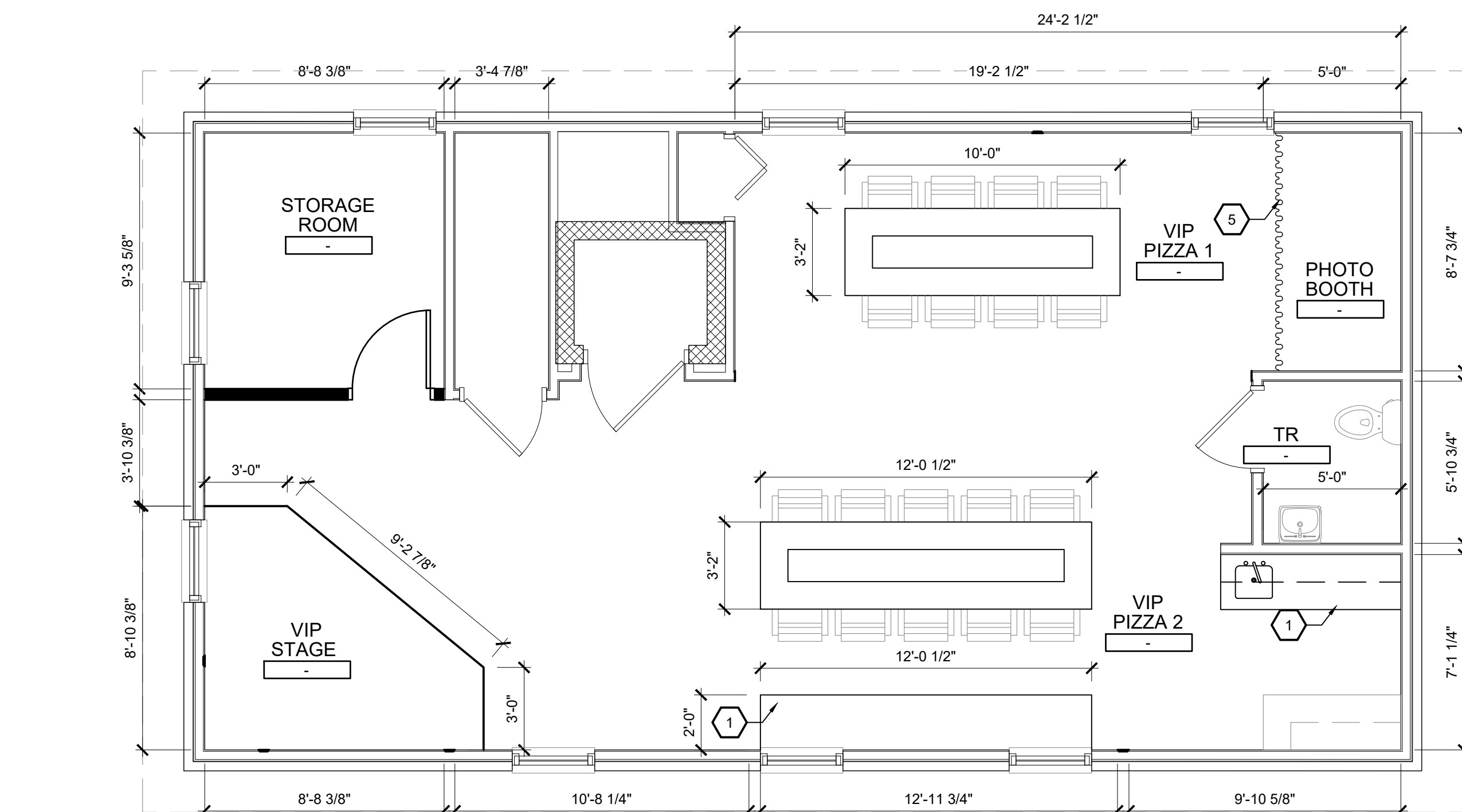
BUILDING CODE AUTHORITY:
CITY OF GROSSE POINTE WOODS

PROJECT AREA:
EXISTING BUILDING FOOTPRINT = 1,075 GSF

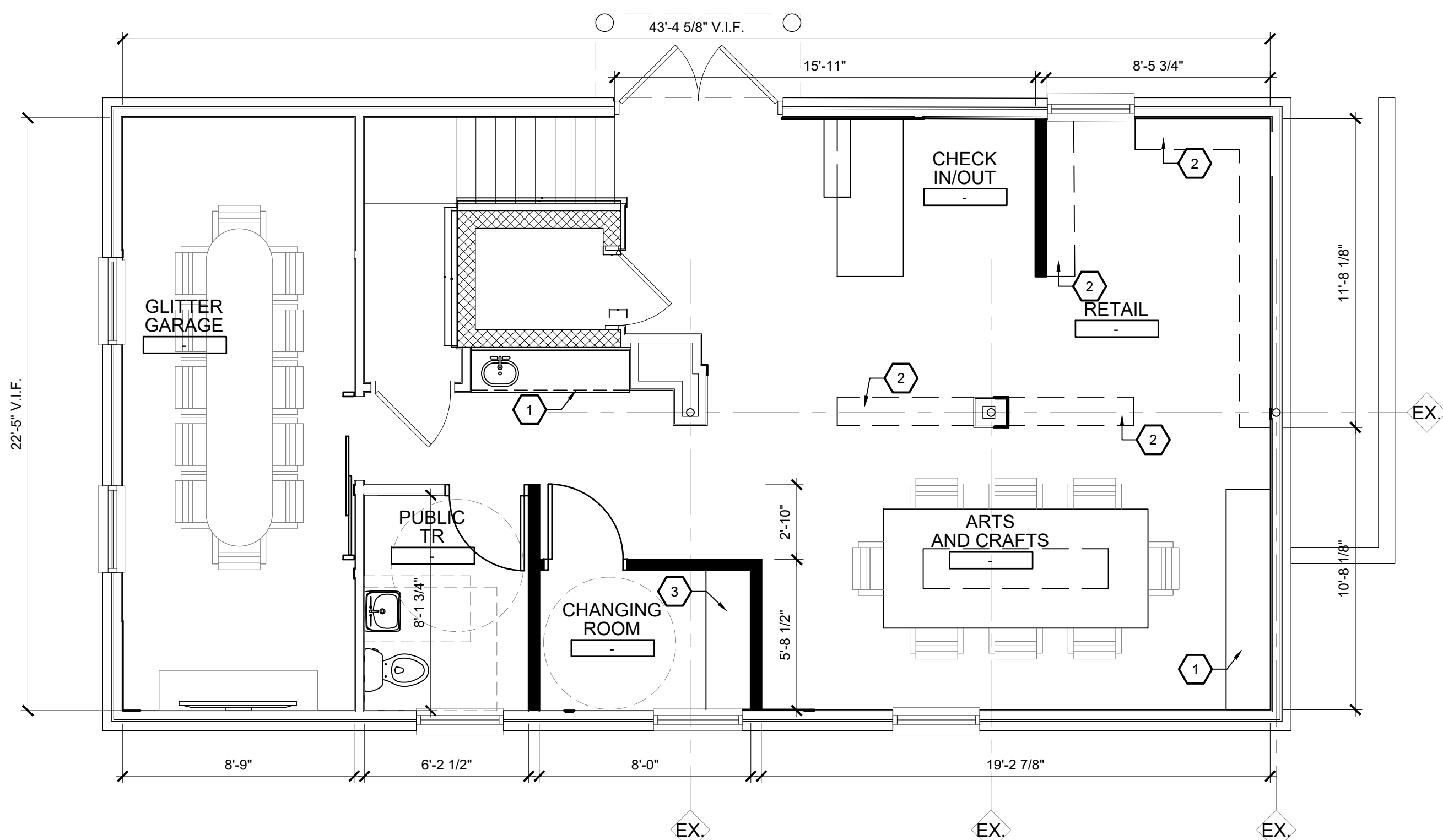
RENTABLE* SQUARE FOOTAGE:

EXISTING UPPER LEVEL = 889 SF
EXISTING GROUND LEVEL = 879 SF
EXISTING LOWER LEVEL = 883 SF

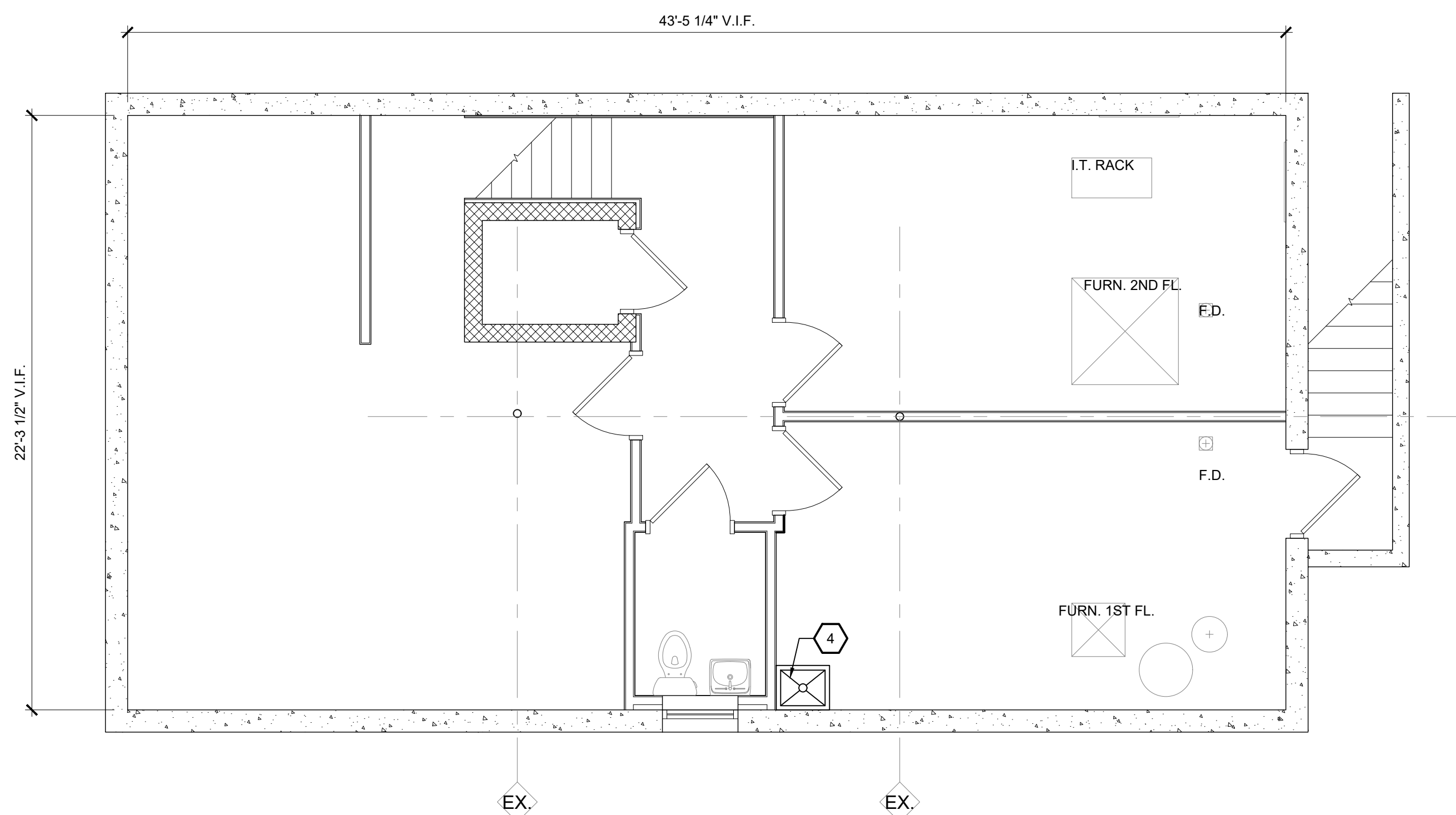
*NET SQUARE FOOTAGE, NOT INCLUDING EXISTING
STAIR & ELEVATOR



FLOOR PLAN - UPPER LEVEL
SCALE: 1/4" = 1'-0"
CONCEPT 1



FLOOR PLAN - GROUND LEVEL
SCALE: 1/4" = 1'-0"
CONCEPT 1



FLOOR PLAN - LOWER LEVEL
SCALE: 1/4" = 1'-0"
CONCEPT 1

CITY OF GROSSE POINTE WOODS
Building Department
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
(313) 343-2426

SITE PLAN REVIEW

COMMERCIAL – Zoned As – Please Check One:

() C – Commercial Business (x) RO-1 – Restricted Office () P-1 – Vehicular Parking
() CF – Community Facilities () C-2 – High Intensity City Ctr

Property Owner Name: Buccellato Development, LLC Date: 03.01.2024

GPW Property Address: 20100 Mack Ave. Grosse Pointe Woods, MI.

Telephone #: Work (313) 300-7280 Home: _____

Contractor/Applicant Name: Stucky Vitale Architects

Telephone # (248) 546-6700 Mobile Phone # _____ Fax # _____

Contractor/Applicant Address: 27172 Woodward Ave. Royal Oak, MI. 48067 e-mail: jvitale@stuckyvitale.com

MI Builder's License #: _____ MI Driver's License #: _____

Nature of Proposed Work:

Interior renovation and re-occupancy of an existing unoccupied office building to an event space "Friendship Factory".

Buccellato Development, LLC Address: 20259 Mack Ave. Grosse Pointe Woods, MI 48236

Value of Construction \$ 85,000

Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

Applicant Signature: _____

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

#50-7.10	Special Land Use PC Fee:	\$ 250	
	PC Site Plan Review Fee:	\$ 350	
	Deposit – Est. Costs Incurred by the City:	\$ 400	
	PC APPLICATION FEE DUE:		\$ 1,000

Date Received: _____ Name: _____

MCKENNA

Memorandum on Zoning Ordinance Amendment

TO: Grosse Pointe Woods Planning Commission
FROM: Brigitte Wolf, AICP
SUBJECT: Zoning Ordinance Amendments – Temporary Dumpster at Residential Properties
DATE: March 22, 2024

As the Zoning Ordinance is now, there is a provision regulating personal storage units in all districts, including residential districts; however, there is no mention of dumpsters. Temporary use of dumpsters are necessary for home renovation projects or in other instances. Given this, City Administration, the City Attorney, and the Building Department have proposed revisions, shown on the following pages, to Section 50-4.27. The Building Official will be present for any questions during the meeting. Pending any comments brought forth in the public hearing, we recommend making a positive recommendation to Council to adopt the revisions proposed.

ZONING ORDINANCE LANGUAGE – PORTABLE STORAGE UNITS

Current Requirements (Section 50-4.27)

A currently written, personal storage units includes the following and does not mention dumpsters or dumpster trailers:

Personal storage units (“PSU” also commercially known as “pods”) are prohibited in all zoning districts unless all of the following conditions are met:

A. A permit must first be obtained from the building official. Only one 30 day permit shall be granted for each property owner per calendar year. The permit may be issued for 30 consecutive or nonconsecutive days. In the event the permit is granted, a \$25.00 fee shall be charged. The fee amount is subject to amendment by council resolution.

B. The location will be determined by the building official. The building official will first determine whether it is possible for the PSU to be located in the backyard of the property or behind the front setback. In making such determination, the building official will take into consideration access to the property for residential, construction and emergency vehicles and other criteria. If the building official makes a determination that a location behind the front yard setback is not feasible, then the PSU may be placed on the driveway or in front of the home.

C. The PSU shall not contain any hazardous waste, flammable materials, or other materials which in the opinion of the building official or fire marshal are likely to constitute a hazard. Acceptance of the permit on behalf of the property owner constitutes consent to search the PSU at any time.

Revision Included in Section 50-4.27

The proposed revisions are included on the following pages.

CITY OF GROSSE POINTE WOODS
WAYNE COUNTY, MICHIGAN

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GROSSE POINTE WOODS, CHAPTER 50 – ZONING, SECTION 50-4.27 PORTABLE STORAGE UNITS TO INCLUDE REGULATIONS FOR DUMPSTERS, AND TO PROVIDE FOR REPEALER, SEVERABILITY AND EFFECTIVE DATE.

THE CITY OF GROSSE POINTE WOODS ORDAINS:

Section 1. The City of Grosse Pointe Woods Code of Ordinances, Chapter 50 – Zoning, Section 50-4.27 Portable Storage Units, is hereby amended to include regulations of dumpster as follows:

50.4.27 Portable Storage Units/Dumpsters

Personal storage units (“PSU” also commercially known as “pods”), dumpsters, dumpster trailers, and other large waste disposal containers are prohibited in all zoning districts, unless all of the following conditions are met:

* * *

- B. The location will be determined by the building official. The building official will first determine whether it is possible for the PSU, dumpster, dumpster trailer, or other large waste disposal container to be located in the backyard of the property or behind the front setback. In making such determination, the building official will take into consideration access to the property for residential, construction and emergency vehicles and other criteria. If the building official makes a determination that a location behind the front yard setback is not feasible, then the PSU, dumpster, dumpster trailer, or other large waste disposal container may be placed on the driveway or in the front of the home.
- C. The PSU, dumpster, dumpster trailer, or other large waste disposal container shall not contain any hazardous waste, flammable materials, or other materials which in the opinion of the building official or fire marshal are likely to constitute a hazard. Acceptance of the permit on behalf of the property owner constitutes consent to search the PSU, dumpster, dumpster trailer, or other large waste disposal container at any time.

Section 2. Repealer Clause. Any ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. Validity and Severability. Should any portion of this Ordinance be found invalid for any reason, such a holding shall not be construed as affecting the validity of the remaining portions of the Ordinance.

Section 4. Effective Date. This Ordinance shall be effective twenty (20) days from and after its adoption by the City of Grosse Pointe Woods City Council.

AYES _____

NAYS _____

ABSENT _____

Arthur W. Bryant, Mayor

Attested:

Paul Antolin, City Clerk

CERTIFICATION OF CLERK

I, Paul Antolin, City Clerk of the City of Grosse Pointe Woods, Wayne County, Michigan, do hereby certify that Ordinance No. _____ was adopted by the City Council of Grosse Pointe Woods, assembled in regular session on February ____, 2024. Said Ordinance was posted in the following places:

Notice of said posting was published in _____ (*insert newspaper*) on February ____, 2024.

Paul Antolin, City Clerk

First Reading: _____

Proposed Second Reading: _____

Published by Title: _____

Adopted: _____

Effective: _____

Published Final: _____

50-4.25 Public and semipublic buildings, places of worship and schools

The height of public or semipublic buildings, churches or schools shall not in any case exceed 55 feet. If the height of any such building exceeds the height allowed in the district concerned, then any such building shall be set back from all lot lines not less than one foot in addition to the required yard dimensions for each foot such building exceeds the height allowed in the district concerned.

50-4.26 State-licensed residential facilities

Notwithstanding any other section in this chapter, a state-licensed residential facility shall be considered a residential use of property and a permitted use in all residential zones, including those zoned for single-family dwellings, when required by the Michigan zoning enabling act, Public Act No. 110 of 2006 (MCL 125.3101 et seq.).

50-4.27 Portable storage units

Personal storage units ("PSU" also commercially known as "pods") are prohibited in all zoning districts unless all of the following conditions are met:

- A. A permit must first be obtained from the building official. Only one 30 day permit shall be granted for each property owner per calendar year. The permit may be issued for 30 consecutive or nonconsecutive days. In the event the permit is granted, a \$25.00 fee shall be charged. The fee amount is subject to amendment by council resolution.
- B. The location will be determined by the building official. The building official will first determine whether it is possible for the PSU to be located in the backyard of the property or behind the front setback. In making such determination, the building official will take into consideration access to the property for residential, construction and emergency vehicles and other criteria. If the building official makes a determination that a location behind the front yard setback is not feasible, then the PSU may be placed on the driveway or in front of the home.
- C. The PSU shall not contain any hazardous waste, flammable materials, or other materials which in the opinion of the building official or fire marshal are likely to constitute a hazard. Acceptance of the permit on behalf of the property owner constitutes consent to search the PSU at any time.

MCKENNA

March 22, 2024

Planning Commission
City of Grosse Pointe Woods
20025 Mack Plaza Dr
Grosse Pointe Woods, MI 48236

SUBJECT: 20419 MACK AVENUE (BEAUTILOFTS) SITE PLAN REVIEW #1 AND VARIANCE REQUEST

Parcel ID: 400-07-0400-09000, Acres: 0.14
Site Plan Review #1
Zoning: C , Commercial Business District
Applicant: Lauren Falzone, Property Owner

Dear Commissioners:

At the January Planning Commission meeting, we reviewed the site plan for business and address listed above. The application submitted by Lauren Falzone, property owner of 20419 Mack Avenue, is for an interior renovation and parking variance request to allow for a complete interior build-out of an existing vacant retail lease space to include 15 salon-like rooms as well as a laundry and break room, waiting area, and restrooms. While the proposed business type complies with the zoning of this property, the proposed intensity of the use does not comply with the off-street parking requirements set in Section 50-5.3 of the zoning ordinance.

Based upon the request of the Commission, the review was tabled until this month to offer an opportunity for the applicant to pursue a shared parking agreement with a property within 500 feet. The applicant has been unsuccessful in solidifying the agreement with a property the permitted distance.

During this time, the City Attorney provided an opinion on the business licensing and review of this applicant, these include:

- Each tenant must obtain their own business license.
- To alleviate concerns that the rooms may not remain as beauty parlors or related businesses, the Planning Commission should include this as a condition of approval. For instance, it can be approved for *health, beauty or wellness services only*.
- In terms of off-street parking requirements, the space [building] should be treated as one unit for parking calculation. This is consistent with the language of the Zoning Ordinance that provide for "Beauty parlors, or related businesses..."

Upon review of the proposed plan compared to the applicable ordinance standards, we offer the following comments for your review. Items that do not comply or require additional information are in **bold and underlined**. Planning Commission must determine what is feasible for this location and to what extent a parking waiver is suitable.

PLAN DETAILS

No changes will be made to the building footprint or the exterior of the building. Drawings of the proposed interior renovation and the parking and dumpster layout were submitted along with the application. The applicant proposes to sub-divide the building of 3,260 square feet into 15 rooms ranging from about 100 SF to 159.06 SF. The rooms are to be rented out to an independent beauty-related service providers that assists customers on-site, each service provider chooses their own schedule, it is not coordinated by the facility.



Figure A: Site Plan, Parking and Dumpster Layout

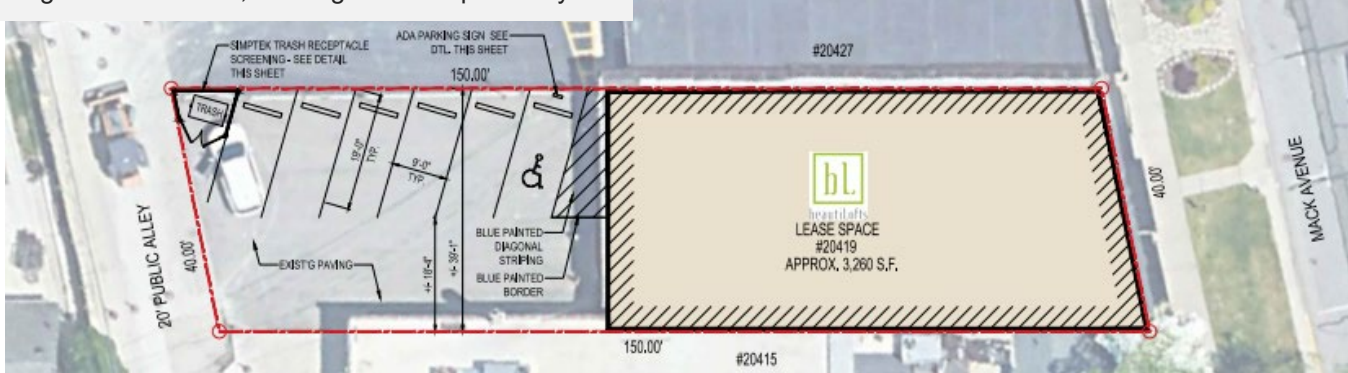
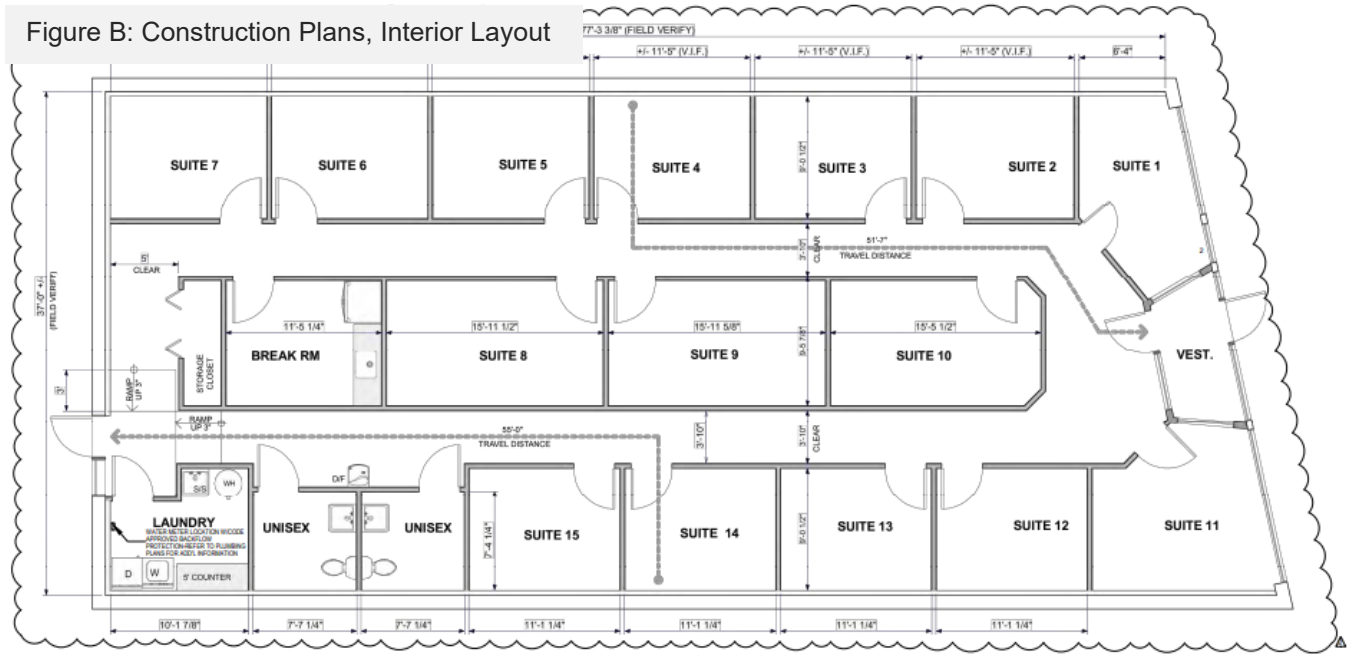


Figure B: Construction Plans, Interior Layout



RECOMMENDATION

The intensity of the proposed use is dependent upon off-street parking. Based on the analysis in this review, it is recommended that 11 interior service units be approved as an intensity that can be accommodated at this location and that the floor-plan be modified and resubmitted for administrative review. This would entail a parking waiver of two (2) off-street parking spaces.

Planning Commission should consider whether they find additional evidence to support more interior units based on this review letter, their understanding of the site's context, and additional information provided by the applicant during the meeting. If there is evidence to support a waiver greater than 2 off street parking spaces, the applicant would be allowed to proceed with a greater quantity of interior units.

If the commission does find a parking waiver suitable, Planning Commission may schedule a public hearing to consider a parking waiver of the amount they decide is a suitable allowance.

If you have further questions, please do not hesitate to contact me.

Respectfully submitted,

MCKENNA



Brigitte Wolf, AICP
Assistant Planner

Site Plan Review

LANDSCAPING AND SCREENING (SEC. 50-6.1)

Visually unattractive structures (e.g., transformers, generators, utility cabinets, mechanical equipment and similar structures or equipment) shall be screened with either landscaping, fencing or walls. The planning commission may require additional landscaping fences or walls in accordance with the standards and intent of this section and Chapter 50, Article 7 - Administration and Enforcement.

Findings: To screen the dumpster, located at the rear property line in the northwest corner, the applicant proposes gray eco-stone paneled fence at 6 feet high. While the color does vary from the rear exterior of the principal structure, it does align with the pre-approved historical colors for commercial exteriors.

The positioning of the dumpster and its enclosure is not ideal as it blocks the clear vision triangle for vehicle exiting and entering the parking in the rear of the buildings for this property and adjacent properties; however, given the layout and the dimensions of the lot this is the only feasible placement. The Department of Public Works does not expect any issues so long so as there is not an encroachment of the alley.

PARKING AND LOADING (SEC. 50-5.3)

Beauty parlors, or related businesses, require three spaces for each of the first two beauty or barber chairs, and 1.5 spaces for each additional chair.

Six (6) off-street parking spaces are provided in the rear of the building, accessed by the alley. The dimensions of the parking spaces are 9' by 19', angled at 54 to 74 degrees, with a 18'4" maneuvering lane. The following table below shows a breakdown of the number of parking spaces required for the proposed renovation of an existing building. Given that this is an existing structure and the total area of the structure remains unchanged, the off-street parking must only conform to at least 50 percent of the requirements listed above.

Additionally, "when units or measurements determining the number of required parking spaces result in a requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space."

Table 1. Off-street parking required for the number of chairs for service

Number of Chairs for Service	Number of Off-Street Parking Spaces Provided	Number of Off-Street Parking Spaces Required	Number of Deficient Off-Street Parking Spaces	Number of On-Street Parking (9 total along Mack on this block)
9	6	11 @ 50% = 6 6 off-street parking spaces are provided in the rear.	0	2
11	6	17 @ 50% = 8	2	2 spaces spanning the building frontage
12	6	18 @ 50% = 9	3	The space in front of their building + 1 additional on-

				street parking space.
13	6	20 @ 50% = 10	4	Would utilize 44% of the block's on-street parking
15	6	$((13 \times 1.5) + 3)/2 = 11$ This is the required amount of off-street for occupancy of an existing building with 15 service units.	5	Would utilize the majority of the on-street parking on the block.
18	6	$((16 \times 1.5) + 3)/2 = 13$ This is the required amount of off-street for occupancy of an existing building with 15 service units and 18 chairs.	7	Would utilize the majority of the on-street parking on the block.

To proceed with a parking waiver, the following stipulations are now adopted and must be followed:

Proof from Applicant. *In order for the Zoning Administrator or Planning Commission to waive off-street parking requirements, the applicant must demonstrate that the required amount of parking spaces is excessive based on the needs of the proposed use or that the site cannot physically accommodate the required number of parking spaces.*

Process. *If the parking space reduction is more than 10% of the total site parking, then a public hearing is required. Planning Commission has final authority over granting parking waivers.*

Findings: In considering the context of the site, the provided off-street parking, and on-street parking, there is conclusive evidence to support 11 interior units. There is insufficient parking to support the proposed 15 interior units. **However, Planning Commission should consider whether they find additional evidence to support more interior units based on this review letter, their understanding of the site's context, the business model and additional reasoning provided by the applicant during the meeting.**

SIGNS

Chapter 32 of the City's Code of Ordinance concerns signage.

Findings: Any exterior signage must undergo separate administrative review and approval.

LIGHTING

Outside security lighting means any electrically operated light, except incandescent lights without a reflecting surface and not exceeding 150 watts, mounted, or installed on the exterior of any building or on or upon any exterior object located upon a property or parcel of real estate within any residential district of the city.

Findings: Lighting details have not been provided, no changes are proposed at this time.

Memorandum on Proposed Uses to Permit

TO: Grosse Pointe Woods Planning Commission
FROM: Brigitte Wolf, AICP
SUBJECT: Zoning Ordinance Amendment Discussion – Permanent Makeup as Accessory Use
DATE: March 22, 2024

In the past couple of months, there have been multiple inquiries for businesses to offer micropigmentation / permanent makeup services. These services have become increasingly popular for medical and cosmetic reasons; however, our zoning ordinance does not list this as a permitted use. This memorandum includes further explanation of the proposed service and language to consider permitting this service as an **accessory use** to salons.

WHAT ARE PERMANENT MAKEUP SERVICES?

Micropigmentation, also known as permanent makeup, permanent cosmetics, or cosmetic tattooing and entails adding coloring to the skin, commonly applied to eyebrows, eyelashes, eyelids, and lips. The service is to address loss of color on the skin or facial hair, either naturally or for medical reasons, or seek to improve scars. Similarly, *microblading* is a similar service and is considered a semi-permanent form of cosmetic tattooing that uses a blade-shaped tool with micro-needles to deposit pigments of brow-like color into the skin.

Additional medical reasons for seeking this service are for people with conditions that make it difficult to apply makeup themselves, such as those with severe arthritis, multiple sclerosis, Parkinson's disease, or poor eyesight.

Per state policy, these services require a body art facility license. [Public Act 375](#), which was enacted in December of 2010, indicates that individuals shall not tattoo, brand, microblade, or perform body piercing on another individual unless that tattooing, branding, microblading, or body piercing occurs at a body art facility licensed by the Michigan Department of Health and Human Services (MDHHS).

The “procedure” is conducted in a salon or office setting and uses a pen-like instrument or standard tattoo gun. In some cases, it involves topical anesthetics to numb the skin.

ZONING ORDINANCE LANGUAGE – PERMANENT MAKEUP

Proposed Definition

Micropigmentation or microblading is the practice of placing ink or other pigment into the skin or mucosa by the aid of needles or any other instrument used to puncture a person's skin for the purpose of permanent cosmetic restoration or enhancement of the epidermis for re-pigmentation. This category of services does not include other forms of body art such as body piercing or the adornment of the body with letters, images, drawings, or other illustrations. The use is also commonly known as permanent makeup, permanent cosmetics, cosmetic tattooing, dermal implantation, microstroking, eyebrow embroidery, and long-time/long lasting makeup.

Proposed Amendment

This would be proposed as an accessory use to salons and/or medical offices in the C Commercial and RO-1 Restricted Office District. This would allow for micropigmentation to be performed as a subset of beauty shop services, but not as a standalone primary use.

Accessory use is defined as the following:

Accessory Use. A use of land or of a building or portion thereof conducted in conjunction with another principal use which is clearly incidental and commonly associated and related to the principal activity that takes place and (except in the case of accessory off-street parking spaces or loading) is located on the same lot with such principal use. Examples of Accessory Uses are Carports, Fences, Garages, Garden Sheds, Swimming Pools, Growing of Crops, Home Occupation, Keep of Chickens, Satellite Dishes, Solar Energy System, Wind Energy System.

Revisions would be adding a definition and including in the land use table, under Accessory Uses.

Memorandum: Exterior Lighting

TO: Grosse Pointe Woods Planning Commission
FROM: Brigitte Smith Wolf, AICP
SUBJECT: Exterior Lighting Requirements to Consider
DATE: March 22, 2024

This memorandum is to provide an overview of considerations to make in regards to regulating exterior lighting as well as a summary of current lumen levels along the Mack Avenue Corridor.

DEFINITIONS:

Lumens – A measurement of light emitted by a source. It can be LED, fluorescent, halogen or incandescent. Also known as “brightness” or “light output.” Reference point: A standard 100-watt incandescent light bulb produces about 1,500 – 1,700 lumens.

Footcandles – A unit of illumination: defined as one lumen per square foot.

CURRENT LIGHTING LEVELS

Footcandle measurements were taken along the corridor at several commercial properties along Mack Avenue, here are the findings (averages; RC = footcandle):

- Street lights at boulevard = 1 FC
- Ornamental post lights at boulevard = 5 FC
- US/American Mattress
 - 9 FC at corner of Mack and Huntington.
 - 9 to 15 FC along the Mack Ave. sidewalk.
 - Many hundreds of FC with the meter situated below the wall sconces; bottoms of sconces roughly 5-feet above the sidewalk.
- Crispelli = 15 FC along sidewalk, just as US Mattresses.
- Bucharest Grill (These have changed not, since the Building Department had the facility include further shielding to the exterior parking lot lights.)
 - 12 FC along sidewalk.
 - 27 FC along building at parking lot.
 - 8 FC away from building at parking lot.
 - 0.7 FC at sidewalk along Torrey and near the parking lot entrance.

- The parking lot light fixtures needed to be shielded as the define the very definition of “light trespassing”. From the Torrey sidewalk/street, people should not be able to look directly at the fixtures themselves. Added shields have been required to be added to address this, while still allowing for the parking lot to be lit properly.
- A nearby corner gas station averaged 5 FC along the outside edges of the pumps, and 20 FC directly beneath the canopy covering the cars and pumps.
- Much of the business corridor lighting at other cities our Building Official has tested were well below the 13 FC average of the readings taken on Mack between Torrey and Huntington.
- The three parking lots recently tested at the City of Berkley yielded high averages of 10 FC and low of 5 FC with 1 FC along the sidewalks.

ZONING ORDINANCE STANDARDS

Section 50-6.1. Site Plan G. Preparation and contents of site plan does allow for the Building Department or Planning Commission to request a more detailed lighting plan and/or photometric study to assure adequate protection of surrounding properties.

Inclusion of the following should be considered in the Zoning Ordinance:

- 1) *Regulating Illumination Levels by Footcandles.* Existing and proposed lights may not exceed the following maximum intensity levels (measured at a height of 5-feet above grade).

Location/Use	Maximum Level of Illumination (footcandles “fc”)
Overall average for the site	5.0 fc
At any point within the site or from the public right-of-way along the front facade	10.0 fc
At rear property line and from centerline of Mack Ave.	0.5 fc
Gas Station (under canopy only)	20.0 fc

- 2) *Shielding.* All exterior lighting, excluding accent lighting in residential districts, must be fully cut off and shielded so the surface of the source of the light is not visible, and is directed downward and shielded away from adjacent properties, with particular consideration to protecting residential uses.
- 3) *Non-Essential Lighting.* Non-essential lighting must be turned off after business hours, except for the minimum necessary security lighting. The use of a motion detector or other automatic timing system of security lighting is encouraged.
- 4) *Consistent Fixtures.* The type and design of lighting must be consistent throughout a site.
- 5) *Impact.* Lighting must be arranged so as to not adversely affect driver visibility on rights-of-way.
- 6) *Decorative Lighting.* Buildings within the C and C-F districts must feature decorative lighting on all façades which face the public right-of-way or residentially zoned or used property. Wall pack type lighting is prohibited.
- 7) *Gas Station Lighting.* Lighting under gas station canopies is limited to fully recessed lighting fixtures.
- 8) *Exempt Lighting.* The following are exempt from the requirements of this Article:

- a. Required exit signs and safety lights for stairs and ramps.
 - b. Temporary holiday lights (provided that such lighting is installed no more than 60-days prior to, and 30days following, the holiday such decorations represent).
 - c. Lights required by the Federal Aviation Administration, or other federal or state agency.
 - d. Interior lights.
 - e. Temporary lights necessary for construction or emergencies.
- 9) *Prohibited Lighting.* The following lights are prohibited:
- a. Rope lights (including neon, except when used in outlined tubing signs) around and within window and door openings.
 - b. Aerial lasers and/or “searchlight” style lights.
 - c. Flashing, moving, or intermittent lights (including lighting that changes colors).
 - d. Other intense lights, defined as having a light source exceeding 4,000 lumens per fixture.
- 10) *Special Exception Lighting.*
- a. Lighting systems not complying with the requirements of this Article, but consistent with its intent, may be considered by the Planning Commission, subject to special land use approval. This includes instances of: a) Sport fields and stadiums. b) Public monuments, public buildings, government facilities, and religious institutions. c) Any other lighting application determined to be appropriate by the Planning Commission. 2)
 - b. The Planning Commission must find that the proposed lighting will not create unwarranted glare, sky glow, or light trespass. The applicant must demonstrate that every reasonable effort has been made to mitigate obtrusive light and artificial sky glow, supported by a signed statement from a registered engineer or by a lighting certified professional describing the mitigation measures.

CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT REPORT

TO: PLANNING COMMISSION

FROM: KARSON CLAUSSEN, BUILDING OFFICIAL

DATE: MARCH 26, 2024

SUBJECT: BUILDING DEPARTMENT REPORT, MARCH 2024

This past month, High 10 Personal Training at 19853 Mack, Ste. 102 and Crispelli’s at 19852 Mack received their respective Certificate of Occupancies.

A tenant build-out application was received for Team Wellness Center, a medical office at 20916 Mack.

The building permit for the addition at Crossepointe Christian Church was issued with a construction value of \$800,000.

An Occupancy application was received for Laid by Laisha, a new salon, at 19463 Mack and for GBC Autism Center at 20535 Mack.

The open hole inspection was approved for the demolition of the Grosse Pointe Equestrian Center. The project will still need a final inspection.

A permit was issued for the addition at 762 Sunningdale with a construction value of \$153,500.

A pool permit was issued for 879 Sunningdale with a construction value of \$100,000.

A wall sign permit was issued to The Family Barbershop at 19865 Mack. The sign will be non-illuminated.

Two wall signs were issued to Allen Industries for the project at Auto Club of America at 21304 Mack. One sign will be illuminated.

A roof permit was issued to Kanga Roof for 19767 Mack, Da Edoardo. The construction value is \$57,176. Kanga Roof also was issued a permit to replace the roof at the Grosse Pointe Woods pump station at 1266 Torrey Rd. The construction value of that project is \$23,395.

Bucharest Grill addressed the parking lot lighting enforcement issue and are now in compliance regarding that matter.

Looking Ahead: 2024 Work Plan

In addition to adopting the **Master Plan** and working to **actualize the goals and objectives** in it, the following are additional projects for the Planning Department and Commission to accomplish in 2024:

Task	Lead	Involved	Priority
Ordinance Text Amendments Expand uses, multiple uses, mixed uses, expanded dining (outdoor + rooftop) and add modern lighting standards to the ZO. Incorporate changes listed in the new Master Plan once adopted.	Planner, Building Official	Planning Commission, City Manager, City Council, Building Official	High
Zoning Map Amendments Evaluate and consider amendments to the zoning map based on the final Future Land Use Map in the Master Plan.	Planner	Planning Commission, City Manager, City Council, Building Official	Medium
Residential Development Standards Prepare design guidelines and development standards for residential properties. Address concerns first floor elevations, grading, etc.	Building, Planning	Planning Commission, City Manager, City Council	Medium
Social District Based on feedback received from the Planning Commission in 2023, the City will work with the business community to launch a pilot social district.	Planner	City Manager, Council, DPW, Avenue of the Woods, Class C Licensed Businesses	High
Parking Analysis Understand current parking usage to identify areas of need for greater parking (municipal lots) and zoning ordinance text amendments.	Planner, Building, Engineer	Planning Commission, City Manager, City Council	High
EV Installation Conduct an analysis of land use and parking demand to strategically place EV chargers and types to support business activity and stimulate economic opportunities in the City.	City Manager, Planner, Building	Building, Engineer, DTE, City Council	Medium
Parks and Recreation Planning Long term planning for parks and recreation services: gauge public interest and needs in parks and recreation services.	Planner, Recreation Department	Recreation and DPW Dept., GPW Foundation, City Council	Medium
Crosswalks and Multi-modal Transportation Opportunities Evaluate and work with the county to implement mid-block crosswalks and identify active transportation (bike/scooter) pathways.	Planner, City Manager	Planning Commission, City Council, DPW, Wayne County Commission	High

Eastern Wayne County Planning Conference

Based on feedback from the Planning Commission during the Master Plan process, McKenna has been planning an event for Planning Commissioners and staff in Eastern Wayne County communities to foster greater regional collaboration. Regional and state planning entities such as SEMCOG and MEDC will also participate in the event, which is planned for May or June 2024.

Joint Planning Commission and City Council Roundtable

Maintain communication channels between City Council and Planning Commission by attending a joint roundtable session to discuss ongoing planning priorities and issues is important. It is especially important as we implement the Master Plan to ensure priorities between the entities align.

Looking Ahead: 2024 Work Plan Revised

In addition to adopting the **Master Plan** and working to **actualize the goals and objectives** in it, the following are additional projects for the Planning Department and Commission to accomplish in 2024:

Task	Lead	Involved	Priority
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Zoning Map Amendments Evaluate and consider amendments to the zoning map based on the final Future Land Use Map in the Master Plan.	Planner	Planning Commission, City Manager, City Council, Building Official	Medium
Social District Based on feedback received from the Planning Commission in 2023, the City will work with the business community to launch a pilot social district.	Planner	City Manager, Council, DPW, Avenue of the Woods, Class C Licensed Businesses	High

Additional Activities:

Eastern Wayne County Planning Conference

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