



CITY OF GROSSE POINTE WOODS
PLANNING COMMISSION AGENDA
Tuesday, January 23, 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. ACCEPTANCE OF AGENDA**
- 5. RECOGNITION OF COUNCIL REPRESENTATIVE/s**
- 6. RECEIPT OF FINAL APPROVED MINUTES**
 - A. Planning Commission Meeting – December 12, 2023
- 7. DISCUSSION OF MASTER PLAN**
- 8. DISCUSSION OF PERMITTED USES IN THE ORDINANCE**
 - A. Home Occupation
 - B. Mixed Occupancy along Mack Avenue
 - C. Outdoor Cafes
 - D. Rooftop Dining
- 9. BUILDING OFFICIAL'S MONTHLY REPORT**
 - A. Building Department Report – January 2024
- 10. COUNCIL REPORT/s**
 - A. January 8 & 22 – McNelis
 - B. Next Month: February 5 – O'Keefe
- 11. INFORMATION ONLY**
- 12. NEW BUSINESS**
 - A. Consider site plan approval for Churchill's Cigar Lounge at 19271 Mack Avenue for year-around outdoor dining.
 - B. Consider site plan approval for BeautiLofts at 20419 Mack Avenue.
 - C. Review by-laws for annual adoption.
 - D. Host election of officers: Chair and Vice Chair.



CITY OF GROSSE POINTE WOODS
PLANNING COMMISSION AGENDA
Tuesday, January 23, 2024 at 7:00 PM

- 13. OLD BUSINESS**
- 14. PUBLIC COMMENT**
- 15. ADJOURNMENT**

The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or call the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2440 or Telecommunications Device for the Deaf (TDD) 313 343-9249.

MINUTES OF THE REGULAR **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **DECEMBER 12, 2023**, IN THE COUNCIL-COURT ROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA, GROSSE POINTE WOODS, MICHIGAN.

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

Roll Call: Chair Gerhart
Commission Members: Fuller, Gilezan, McNelis, O'Keefe, Vitale
Absent: Bailey, Fenton (on leave of absence), Hamborsky
Also Present: City Planner, Brigitte Wolf
Recording Secretary Miotto
Council Member Vaughn

MOTION by Fuller, seconded by McNelis, to excuse Commission Members Bailey and Hamborsky from attendance at tonight's meeting.

Motion carried by the following vote:

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

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

MOTION by Gilezan, seconded by McNelis, that tonight's agenda be received and placed on file.

Motion carried by the following vote:

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

MOTION by McNelis, seconded by Fuller, that the November 28, 2023, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

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

Commission Member Hamborsky arrived at 7:04 pm.

The first item on the agenda was the **Zoning Ordinance Amendments and Updating Permitted Uses**. City Planner Wolf provided an overview of the memo and discussion ensued on the 3 items addressed: 1) Home Occupations – the proposed definition and performance standards were discussed, 2) Mixed Occupancy – the current mixed occupancy permitted, the proposed revisions, and the proposed language to Section 50-4.2 were discussed, and 3) Outdoor Cafes – the current requirements, the requirements under review, a comparative analysis of surrounding communities, and proposed design standards for Multi-Seasonal Outdoor Cafes were discussed.

MOTION by McNelis, seconded by Fuller, that the Planning Commission postpone the Zoning Ordinance Amendments and Updating Permitted Uses until the January 2024 meeting.

Motion carried by the following vote:

YES: Fuller, Gerhart, Gilezan, Hamborsky, McNelis, O’Keefe, Vitale

NO: None

ABSENT: Bailey, Fenton

The next item on the agenda was the **Building Official’s Monthly Report for December 2023**. Planner Wolf added that Churchill’s has submitted a ZBA application for a year-round outdoor café, and two commercial renovations are awaiting final site plans. Planner Wolf will invite Karson Claussen, the new Building Official from McKenna, to an upcoming meeting.

The next item on the agenda was the **Council Report for December 4, 2023**. Commission Member Hamborsky reported that there were no items discussed that would be of interest to the Planning Commission. He will attend the December 18, 2023 meeting. Commission member McNelis will attend the January 2024 Council meetings.

The next item on the agenda was for information only: the **Master Plan Preparatory Information for January Meeting**.

Under **New Business**, motion by Gilezan, seconded by Hamborsky, that the Planning Commission open the public hearing regarding **Amendments to Section 50-5.3 and 50-5.5 of the Zoning Ordinance regarding off-street parking requirements and semicircular dimensions**.

Motion carried by the following vote:

YES: Fuller, Gerhart, Gilezan, Hamborsky, McNelis, O’Keefe, Vitale

NO: None

ABSENT: Bailey, Fenton

THE MEETING WAS THEREUPON OPENED AT 8:19 P.M. FOR A PUBLIC HEARING ON THE **AMENDMENTS TO SECTIONS 50.5.3 AND 50-5.5 OF THE ZONING ORDINANCE REGARDING OFF-STREET PARKING REQUIREMENTS AND SEMICIRCULAR DIMENSIONS** WITH SEVEN COMMISSION MEMBERS PRESENT.

Motion by Vitale, seconded by Hamborsky, that the following items be received and placed on file:

1. Notice of Public Hearing
2. City Planner Wolf's Memo Dated December 12, 2023
3. Zoning Ordinance 50-5.3 with Proposed Changes
4. Zoning Ordinance 50-5.5 with Proposed Changes

Motion carried by the following vote:

YES: Fuller, Gerhart, Gilezan, Hamborsky, McNelis, O'Keefe, Vitale

NO: None

ABSENT: Bailey, Fenton

Chair Gerhart asked if anyone in the audience wished to be heard in favor of the **Amendments to Section 50.5.3 and 50-5.5 of the Zoning Ordinance regarding off-street parking requirements and semicircular dimensions**. No one wished to be heard.

Chair Gerhart asked if anyone in the audience wished to be heard in opposition to the **Amendments to Section 50.5.3 and 50-5.5 of the Zoning Ordinance regarding off-street parking requirements and semicircular dimensions**. No one wished to be heard.

Motion by Gerhart, seconded by Fuller, that the public hearing be closed at 8:21 p.m. Passed unanimously.

Motion by Hamborsky, seconded by Gilezan, that the Planning Commission recommend that City Council approve the **Amendments to Section 50.5.3 and 50-5.5 of the Zoning Ordinance regarding off-street parking requirements and semicircular dimensions**.

Motion carried by the following vote:

YES: Fuller, Gerhart, Gilezan, Hamborsky, McNelis, O'Keefe, Vitale

NO: None

ABSENT: Bailey, Fenton

Motion by Hamborsky, seconded by O'Keefe, that Section 50-5.3, Section E, be amended to say that "off-street parking facilities required for all other uses shall be located on the lot or property in the city within 500 feet of the permanent use requiring such off-street parking."

Motion carried by the following vote:

YES: Fuller, Gerhart, Gilezan, Hamborsky, McNelis, O'Keefe, Vitale

NO: None

ABSENT: Bailey, Fenton

The next item under new business was to **Consider Recommending the Updated Sign Ordinance**. Planner Wolf provided an overview of the most recent changes since the last Planning Commission meeting which includes: **a) Sec. 32-7 Illuminated Signs, b) Sec. 32-11 Temporary Signs Generally, and c) Sec. 32-29 Design of Lettering.**

Motion by Vitale, seconded by Hamborsky, that the Sign Ordinance Sec. 32.11 Temporary Signs Generally be amended to state “Permits for **commercial** temporary signs shall authorize the erection of such signs...”. And that the Planning Commission recommend approval by City Council of the sign ordinance as amended.

Motion carried by the following vote:

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

Motion by Vitale, seconded by Gilezan, to immediately certify the previous discussion.

Motion carried by the following vote:

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

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

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

- Resident spoke in opposition of meeting minutes including the name and address of those who wish not to be identified.

MOTION by Vitale, seconded by O’Keefe, to adjourn at 8:54 p.m.

Motion carried by the following vote:

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

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

memorandum

DATE: January 17, 2024

TO: Grosse Pointe Woods Planning Commission

FROM: Jill Bahm, Stephanie Osborn, Rose Kim, Giffels Webster

SUBJECT: **Future Land Use**

Introduction

The Grosse Pointe Master Plan process is nearing completion. After several months of discussions about what could be in the City in the next 10-15 years, it is now time to focus on plan preparation which consists of three main parts:

- The Future Land Use Plan & Map
- The Mack Avenue Corridor Plan
- The Action Plan

The Action Plan will be discussed at future Planning Commission meetings. This meeting will focus on the Future Land Use Map and associated category descriptions.

Future Land Use

Annotated Future Land Use Map and Descriptions

The Future Land Use Map illustrates the City's vision for the future. Enclosed is a copy of the future land use map with annotations indicating proposed changes from the future land use map in the previous 2006 Master Plan.

This map is accompanied by text that describes the intent of the proposed future land use categories. The text is general in nature to allow for some flexibility, however, specific enough to not only guide any zoning amendments that may be needed, but also to provide the City support for land use policies and decisions (like a planned unit development (PUD) or a rezoning application).

At the meeting, commissioners will discuss the proposed changes to the future land use map and designation descriptions, considering whether the future land uses envisioned in the previous master plan are consistent with current conditions and the goals outlined in this update.

General Discussion Questions

We have provided these questions as discussion starters for the meeting.

1. Do the following land use descriptions make sense for the areas they correspond to on the map? Should any changes be made to the descriptions?

In less built out communities, we recommend creating land use descriptions that describe what the Planning Commission envisions the area to look like, focusing more on adjectives than set values. However, given that Grosse Pointe Woods is already mostly built out, would these descriptions be helpful or is a focus on more objective and dimensional characteristics sufficient to guide property owners in how to use the property? If descriptions would be helpful, what does the Planning Commission envision in each district?

2. In the single family residential districts, we suggest removing the lot size to allow for flexibility in the future. Is this something the Planning Commission would like to keep?
3. Based on the Planning Commission's discussion on adding more housing diversity, as well as public input, we have proposed allowing quadplexes and triplexes along Vernier in the area that is currently designated at Two-Family Residential. This could also encourage walkability along Mack Avenue. Does the Planning Commission agree with this change? Are there other areas besides the west end of Vernier where this designation would be appropriate, possibly to provide a transition between the Planned Multi-Family areas and the Single Family Residential areas?
4. Previous conversations with the Planning Commission suggest lower demand for office space. Most of the parcels previously designated as office on the Future Land Use map are readily able to be redesignated as general business/mixed use with the exception of two houses at the southeast corner of Lochmoor and Mack (one fronting Mack, one fronting Lochmoor). Should these parcels be redesignated as General Business/Mixed Use like the other parcels fronting Mack to indicate the long-term vision for the corridor? Or as residential since that is their existing use? Or something else?
5. The description for Planned Multi-Family included only attached townhouse condominiums. Are other housing options desirable for these spaces? What design characteristics are most important that could be included in a description for the land use that would allow for various housing options that meet the Planning Commission's vision for the area?
6. Does the Planning Commission envision Mack Avenue as providing regionally attractive businesses, or focused more on local businesses, or a mix? Is the City Center/Mixed Use designation still needed, or could these areas be designated as General Business/Mixed Use? The current plan's land use designations are confusing and we propose updated language. The area designated City Center/Mixed Use at Mack and Vernier currently designated as City Center/Mixed Use is proposed to change to the new Neighborhood Hub Overlay (see below following the land use designations).
7. Institutional uses are currently zoned as community facilities. Should any of those uses change in the future, what else would be appropriate there? Should they be designated as residential when the time comes?
8. The "Parking" land use designation highlights publicly owned parking lots that support Mack Avenue businesses. These are sprinkled along Mack Avenue. For such a specific land use that really only addresses public property, should these simply be designated as General Business? Is any additional land envisioned to be designated for parking?

Proposed Changes to the Future Land Use Descriptions

Below are the future land use descriptions from the 2006 plan. We've suggested changes to the following designations and descriptions to align with feedback received during the open house and previous Planning Commission discussions. Text with ~~red strikethrough~~ indicates suggested omissions while the **blue text** indicates suggested new text.

Single Family Low Density Residential

This category is designed to provide an environment of predominately lower density, single family detached dwellings along with related uses ~~on lots of 7,200 square feet and greater~~. These lots, **primarily found in the center of the city, south of Vernier and east of Mack**, ~~sizes~~ will generally equate to the City's R-1A, R-1B, and R-1C single family zoning districts.

Single Family Medium Density Residential

This land use classification is designed to allow medium density residential development for single family detached dwellings along with other related facilities ~~on lots of less than 7,200 square feet~~. These lots **comprise the bulk of the city's residential lots, north of Vernier and west of Mack** and ~~sizes~~ generally equate to the City's R-1D and R-1E single family zoning districts.

~~Two-Family~~ Low Density Multi-Unit Residential

This residential designation includes **quadplex (four families), triplex (three families)**, duplex (two families) and single-family housing units. ~~The two-family style housing is proposed~~ **Lots designated as Low Density Multi-Unit are located** in selected areas of the City primarily along Vernier Road, **west of Mack**. It is limited to areas where there are existing duplex units along major collector streets. R-2 Two-Family and **R-4 High Density Multiple Dwelling** zoning corresponds to this designation **with an anticipated density of 6-7 dwellings/acre**. [note: this is the current zoning R-2 standard]

Planned Multi-Family

This land use category includes **residences of various styles** ~~attached town-house condominiums~~ at a density of approximately six (6) to eighteen (18) units an acre and corresponds to the R-3 and R-4 zoning districts.

Office

~~The office land use classification is designed to provide for uses such as offices for professional and administrative uses, banks, medical and personal service establishments, etc. The district is the least intensive commercial district. It is also intended to provide a transitional area between residential and commercial zoning districts in areas that are lacking adequate separation. The RO-1 Restricted Office zoning district is compatible to this classification.~~

City Center/Mixed Use

The city center/mixed use business commercial district includes the City's most intense commercial uses. These uses are clustered ~~at along~~ Mack Avenue **and the city's southern boundary**. ~~These areas and~~

include multi story commercial and office facilities. Mixed use complexes involving commercial, office, and/or residential uses can also be considered. The C-2 High Intensity City Center zoning district corresponds to this land use classification.

General Business/Mixed Use

This land use designation includes retail, restaurant, **personal service**, and office establishments which are designed for the day-to-day needs of nearby residents **and are found along the Mack Avenue corridor**. These facilities are intended to be located in close proximity to residential neighborhoods but with adequate buffering. These land uses equate to the City's C Commercial zoning district and some areas zoned RO-1 Restricted Office.

Institutional

This land use designation is located where existing schools, **places of worship churches**, and public buildings are currently in operation with the City, **and fall primarily within residential neighborhoods**. ~~These uses are often permitted within multiple zoning districts within the City as permitted uses~~ **land use designations align with the C-F, Community Facilities zoning designation. Should they no longer serve their original purpose, the city may consider other uses that support community services and fellowship; otherwise, these areas should align with a residential land use.**

Parks and Recreation

The Parks and Recreation classification includes existing public recreation facilities and private clubs within the City of Grosse Pointe Woods. **These uses are often permitted within multiple zoning districts within the City as permitted uses.**

Parking

This land use classification includes municipal parking lots located along Mack Avenue. These parking lots primarily service retail, restaurant, and office uses within the corridor and are maintained by the City of Grosse Pointe Woods.

Neighborhood Hub Overlay

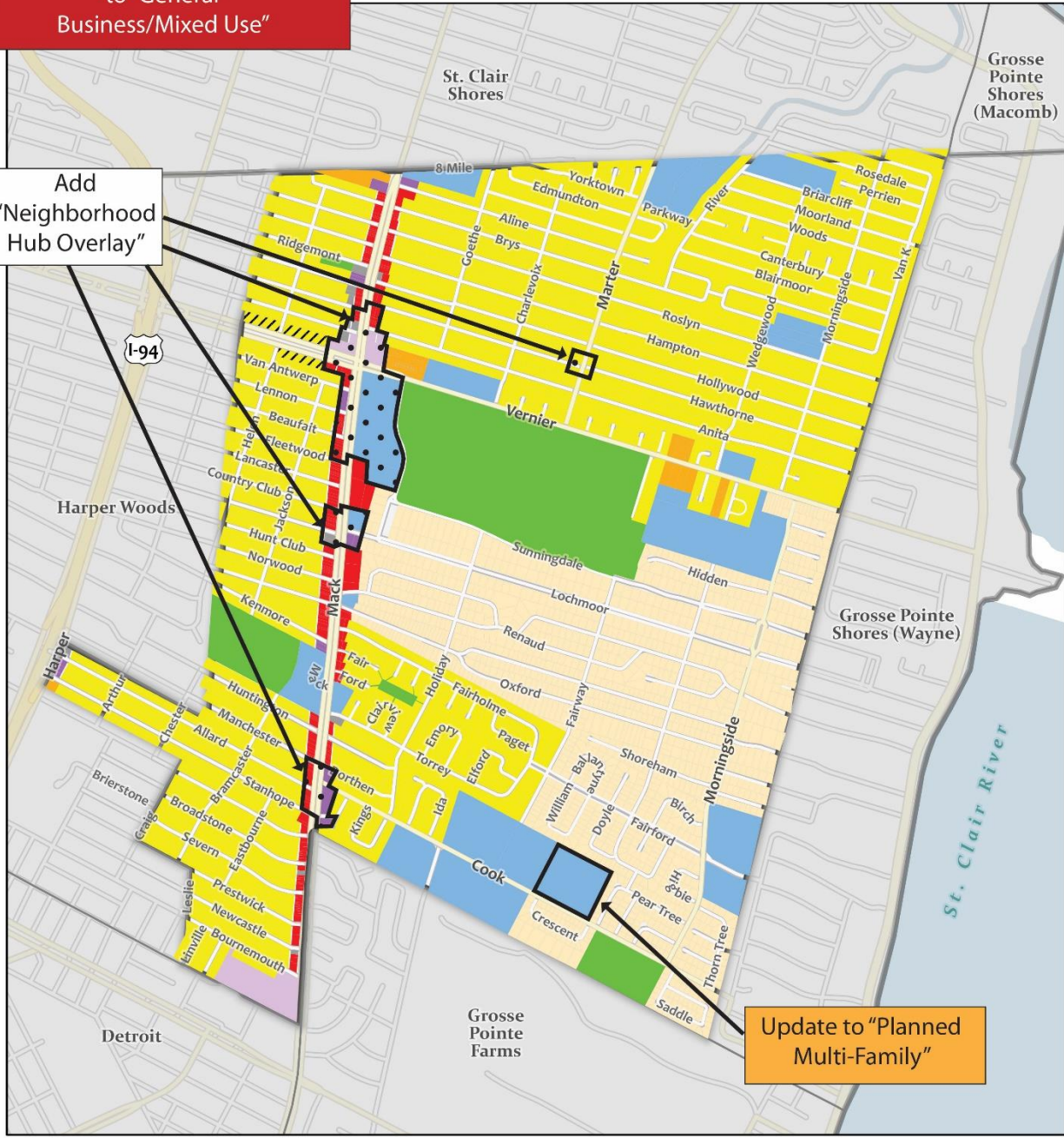
These areas are designated as key nodes for commercial and community activity and are strategically located so that most residents from anywhere in the City could reach a hub within a 10-minute walk. The hubs have been envisioned to serve the neighborhoods and provide specific offerings to support residents. The hubs along Mack Avenue are also intended to be focal points for economic development with the intent of spurring additional development along the corridor.

FUTURE LAND USE CATEGORIES	
2006	2024
Single Family Low Density Residential	Single Family Low Density Residential
Single Family Medium Density Residential	Single Family Medium Density Residential
Two Family Residential	Low Density Multi-Unit Residential
Planned Multi-Family	Planned Multi-Family
Office	General Business/Mixed Use

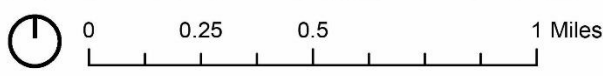
City Center/Mixed Use	City Center/Mixed Use
General Business/Mixed Use	General Business/Mixed Use
Institutional	Institutional
Parks and Recreation	Parks and Recreation
Parking	Parking (maybe: General Business/Mixed Use)

Update all areas designated as "Office" to "General Business/Mixed Use"

Add "Neighborhood Hub Overlay"



Data Sources: Future Land Use: Grosse Pointe Woods, Roads: SEMCOG. ©2024 Giffels Webster.



- Single Family Low Density
 - Single Family Medium Density
 - ~~Two Family~~ Low Density Multi-Family
 - Planned Multi-Family
 - Office
 - City Center/Mixed Use
 - General Business/Mixed Use
 - Institutional
 - Parks and Recreation
 - Parking
- Replace with General Business/Mixed Use



2006 FUTURE LAND USE

GROSSE POINTE WOODS

Mack Avenue Corridor Planning

2020 Vision

The 2020 Vision Plan, adopted in 2017, has served as a guiding document for enhancements throughout Mack Avenue. The Planning Commission has maintained notes on improvements made to the corridor that were recommended in the plan. This spreadsheet is included in the Appendix.

We have also reviewed the goals and strategies of the 2020 Vision and have noted where they align with the goals and objectives drafted for the master plan update. This information was added to the table used to show alignment between previous master plan goals and objectives and the new proposed ones. The table is provided as a supplement to this memo.

Topics for Review and Discussion:

Eight specific areas for improvement along Mack Ave have been identified for further Planning Commission review and discussion.

COORDINATED NEW STREETSCAPE ELEMENTS (BIKE RACKS / BENCHES / TRASH CANS)

The city has installed new benches, planter boxes, and bike racks since the 2020 Vision Plan was prepared. What additional elements could be added? Could enhanced coordinated elements like expanded waste, recycling, and organics collection or e-bike charging racks be an option for the City?



STREET LIGHT POLE BANNERS / ENHANCEMENTS

Avenue of the Woods banners have been added to Mack Avenue. Are there further opportunities to expand the banner program (e.g., seasonality or based on nodes)?



ADDITIONAL POCKET PARKS

The City has added a butterfly garden with benches as a pocket park on Mack Avenue between Lennon and Beaufait. Are there other opportunities for pocket parks, particularly in or around the proposed neighborhood hubs? Plazas and pocket parks were a popular amenity that the community would like to see at hubs. What kinds of features or amenities might be appropriate? Are there any identified properties that have the potential to serve as pocket parks?



30 MPH SPEED LIMIT

City staff has identified a 30-mph speed limit as unlikely to be implemented by the Wayne County Road Commission (WCRC). Several residents responding to the open house were in favor of lowering the speed limit to make Mack Avenue safer. Would Planning Commission be interested in pursuing this measure further and/or consider ways to garner support? Strategies could include: recommending the WCRC install “bump-outs” at ends of on-street parking to visually narrow the road and make crossings easier; adding street trees where they are missing and street lamps as other visual cues that can slow traffic; and/or activating the green spaces along Mack with public art or other amenities that create a sense of place.

OUTDOOR CAFÉ ENHANCED SUPPORT

The City is currently looking to expand to year-round options. Public input suggested support for more outdoor dining and rooftop patios/spaces over restaurants, breweries, etc. These were placemaking elements that were among the highest frequency choices at the open house. Are there opportunities to support these options along Mack Avenue and/or in alleys?



ENHANCED CROSSWALKS / TRAFFIC CALMING FEATURES

Enhanced crosswalks at Anita, Brys, and Hampton, redoing paint stripping, and updating signage have been prioritized by the City. Enhancing streets/pavement was a popular element to enhance gateways in the City from the Open House and could be a strategy that contributes to community character and traffic calming. Strategies noted above regarding Mack Avenue apply here as well.

COMMERCIAL BEAUTIFICATION / FAÇADE IMPROVEMENT INCENTIVES

The 2020 Vision Plan does not define what incentives the City should use to encourage property and business owners to enhance the appearance of their facilities. Making meaningful progress on identifying incentives would be helpful and residents may support preservation of the historic character of buildings. Are financial incentives included and dedicated by the city? What about a fast-track development review? What is the outreach to property owners to let them know about these incentives? Does the Planning Commission have any additional ideas to advance this initiative?

MACK AVENUE MARKETING / BRANDING

The 2020 Vision Plan suggested renaming the section of Mack Avenue within Grosse Pointe Woods to create a unique association with the City. The Avenue of the Woods has been adopted. Hub-specific branding was not a priority for community members when asked about placemaking elements, but stronger Mack Avenue marketing/branding could be instrumental in bringing visitors to the City. What other efforts could the Planning Commission support to make this branding more prominent? Does this effort have a “champion,” a person (staff?) or group that is empowered to coordinate and implement branding and marketing strategies?

Other Efforts

To address community transportation needs, a shuttle bus along Mack will operate Friday and Saturday from 6-10pm or 7-11pm from Memorial Day to Labor Day.

Street lighting on Mack Avenue has been converted to LED lighting and lights have been painted black to be more cohesive with decorative lighting.

Intersection enhancements to Mack and Vernier are underway with a \$2.5-million project in progress (grant from MDOT safety and Safe Routes to School, Wayne County ARPA funding).

An alley enhancement program focused on ensuring dumpsters are enclosed as new business and renovations occur and the City is working on concrete replacement of the alleyway.

A new entry sign on Brys and a new logo on water tank on Marter have been added. Hanging flower baskets on lights have also been implemented.



Next Steps

Plan Preparation of this phase of the master plan update will consist of 5 meetings:

1. Meeting 1 – January 2024 meeting focused on beginning discussion on the future land use map and descriptions and Mack Avenue Corridor Plan.
2. Meeting 2 – Finalization of the future land use map and descriptions and Mack Avenue Corridor Plan. We will introduce implementation at this meeting.
3. Meeting 3 – Development of action items and consideration of their prioritization.
4. Meeting 4 – Finalization of action items and review of a draft plan.
5. Meeting 5 – Review of the final draft prior to release for public comment.

At the next meeting we hope to look at the Mack Avenue Corridor more closely. In preparation for that, we have identified several similar commercial corridors (long, vehicle-oriented, striving for greater walkability) to use as potential benchmark communities. Below are some descriptions of the corridors. To prepare for the next meeting in February, we would like the Planning Commission to review these examples and send us an email noting which elements of the various communities you liked or didn't like. Feel free to share other communities that you think would also be good examples to discuss with the rest of the group.

Please send this commentary by February 6 so we can add it to our meeting materials.

Benchmark Corridors

- US-20/Euclid Ave in Cleveland, OH
 - Length: 4.09 mi
 - 1 vehicle, 1 bus and 1 parking lane on each side
 - Walk Score: 57
 - Transit Score: 44
 - Biker Score: 52
 - Commercial on both sides on the east and west ends; mixed use in the middle
 - Amenities worth noting:
 - Trash receptacles
 - Maps
 - Benches and covered bus stops
 - Transit loading area in median
 - Wide sidewalks
 - Parks
 - Banners on streetlamps
 - Planted medians
- Main Street, Akron, OH
 - Length: 1.4 mi
 - 1 lane each way with parking on each side and a turning lane at intersections
 - [Newly renovated](#) with improved sidewalks, roads, and underground utilities
 - Walk Score: 48
 - Transit Score: 30
 - Biker Score: 43
 - Amenities worth noting:
 - Mid-block pedestrian crossings
 - Dedicated parking/bus/delivery vehicle lanes
 - Cycle track
 - Smart LED lighting
 - New signage

- Roundabout with statue
 - Sidewalk cafes
 - Murals
 - Scooters
 - Covered transit stops
- Lancaster Blvd, Lancaster, CA
 - Length: 0.62 mi
 - 2 lanes separated by a boulevard with parking in the median and along each side
 - Walk Score: 88
 - Biker Score: 68
 - Commercial on both sides
 - Amenities worth noting:
 - Tree-lined
 - Wide sidewalks
 - Crosswalks
 - Outdoor cafes
 - Parks and benches within median
 - On-street parking via bump outs
- 14th St, Washington DC
 - Length: 0.93 mi
 - 4 total lanes + bike lane
 - Walk Score: 98
 - Transit Score: 86
 - Biker Score: 99
 - Commercial on both sides
 - Amenities worth noting
 - Tree-lined
 - Sidewalks and crosswalks
 - Outdoor cafes
 - On-street parking via bump outs
- Valencia St. San Francisco
 - Length: 1.86 mi
 - 2 lanes with turning lane, bike lanes, and on street parking
 - Walk Score: 99
 - Transit Score: 71
 - Biker Score: 94
 - Commercial on both sides
 - Amenities worth noting
 - Tree-lined
 - Sidewalks and crosswalks
 - Outdoor cafes
 - On-street parking via bump outs
- Yonge St., Toronto
 - Length: 1.44 mi
 - 2 lanes with turning lane, bike lanes, and on street parking
 - Walk Score: 99
 - Transit Score: 91
 - Biker Score: 68
 - Commercial on both sides
 - Amenities worth noting
 - Tree-lined
 - Sidewalks and crosswalks

- Outdoor cafes
- On-street parking via bump outs

Alleyway Work

[This report](#) provides examples of communities that have activated their alleyways. Below is a summary of the report:

In the last few years cities have been using alleyways in creative ways to attract more people to the area, increase economic activity, and beautify the area. Alleyways are being turned into canvases for young and old, amateur and professional artists, pocket parks for people to lounge, bike ways, areas for pop-up businesses, and community squares. Grosse Pointe Woods has a unique opportunity to utilize its alleyways both in the near future and further down the line.

The current alleyways located behind the businesses along Mack Avenue are mostly used for parking and rear entrances to the businesses; however, they could be turned into much more with a few quick steps. There are many different examples of how cities can transform their alleyways such as improving the facades of adjacent buildings or the alley pavement, hiring artists or having a community paint part of the fencing along the alleyway, adding lighting, converting it to a bike lane as a fun scenic route, and hosting special events in the alleyway.

Alleyways can also be used for more intensive uses that may take longer to fully realize but will add a lot more to the community. On top of the aforementioned changes, many cities have changed how alleyways can be used by changing the zoning to allow for commercial or mixed-use buildings on the sides, eliminating parking to allow for a greater usage of alleyway space, and using the alleys to manage stormwater by implementing permeable pavers, garden beds, and other green infrastructure practices.



MCKENNA

Memorandum on Proposed Uses to Permit

TO: Grosse Pointe Woods Planning Commission
FROM: Brigitte Wolf, AICP
SUBJECT: Updating Permitted Uses, Zoning Ordinance Amendments
DATE: January 23, 2023

This memo includes a review of the current ordinance and recommendations for amendments to the Ordinance that allow uses throughout the City that reflect current realities and meet the needs of the community. The uses addressed in the memo include the following:

1. Home Occupations
2. Mixed Occupancy along Mack Avenue
3. Outdoor Cafés/Dining
4. Rooftop Open / Semi-Open Dining

HOME OCCUPATION (AND HOME-BASED BUSINESSES)

The reality is that residents may be working from their home, which may include running their own businesses within residential districts. Currently, the Zoning Ordinance does not allow for home occupancy; however, we recommend this be amended to properly reflect and accommodate the realities of this time. The revisions included since the December 12 Planning Commission meeting are underlined. The following changes would be made to Article 4. Use Standards of the Ordinance and added as a subsection **50-4.34** (see the following pages). The use matrix on page 16 would also be updated.

Proposed Definition. Home Occupation to be permitted in R-1(A-E) districts, provided that home occupation is clearly secondary to the primary use or dwelling unit for residential purposes, with the following conditions:

1. No more than two visitors and one employee shall be on site for the purpose of the home occupation business;
2. There shall be no exterior display or storage of goods on the premise;
3. There may be up to two displays of the business logo that must comply with Chapter 32 of the City's Ordinance;
4. All activity related to the home-based business must remain inside the structures on site;
5. The home occupation shall not exceed 15 percent of the floor area of the primary structure;
6. Inventory and supplies shall not occupy more than 50 percent of the area of structures permitted to be used as the home occupation;
7. The owner of the home-based business must be on site for all hours of operation.

Piano lessons and similar fine art lessons are exempt per State law.

Proposed Performance Standards. The business shall not generate noise, vibrations, smoke, dust, odor, heat, or glare which are detectable beyond the property lines. If any violation is not remediated within the time frame set forth in the violation notice, the following action should be taken:

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
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Violations, without proper remedial action taken, may result in a stop work order.

OR

The person subject to the violation shall appear and present evidence in response to the enforcement notice to the Planning Commission. During the hearing, the Building Official or designated representative shall specify the violation(s) that exist, and the remedial action required. The Planning Commission shall then determine whether to revoke the persons ability to operate a home-based business.

MIXED OCCUPANCY ON MACK AVE

To maximize space along the main commercial corridor, allow for a variety of commercial uses, and to assist in the preservation of Community Facilities along Mack Avenue, we offer the following amendment to the Zoning Ordinance:

Current Mixed Occupancy Permitted (Section 50-4.2)

In the R-1 (A through E), R-2, R-4, C.F., and C districts, in residential homes on lots abutting Mack Avenue, a mixed occupancy shall be permitted involving the use of the property as a residence and one of the following uses by the resident occupant: a physician's office, a dentist's office, a lawyer's office or a real estate broker's office, provided that parking requirements for such mixed occupancy shall comply with section 50-5.3 Offstreet parking requirements.

Proposed Language to Section 50-4.2 Mixed Occupancy

In the R-1 (A through E), R-2, R-4, C.F., and C districts, in lots abutting Mack Avenue, a mixed occupancy shall be permitted provided that parking requirements for such mixed occupancy shall comply with section 50-5.3 Off-street parking requirements.

Uses permitted in the C district can be permitted as accessory uses in the C.F. District, so long as the principal use is permitted in that district.

Please reference the following pages to view the revisions to the Zoning Ordinance.

OUTDOOR CAFES

Current Requirements (Section 50-6.5)

- *An outdoor cafe is defined as an outdoor dining area located on or adjacent to a sidewalk which abuts a commercial establishment serving food or beverages, allowed in the C and C-2 zoning districts.*
- *Each permit shall be effective for one year from May 1 until November 1, and must be annually renewed with the approval of the city.*
- *Applications involving a structure are reviewed by the planning commission for approval of the structure under section 50-6.1 Site plan review, subsection A. Subsequent approvals may be renewed annually by administration provided that the standards and conditions set forth in this section continue to exist.*
- *Tables, chairs, umbrellas, awnings and any other fixtures used in connection with an outdoor cafe shall be maintained with a clean and attractive appearance and shall be in good repair at all times.*
- *Parking:*
 - *Increase in floor area requires additional parking spaces for the additional floor area per section 50-5.3.*



- **Design:**
 - The perimeter around the outdoor cafe area may be delineated using nonpermanent fixtures such as railing, potted plants, decorative chains, or other approved fixtures. The permanent anchoring of tables, chairs, umbrellas, awnings, railings or other fixtures may be approved by the building department provided such anchoring meets all city and county requirements.
 - Tables, chairs, umbrellas, awnings and any other fixtures shall be of uniform design and shall be made of **quality materials and workmanship** to ensure the safety and convenience of users and to enhance the visual quality of the urban environment. Bollards should be consistent in size and appearance throughout the city.
 - Design, materials and colors must be compatible with the abutting building and otherwise comply with the Code.

Revision Included in Section 50-6.5(2))

In the draft text revisions in the following pages, the following changes have been included:

- Allow for year around dining past November 8 with an approved permit for year around dining;
- Allow for outdoor dining areas in C-F zoning district
- Approved enclosures for year around dining must be reopened during the warmer months, for at least June-September to maintain the character of the district, visual connectivity to the remaining public area.
- Enclosed structures have additional standards:
 - high-craft quality and constructed of durable, non-flexible, and attractive framing materials (e.g., stained wood, galvanized metal – not plastic igloos),
 - a minimum of 5 feet of vertical clear space, not to exceed three quarters of the height of the primary building.
 - Proper ventilation
 - No open flames

Requirements to Consider (Section 50-6.5(2))

Outstanding design requirements to consider include for year around dining enclosures:

- Roofs, or roof extensions from the principal building shall be metal, shingled, or acrylic.
- If enclosed on one or more sides, must be durable, fully transparent acrylic sheeting (Plexi-glass)



Comparative Analysis

Municipality	Outdoor Dining Regulation	Design Standards
Grosse Pointe Farms	Permitted, temporary use but not year around	No Structures, Internal Review.
City of Grosse Pointe	Permitted, accessory use in districts. Allowed for 40% building façade setback of up to 10 feet deep for plaza/outdoor dining	Undergoing Review of Standards.
Grosse Pointe Park	Permitted, temporary use with permit. 365 day use via exemptions. May use public right-of-way including sidewalks immediately in front of any food establishment, cafe, or within the property	No Structures: Canopies permitted to hang over the sidewalk, without supports in the public sidewalk unless otherwise approved by the ZBA.
Ferndale	Permitted, with permit Sidewalk Cafes may remain in place through the winter if they mean certain criteria, including the use of parking spaces if leased out.	Allow temporary structures such as tents, igloos, and greenhouses for a maximum of 180 total days.
Birmingham	Permitted, with review by Planning Commission	No enclosures. Overhead weather protection (umbrellas, awnings, or canopies) cannot – impede sight lines to the retail building, obstruct pedestrian or vehicle flow, be at least 8 feet and no more than 10 ft. Windbreaks, up to 42 inches in height, must be constructed of a clear, rigid and durable material such as Plexiglas, glass or acrylic. Eisenglass and other vinyl-based materials are prohibited.
St. Clair Shores	Permitted	Minimum 60 feet from residential properties. Screen walls of at least 4 feet, constructed of brick or decorative iron. Umbrellas permitted.
Holland	Permitted, by permit and signed addendum and proof of insurance. Permit for 360 days. Permit for parking space May 15 - October 1.	DDA regulates in downtown and the design of equipment is determined by the Design Review Board of the Downtown Development Authority.



ROOFTOP DINING

The following recommendations were prepared by reviewing the Ordinance standards for the cities of Detroit, Ludington, Traverse City, Brighton, and Grand Rapids, as well as best practices as recommended by ULI (the Urban Land Institute).

Proposed Definition. An accessory seasonal use to a principal use such as a restaurant, café, or similar establishment, that offers seating space for socializing or dining that is either in an open-air, semi-open, or enclosed dining area. Unenclosed or Semi-Open refers to a space outlined by a parapet or partial walls but no doors. The use can be permitted May-November.

Permitted Location. Enclosed or semi-enclosed rooftop dining areas to be permitted in the C-Commercial district along Mack Avenue as an accessory use of a restaurant, café, bar, or similar establishment.

Proposed Use Standards.

- An outdoor dining application and site plan must be submitted for review by the Planning Commission. The year following approval, the permit must be renewed annually with the Building Department.
- The establishment must provide a policy or certificate of insurance covering the area of the outdoor rooftop seating space.
- Safety barriers must be added on the perimeter of the dining area and any rooftop equipment shall be enclosed or screened from street level view using the same materials used for the building walls or a material which is approved by the Building Official as visually compatible with the existing architectural style and features of the building.
- The rooftop dining area must be setback at a minimum of 20 feet from any rear property line if abutting or across an alley from an R-District.
- If abutting a R-District, there must be a screening device, of up to 6 feet, installed at the rear of the building or dining area to protect the privacy of the abutting residential properties.
- The additional dining / service area must fulfil the requirements of off-street parking.
- Secured canopies to withstand strong winds. Umbrellas will not be allowed.
- Any enclosure with rooftop amenities (including food and beverage service) or canopies for shade, may exceed height limit of the district by 15 feet.

Noise:

- Outdoor performances and any other form of amplified sound in enclosed rooftop spaces shall cease between 10:00 PM and 7:00 AM when abutting or across the alley from an R-District.

50-4.32 Motel

Motel units without kitchenette or kitchen shall contain not less than 350 square feet of floor space, and each unit with permitted kitchens or kitchenettes shall contain not less than a total of 450 square feet of floor space in each rental unit.

50-4.33 existing public, governmental and nonprofit uses in the C.f. district

Upon approval of the planning commission, after a public hearing with notice and site plan review as required by this chapter, any of the following existing uses may be expanded by the erection of additions to existing structures or by the erection of additional structures upon properties situated in community facilities districts as described in the zoning map as amended by this chapter and in accordance with the metes and bounds descriptions on file in the office of the division of safety inspection, and upon compliance with the provisions of this chapter. In giving such approval, the planning commission may impose, in addition to other conditions allowable by law, any reasonable restrictions or requirements so as to ensure that the contiguous residential areas will be adequately protected, and also may require the dedication of lands for street and alley purposes which, in the commission's opinion, is necessary to provide adequately for vehicular traffic movement and off-street parking:

- A. Churches and parish homes.
- B. Public, parochial and other private elementary, intermediate or high schools offering courses in general education, not operated for profit.
- C. Nonprofit religious, educational, private, fraternal or philanthropic institutions.
- D. Private noncommercial recreational areas, and institutional or community recreation centers.

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50-4.34 Home-Based Business

Home Occupation to be permitted in R-1(A-E) districts, provided that home occupation is clearly secondary to the primary use or dwelling unit for residential purposes, with the following conditions:

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- A. No more than two visitors and one employee shall be on site for the purpose of the home occupation business;
- B. There shall be no exterior display or storage of goods on the premise;
- C. There may be up to two displays of the business logo that must comply with Chapter 32 of the City's Ordinance;
- D. All activity related to the home-based business must remain inside the structures on site;
- E. The home occupation shall not exceed 15 percent of the floor area of the primary structure;
- F. Inventory and supplies shall not occupy more than 50 percent of the area of structures permitted to be used as the home occupation;
- G. The owner of the home-based business must be on site for all hours of operation.
- H. The business shall not generate noise, vibrations, smoke, dust, odor, heat, or glare which are detectable beyond the property lines. If any violation is not remediated within the time frame set forth in the violation notice, the following action should be taken:
 - a. Violations, without proper remedial action taken, may result in a stop work order, or
 - b. The person subject to the violation shall appear and present evidence in response to the enforcement notice to the Planning Commission. During the hearing, the Building Official or designated representative shall specify the violation(s) that exist, and the remedial action required. The Planning Commission shall then determine whether to revoke the persons ability to operate a home-based business.

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50-4.1 Marihuana establishments

Pursuant to section 6.1 of the Michigan Regulation and Taxation of Marihuana Act (the Act), the city elects to completely prohibit all marijuana establishments as defined by the Act, in all zoning districts in the city.

50-4.2 Mixed occupancy

In the R-1 (A through E), R-2, R-4, C.F., and C districts, in ~~residential homes on~~ lots abutting Mack Avenue, a mixed occupancy shall be ~~permitted involving the use of the property as a residence and one of the following uses by the resident occupant: a physician's office, a dentist's office, a lawyer's office or a real estate broker's office,~~ provided that parking requirements for such mixed occupancy shall comply with [section 50-5.3 Off-street parking requirements](#).

~~Uses permitted in the C Commercial district can be permitted as accessory uses in the C.F. District along Mack Avenue, so long as the principal use is permitted in the C.F. district.~~

50-4.3 enclosed storage of boats, recreational vehicles, trailers

In the R-1 (A through E), R-2, R-4, C.F., and C districts, storage of boats, boat trailers, recreational vehicles, mobile homes, campers, travel trailers, house trailers, and noncommercial utility trailers are only permitted if such vehicles or equipment are unoccupied and parked in a fully enclosed garage and comply with [section 50-5.1 Accessory buildings](#). Overnight parking, other than in a fully enclosed garage, of unoccupied boats, boat trailers, recreational vehicles, mobile homes, campers, travel trailers, house trailers, and noncommercial utility trailers are permitted for temporary periods not to exceed 72 hours, provided notification is provided to the public safety department as follows:

- A. The vehicle owner or representative of the vehicles or equipment must apply for and receive a temporary permit from the public safety department by telephone or in person, so that the public safety department has notice of when the 72-hour period begins.
- B. No more than three temporary permits are allowed per vehicle owner per calendar year.
- C. In addition to the three temporary permits allowed for all vehicle owners, owners of recreational vehicles, mobile homes, campers, travel trailers, and house trailers are permitted to load and unload their vehicles or trailers for periods not to exceed 24 hours ("24-hour provisioning period") provided that at least 48 hours elapse between the loading and unloading of the vehicles or trailers.

50-4.4 Covering of automobiles and other vehicles

In R-1 (A through E) one-family residential districts, any automobile or other vehicle that is fully or partially covered by a tarp, car cover, or similar material, whether licensed or unlicensed, is prohibited, unless parked in a fully enclosed garage.

1. Purpose & Intent

2. Definitions

3. Zoning Districts

4. Use Standards

5. Site Standards

6. Development Procedures

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50-6.5 Outdoor Cafe Permit

It shall be unlawful for any person to operate an outdoor cafe on any sidewalk or public right-of-way without a permit as provided by this section. An outdoor cafe is defined as an outdoor dining area located on or adjacent to a sidewalk which abuts a commercial establishment serving food or beverages. Outdoor cafes shall be permitted only within the ~~C-1~~ and C-2, ~~and C-F~~ zoning districts. An outdoor cafe permit shall be a license to use the permitted area and shall not grant any person any property right or interest in the permitted area. The city may require any permittee to restore the cafe area to its original condition.

- A. scope, procedure and fee.
 1. This section applies to intended uses on sidewalks and those areas adjacent to commercial buildings between the sidewalk and roadway curb. Outdoor dining entirely on private property continues to be regulated under [section 50-4.16 Outdoor patio areas for the sale and service of food and beverages](#).
 2. Each permit shall be effective for one year ~~from May 1 until November 1~~, and must be annually renewed with the approval of the city. Applications in compliance with this section may be approved by the building official. Applications involving a structure are reviewed by the planning commission for approval of the structure under [section 50-6.1 Site plan review, subsection A](#). Subsequent approvals may be renewed annually by administration provided that the standards and conditions set forth in this section continue to exist.
 3. The annual permit fee for an outdoor cafe shall be established by city council resolution.
- B. outdoor cafe permit application. An application for an outdoor cafe permit shall be made to the building official. The building official will submit the application to the city administrator, the clerk, director of public safety and director of public works for review and comment. The application shall include the following information:
 1. Name, address and telephone number of the applicant.
 2. Name and address of the business establishment.
 3. A drawing (drawn to scale) showing the layout and dimensions of the sidewalk, outdoor cafe area and adjacent private property, proposed location, size and number of tables, chairs, steps, umbrellas, awnings, canopies, location of doorways, trees, parking meters, sidewalk benches, trash receptacles, railings, decorative chains and any other fixture, structure or obstruction either existing or proposed within the outdoor cafe.
 4. Photographs, drawings or manufacturers' brochures fully describing the appearance of all proposed tables, chairs, umbrellas, awnings or other fixtures related to the outdoor cafe.
 5. If any table, railing, awning or any other fixture is to be temporarily or permanently anchored, such information must be shown on the drawing.
 6. Capacity of existing establishment.
 7. If alcohol will be served.
 8. If the applicant does not own the property, the application shall include written authorization from the property owner.
 9. Exterior lighting plans, if any.



C. standards and criteria for application review. The following standards and criteria shall be used in reviewing the application:

1. The permitted area shall allow a minimum of four feet of sidewalk clearance to allow safe pedestrian movement and four feet clearance from any curb. Use may not create a hazard, obstruct motor vehicles or unduly impede sidewalk use.
2. Permits shall be issued only to persons who hold a valid business license and who wish to provide tables and chairs on the permitted area abutting such establishment for use by the general public.
3. Outdoor cafes are restricted to the frontage of the abutting business establishment to which a permit has been issued.
4. The perimeter around the outdoor cafe area may be delineated using nonpermanent fixtures such as railing, potted plants, decorative chains, or other approved fixtures. The permanent anchoring of tables, chairs, umbrellas, awnings, railings or other fixtures may be approved by the building department provided such anchoring meets all city and county requirements.
5. Tables, chairs, umbrellas, awnings and any other fixtures shall be of uniform design and shall be made of quality materials and workmanship to ensure the safety and convenience of users and to enhance the visual quality of the urban environment. [Enclosures for year-around dining must be of high-craft quality and constructed of durable, non-flexible, and attractive framing materials \(e.g., stained wood, galvanized metal – not plastic igloos\). There must be a minimum of 5 feet of vertical clear space, but shall under no circumstances exceed three quarters of the height of the primary building.](#) Bollards should be consistent in size and appearance throughout the city.
6. If an enclosure is added for year-around outdoor dining service, proper ventilation must be provided to be confirmed by the Building Official. Open flames and gas heaters are prohibited, all heating and lighting elements must be electric.
- 5.7. Design, materials and colors must be compatible with the abutting building and otherwise comply with the Code.
- 6.8. The application must meet all other terms and conditions of this section.

D. Liability and insurance.

1. The permittee agrees to indemnify, defend and hold harmless the city, its officers, agents and employees from any and all claims, liability, lawsuits, damages and causes of action which may arise out of use of a permit. The permittee shall enter into a written agreement with the city to evidence this indemnification.
2. The permittee shall acquire and keep in full force and effect, at its own expense, the following insurance requirements for the entire permit period:
 - a. no alcohol permit. Commercial general liability insurance in the amount of \$1,000,000.00 per occurrence for bodily injury and property damage. The city must be named as an additional insured on this policy and an endorsement must be issued as part of the policy evidencing compliance with this requirement.
 - b. Alcohol permit. Commercial general liability insurance in the amount of \$2,000,000.00 per occurrence for bodily injury and property damage. The city must be named as an additional insured on this policy and an endorsement must be issued as part of the policy evidencing compliance with this requirement.

1. Purpose & Intent

2. Definitions

3. Zoning Districts

4. Standards

5. Site Standards

6. Development Procedures

7. Administration & Enforcement

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- E. Conditions of outdoor cafe permit. Outdoor cafes permitted under this section shall be subject to the following conditions:
1. The permit issued shall be personal to the permittee and shall be transferable only with the written approval of the city administrator.
 2. The city may require the temporary removal of outdoor cafes by the permittee when street, sidewalk or utility repairs necessitate such action or when it is necessary to clear or repair sidewalks. The permittee shall be responsible for removing all outdoor cafe fixtures at least two days prior to the date identified in writing by the city. The permittee shall not be entitled to any refund for such removal. The city shall not be responsible for any costs associated with the removal or the return and installation of any outdoor cafe fixtures.
 3. The use shall be specifically limited to the outdoor cafe area shown in the application.
 4. The permittee shall insure that the outdoor cafe does not interfere with or limit the free unobstructed passage of sidewalk users in the approved pedestrian path. In the event the cafe utilizes a portion of the sidewalk, then the seating must be adjacent to the building.
 5. Tables, chairs, umbrellas, awnings and any other fixtures used in connection with an outdoor cafe shall be maintained with a clean and attractive appearance and shall be in good repair at all times.
 6. No tables, chairs or any other fixtures used in connection with an outdoor cafe shall be attached, chained or in any manner affixed to any tree, post or sign.
 7. No additional outdoor seating authorized herein shall be used for calculating eating requirements pertaining to the location of, applications for, or issuance of a liquor license for any establishment, nor shall the additional seats be used to claim any exemption from any other requirements of any city, county or state codes, ordinances and/or laws.
 8. The opening and closing hours of the outdoor cafe shall not extend beyond the hours of operation for the business establishment holding the outdoor cafe permit, and in any event shall not extend later than 2:00 a.m.
 9. The use shall not unduly impact nearby residential or commercial properties.
 10. The permittee is responsible for repair of any damage to the sidewalk caused by the outdoor cafe.
 11. No signs shall be permitted within the outdoor cafe area.
 12. Permittee shall meet all other city, Wayne County and state regulations, laws or ordinances, and requirements before a permit is issued.
 13. For applications involving alcohol sales: No permit will be issued until LCC approval is provided to the city.
 14. No music, television or similar entertainment is allowed within the outdoor cafe area.
 15. In the event the application involves use of the right-of-way between the sidewalk and the curb, the city shall require improvement of that area by construction of an approved surface such as brick pavers, exposed aggregate, stamped concrete, tiles or other decorative hard surface subject to Wayne County approval. Asphalt and standard concrete are not considered approved surfaces.
 16. Except as otherwise provided in [subsection F or receive approval for year-around outdoor café permit](#), the permittee shall have until November 8th to remove all objects relating to the outdoor cafe, except any existing decorative hard surface.
 17. [Approved enclosures for year around dining must be reopened during the warmer months, for at least June-September to maintain the character of the district, visual connectivity to the remaining public area.](#)

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- F. denial, revocation or suspension of permit.
 - 1. The building official may deny, revoke or suspend a permit for any outdoor cafe for any reason and without penalty upon giving 30 days' written notice.
 - 2. The building official may also deny, revoke or suspend a permit immediately and without notice if it is found that:
 - a. Any required business, health, LCC or other permit/license for the outdoor cafe, or the abutting business establishment has expired or been suspended, revoked or canceled.
 - b. The permittee does not have insurance in effect which complies with the minimum amounts and requirements described in this section.
 - c. Conditions have changed regarding pedestrian or vehicular traffic causing congestion or safety concerns. Such decision shall be based upon findings of the building official that the minimum four-foot pedestrian path is insufficient under existing circumstances and represents a danger to the health, safety or general welfare of pedestrians or vehicular traffic.
 - d. The permittee has failed to correct violations of the Grosse Pointe Woods City Code, Wayne County requirements, or conditions of the permit within three days of receipt of the city's notice delivered in writing to the permittee.
 - 3. In the event the permittee fails to remove any tables, chairs, awnings or other fixtures or objects related to the outdoor cafe before the date set forth in the city's notice of denial, revocation or suspension, the city may remove such fixtures or objects. The permittee shall be responsible for all expenses incurred by the city for the removal and storage of such fixtures or objects.
 - 4. Violation of this section constitutes a municipal civil infraction in addition to the sanctions available under this section.
- G. Appeals and variances.
 - 1. The decision of the building department to deny, revoke or suspend a permit may be appealed to the zoning board of appeals by an aggrieved party.
 - 2. Variances to the requirements of this section may be granted by the zoning board of appeals if the request meets the criteria for obtaining a variance from the board.

1. Purpose & Intent

2. Definitions

3. Zoning Districts

4. Use Standards

5. Site Standards

6. Development Procedures

7. Administration & Enforcement



CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT REPORT

TO: PLANNING COMMISSION

FROM: KARSON CLAUSSEN, BUILDING OFFICIAL

DATE: JANUARY 23, 2024

SUBJECT: BUILDING DEPARTMENT REPORT, JANUARY 2024

This month, Bucharest Grill and Grosse Pointe Spine Center at 19519 Mack received their Certificates of Occupancy.

The addition project permit at Ahee's Jewelry was issued. The construction value of the project is \$850,000. The foundation permit was finalized.

Sign permits for Crispelli's and Grosse Pointe Spine Center were issued.

The tenant build-out for Auto Club at 20139 Mack was issued. The construction value for that project is \$400,000.

The clubhouse at Grosse Pointe Equestrian was demolished. The plan is to seed and grade the site, there is no immediate plan to re-build.

An addition permit was issued to Artifex Building for the property at 19980 Wedgewood. The construction value of the project is \$150,000.

A kitchen remodel permit was issued to Woodmaster Kitchens for the property at 1455 Fairholme. The construction value of that project is \$104,600.



January 18, 2023

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

Subject: 19271 Mack Avenue (Churchill Cigar) Site Plan Review
Parcel ID: 015-99-0007-000
Site Plan Review #1
Zoning: C-F – Community Facilities

Dear Commissioners:

We have reviewed information submitted by Blair Belluomo of Belle Isle Awning on behalf of Churchill's Cigar Bar, who requests to construct a screened-in awning and welded frame around the outdoor patio area for year-around outdoor dining that would total 396 square feet. The enclosed outdoor dining space and patio awning protrudes into the county right-of-way. The site is within the City's C-F (Community Facilities) Zoning District.

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**. The request for an awning enclosure would require Planning Commission and Building Official approval, while the year-around outdoor café would require a use variance from the Zoning Board of Appeals.



HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

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RECOMMENDATION

At this time, we recommend tabling the site plan review until the applicant has addressed the concerns from Public Safety to add an exit doorway from the enclosed awning and resubmit the site plan as this modification will alter the proposed design. The re-submitted site plan should also include surrounding landscaping, trees, and parking meters in the public right-of-way as required in outdoor café permit applications, to ensure there is adequate ADA compliant space on the sidewalk. The site plan should also provide information on the existing square footage of the building. Following these required revisions to the site plan, the following requirements remain outstanding and must be addressed:

1. Approval from Public Safety Department, including, but not limited to, the addition of a door on the north side of the patio and adequate ventilation within the enclosed awning.
2. Approval from Planning Commission that the 90-degree turn on the sidewalk, of 4-foot width, around the proposed awning does not cause pedestrian safety and accessibility concerns.
3. Approval from Wayne County to build a semi-permanent awning in the county Right-of-Way.
4. Confirmation that the color and design are compatible with design standards.
5. Confirmation of when the enclosed awning will be operational.
6. A Use-Variance from the Zoning Board of Appeals to allow the operation of a year-round outdoor dining space.
7. A Use-Variance from the Zoning Board of Appeals to alter the existing outdoor dining area in the C-F District.

If all the items listed above are all addressed in a satisfactory manner, we would offer the following recommendations for conditional approval:

- 1) the awning siding be removed in warmer summer months, at least June to September, and
- 2) the continued use abides by the conditions of outdoor cafes set forth in Section 50-6.5 E. of the Ordinance, which include, but are not limited to, the permittee being responsible for repair of any damage to the sidewalk caused by the outdoor café, and that the cafe shall be maintained with a clean and attractive appearance and shall be in good repair at all times.

Respectfully submitted,

McKENNA

Brigitte Smith Wolf, AICP

Lauren Sayre, AICP



Site Plan Review

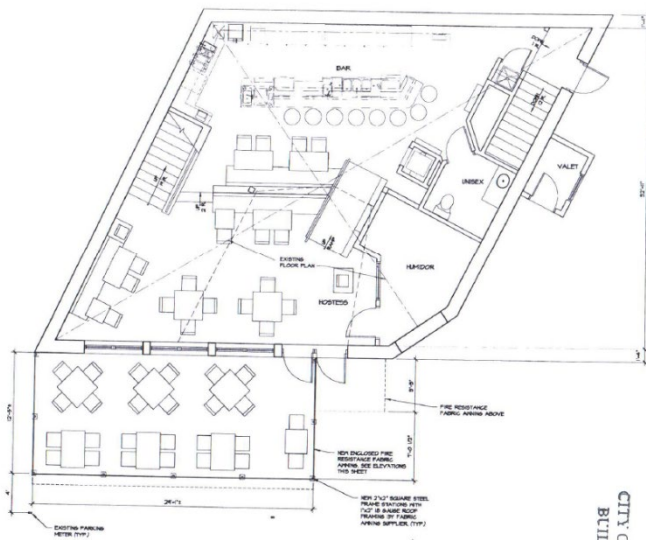
1. REQUEST OVERVIEW

The applicant is applying for two use variances and Planning Commission Approval. The table below summarizes the requests.

Request	Type	Zoning Ordinance Section	Comments
To operate an outdoor dining area year-round in the C-F District	Use variance x2	Sec. 50 – 6.5.A.2 “Each permit shall be effective for one year from May 1 until November 1, and must be annually renewed with the approval of the city...” Sec. 50-7.16 “Any lawful nonconforming use consisting of a building, ... may be continued... provided that the building or use thereof shall not be structurally changed, altered or enlarged unless such altered or enlarged building or use shall conform to the provisions of this chapter for the district in which it is located.”	<u>It should be noted that Planning Commission is considering an Ordinance Amendment to allow year-round outdoor dining. If this provision is adopted, and extended to C-F District, the applicant would not need a variance.</u>
To erect a screened-in awning and welded frame around the existing outdoor dining area	Planning Commission Approval	Sec. 50 – 6.5.A.2 “Applications involving a structure are reviewed by the planning commission for approval of the structure under section 50-6.1 Site plan review, subsection A...”	The proposed permanent outdoor dining area is classified as an outdoor café, which are only allowed in the C and C-2 Districts. However, there is an existing approved outdoor café and would be considered a nonconforming use.

2. DIMENSIONAL CONSIDERATIONS

Below are the dimensions provided by the applicant for the enclosed, outdoor seating area, as well as. The total area proposed for the outdoor seating area is 361.12 sq ft (12'-5" x 29'-1"). It should also be noted that the awning extends beyond the enclosed seating area. It should also be noted that the existing and proposed seating area projects into the County right of way.



There is no direct access to the outdoor dining area from the sidewalk. Customers must enter the building to access the outdoor dining area. **Public Safety provided the following comments: We found the patio area would have egress only by going back into the building from the patio if there was an emergency. Churchill's (Omar) was advised to add a door on the North side of the patio for compliance. They will need to resubmit Sheet No:A-1 and the architect drawing showing the addition of the egress door.**

The minimum sidewalk clearance by ordinance standards is 4 feet. This is provided by the applicant; however, due to the landscaping on the adjacent property, there is a sharp 90-degree turn that may impede sidewalk use. The Ordinance stipulates "Use may not create a hazard, obstruct motor vehicles or unduly impede sidewalk use." The 4 foot minimum complies with ADA accessibility minimum standards; however, **the minimum 4 feet distance on a 90 degree turn may cause pedestrian mobility issues and ADA accessibility concerns. Planning Commission should determine if the layout of this 4 feet minimum distance is sufficient in maintaining the health, safety, or general welfare of pedestrians, or if the distance should be increased.**

The applicant should also include the surrounding landscaping, trees, parking meters, and any other surrounding features, as required in the application for the outdoor café permit (Section 60-6.5). This will help determine if there is sufficient unobstructed space in the public right-of-way.

Additionally, the proposed awning must be approved by Wayne County as it is located within county Right-of-Way.

3. DESIGN CONSIDERATIONS

The proposed awning and enclosure is constructed with welded steel and fire resistant awnings. The design and materials appear to be consistent with the abutting building. While the color of the awning appears to be compliant with the allowable colors, **the applicant shall confirm the awning color.**

The applicant verbally expressed an interest to use the awning year-round, rather than only during the colder months (November 2 – April 30); however, this should be confirmed by the applicant. **We find it favorable to limit the use of an enclosed awning or screening to the colder months and require the removal of the awning siding during warmer months to preserve the character of the corridor and the surrounding public right-of-way, align with the intention of the outdoor café, and to avoid obstructing the view of pedestrians.**



Planning would defer to Public Safety to confirm adequate ventilation in the enclosed dining area given the nature of the business.

3. PARKING AND LOADING

Per Section 50-5.3 whenever a use requiring off-street parking is increased in floor area, and such use is located in a building existing on or before the effective date of the ordinance from which this chapter is derived, additional parking space for the additional floor area shall be provided and maintained in the amount specified in this section for that use.

Food-beverage establishments for on premise consumptions requires one off-street parking space for each 200 square feet of gross floor area, plus one for each employee on the premises during the peak employment shift.

Findings: While the outdoor dining area is already in use, extending the service to year-round will be increasing the amount of time that the floor area is increased, and the off-street parking requirements must be re-evaluated. There are 17 off-street parking spaces provided. **The applicant must provide information on the square footage of the existing building to confirm there is adequate parking for year-around outdoor service.**



CITY OF GROSSE POINTE WOODS DEPARTMENT OF PUBLIC SAFETY

Date: January 18th, 2024

To: Grosse Pointe Woods Planning Commission

From: John G. Kosanke, Public Safety Director

Subject: 19271 Mack Avenue-Churchill's Cigar Bar

I have reviewed the variance request for the proposed project at 19271 Mack. I also made a site visit along with Fire Marshall/Sgt. Joseph Provost. The area of concern is the addition does not have an egress door. If there was an emergency patrons in the patio enclosure would have to go back into the building. We spoke with General Manager Omar Kassab and advised him of our concerns. He was instructed to submit revised plans showing an egress door on the North side of the structure and also submit a new drawing. To this date no updated plans have been sent to the city. I am not recommending this project to move forward.



CITY OF GROSSE POINTE WOODS

20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397

TO: Building Department / Planning Commission

From: James Kowalski, Director of Public Works

Date: January 12, 2024

Subject: 19271 Mack Ave (Churchills of Grosse Pointe)

I have reviewed the proposed site plan submitted by Churchills of Grosse Pointe Woods for the covered outdoor patio addition. The proposed plans will have no impact on the Department of Public Services or its utilities.

Please contact me if you have any questions.



CONTRACTOR INFO

OWNER: Blair Belluomo

FEDERAL ID #: 381618287

WORKMENS COMP
INSURANCE: Hastings Mutual

POLICY # WC11641658

MESC EMPLOYER: 0111292000

MICHIGAN USA
**ENHANCED
DRIVER LICENSE**



B 450 092 887 770
DOB 10-06-1977
BLAIR WILLIAM BELLUOMO
2618 DEVONWOOD DR
TROY, MI 48098-2327

Sex **M** Hgt **602** Eyes **BLU**
Lic Type **E,O** End **NONE**
Restrictions **NONE**

Blair W. Belluomo
DD 1204623075440
Rev 07-01-2012



Blair William Belluomo
2618 Devonwood Drive
Troy, MI 48098-2325

B 450 092 887 770

DOB 10-06-1977

13701 E 9 Mile Road, Warren, MI 48089-2793 • 586-294-6050 • 586-294-2487 fax
info@belleisleawning.com • www.belleisleawning.com

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 NOV 06 2023
 CITY OF GROSSE PTE WOODS
 BUILDING DEPARTMENT



CLIENT: CHURCHILLS		PROJECT: PATIO AWNING		SHEET TITLE: CONCEPT DRAWING DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY		SHEET NO: A-1		DATE: 9/14/2023		Awning & Graphic Sizes May vary Based On Final Field Measurements. Computer Generated Colors May Differ from actual Colors Of Fabric and Graphics Used.		Before Signing Please Check For: CORRECT COLORS GRAPHICS / LAYOUT SPELLING / ECT.		For Approval Please Sign:		Date: Please Fax or E-Mail	
13701 East New Mile Warren, MI 48093 Office: 586-234-6163 Fax: 586-234-2467 E-Mail: BellelaleAwning@hotmail.com																	

CITY OF GROSSE POINTE WOODS
Building Department
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
Ph 313.343.2426/Fax 313.343.2439

RECEIVED
NOV 06 2023
CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

BUILDING PERMIT APPLICATION
ZONING COMPLIANCE AND PLAN REVIEW
COMMERCIAL AND RESIDENTIAL

ZONING COMPLIANCE INCLUDES: Drives, Fences, Accessory Structures/Sheds (less than 200 sq ft), Awning, Garage Floors, Patios (non-elevated), Play Structures (NOTE: This list is not all inclusive. If you have any questions, please call the Building Department @ 313-343-2426.

Property Owner Name: Churchill's of Grosse Pointe, Inc Date: 11-3-2023
GP Woods Address: 19271 MACK e-mail: TYANGeorge@me.com
Work#: 248-939-2020 Home/Cell#: _____

Contractor/Applicant Name: Belle Isle Awning Co
Telephone # 586-294-6050 Fax # 586-294-2487 Mobile/Cell # _____
Contractor Address: 13701 E. 9 Mile Rd Warren, MI 48089
MI Builder's License #: SEE ATTACHED MI Driver's License #: _____
e-mail address: FORM

SPECIFY NATURE OF PROPOSED WORK:

1 welded Frame Patio Awning approx 36' x 11'
1 welded Frame standard style door awning 8' x 4'
Roll-up curtains for patio awning
1 welded frame curtain between the doors

Value of Construction \$ 25,368.00

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: Dennis Powers

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.

FOR OFFICE USE ONLY

Approved: _____ Denied: _____ Zoning Board of Approval Required # _____

Inspector: _____

Date: _____

CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:

I have attached a permit app for your review.

Thank You

Dennis Powers

Belle Isle Awning
13701 E 9 Mile Rd.
Warren, MI 48089
586-294-6050

Property of the City of Grosse Pointe Woods. If you have received this transmission in error, please delete immediately.

Mollie Mackinnon

From: Brigitte Smith <bsmith@mcka.com>
Sent: Monday, November 6, 2023 6:44 PM
To: GPW Building Department
Subject: Re: Churchill's Permit App

CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:

Hello Mollie and Bruce,

This would be regulated by Section 50 - 6.5 Outdoor Permit Cafe. This section states that outdoor permits are valid from May 1- November 1 and must be renewed annually. Have we allowed other outdoor seating areas on the sidewalk through the winter?

Additionally, because they would now like to create a structure for a closed-in awning, the review will need to go before Planning Commission. Section 50-6.5 states "*Applications involving a structure are reviewed by the planning commission for approval of the structure under section 50-6.1 Site plan review, subsection A. Subsequent approvals may be renewed annually by administration provided that the standards and conditions set forth in this section continue to exist.*"

Let me know if you have any additional questions.

Best,

Brigitte Smith Wolf, AICP

—
Assistant Planner
(she/her)

MCKENNA

O 248.596.0920 | C 313-657-5529 | F 248.596.0930
235 E. Main Street, Ste. 105 | Northville, MI 48167
bsmith@mcka.com | mcka.com

From: GPW Building Department <Building@gpwmi.us>
Sent: Monday, November 6, 2023 10:46 AM
To: Brigitte Smith <bsmith@mcka.com>
Subject: FW: Churchill's Permit App

Hi Brigitte,

Can you look at this application before we do a building review?

Thanks,
Mollie

From: Belle Isle Awning Co <info@belleisleawning.com>
Sent: Friday, November 3, 2023 12:23 PM
To: GPW Building Department <Building@gpwmi.us>
Subject: Churchill's Permit App

GUMMA GROUP
DESIGN + ENGINEERING

www.gummagroup.net
7419 Midland Rd, Suite 4
West Bloomfield, MI 48322
(248) 865-5555 Fax (248) 865-5915

Project: **Churchill's**
Cigar Bar
PATIO AWNING
18271 Mack Avenue
Grosse Pointe Woods, MI 48238

Designed: JS
Drawn: LA
Approved: SS, P.E.
Scale: AS NOTED

Notes:

All drawings and specifications shall conform with the latest editions of the Michigan Building Code and all applicable local codes and regulations, and shall be subject to the review and approval of the City of Grosse Pointe Woods.

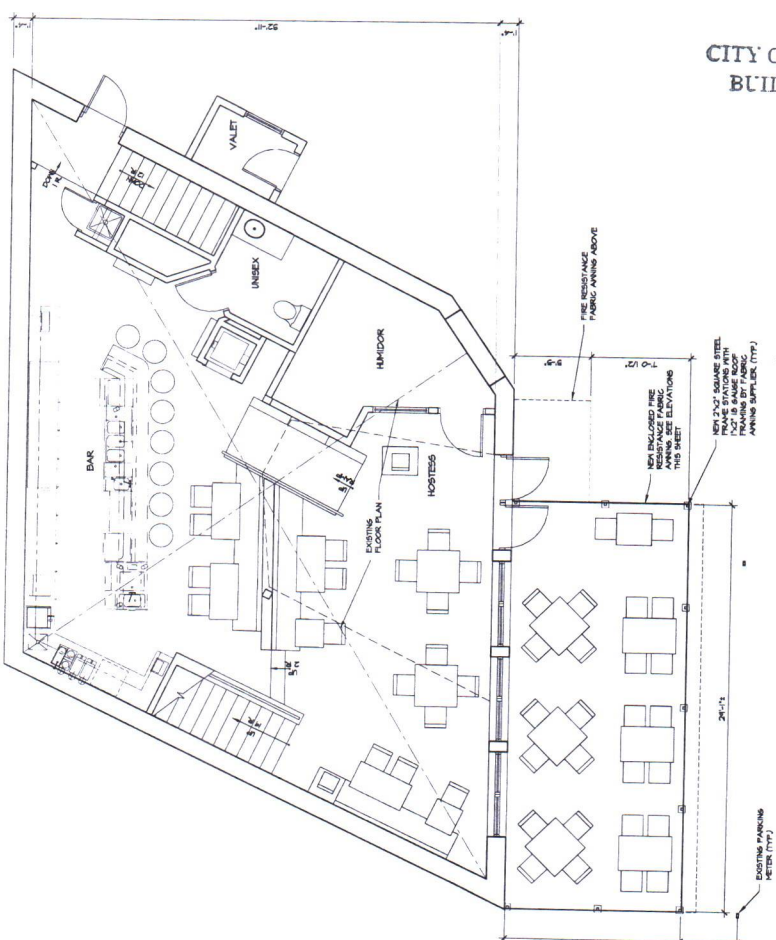
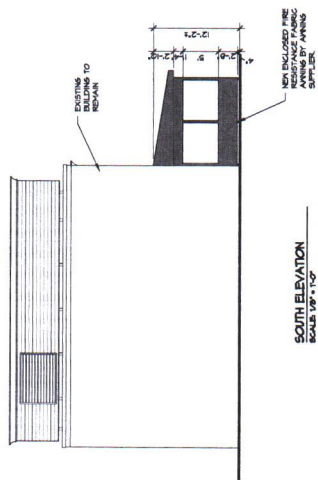
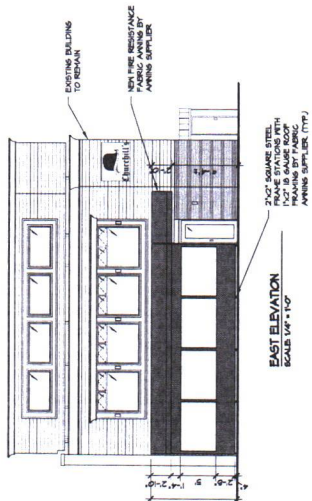
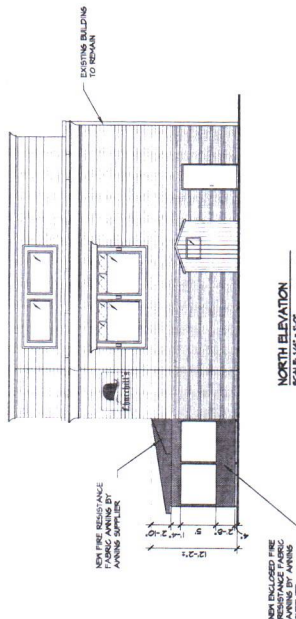
Do not make any changes to the drawings without the written consent of Gumma Group.

Not shown, verify correct dimensions with Owner. Design Contractor shall check and verify all dimensions and materials in the field.

Project No. _____

Issued: _____
Contract's Section: 11/25/22

Sheet Title and Number:
Floor Plan / Elevations
A-1



LEGEND

EXISTING BUILDING TO REMAIN

CONCRETE PILE

CONCRETE CURB

NOTE

ALL DIMENSIONS AND MATERIALS ARE TO BE CHECKED AND VERIFIED AND INSTALLED BY OWNER

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CITY OF GROSSE PTE WOODS
BUILDING DEPARTMENT

5. We are hoping to provide the best overall experience for our customers. Having a place for them to sit while waiting is a better feel overall. Having them drink and watch the game will be not only beneficial to us but also to the city. It gets people out of their cars and in a controlled environment.

Enclosed with this letter are preliminary design plans and architectural renderings, showcasing our commitment to a design that seamlessly integrates with the existing structure and adheres to all relevant city regulations.

I am eager to discuss this proposal further and address any concerns or requirements the city may have. Our goal is to enhance our business while respecting and contributing positively to the community.

Thank you for considering our request. I look forward to the possibility of receiving approval for the enclosure of our restaurant patio.

Sincerely,

Omar Kassab

General Manager

Churchill's Bistro|Cigar Bar



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DEC 15 2023

CITY OF GROSSE PTE WOODS
BUILDING DEPARTMENT

Churchill's Bistro| Cigar Bar
19271 Mack Ave Grosse Pointe Woods, MI 48236
Kassabo@Comcast.net
313-924-8913
12/9/2023

Subject: Request for Approval to Enclose Restaurant Patio Year-Round

To city of Grosse Pointe Woods,

I trust this letter finds you well. I am writing as the General Manager of Churchill's Bistro Cigar Bar, located at 19271 Mack Ave in Grosse Pointe Woods. I am seeking formal approval for the year-round enclosure of our restaurant patio within the city limits. We believe enclosing the patio will provide numerous benefits for both our business and the community. Here are the key reasons for our request:

1. **Extended Dining Options:** An enclosed patio will allow us to offer outdoor dining throughout the year, providing our patrons with a unique and comfortable dining experience.
2. **Community Engagement:** We aim to create a more inviting and communal atmosphere, encouraging residents and visitors to gather and enjoy our establishment regardless of the weather.
3. **Aesthetic Enhancements:** The proposed enclosure aligns with the architectural aesthetics of our restaurant, contributing positively to the overall ambiance and attractiveness of our establishment.
4. **Increased Seating Capacity:** Enclosing the patio will enable us to increase seating capacity, supporting our business growth and potentially attracting more customers to the area.

CITY OF GROSSE POINTE WOODS

Building Department

20025 Mack Plaza, Grosse Pointe Woods, MI 48235
(313) 343-2426

RECEIVED

DEC 15 2023

SITE PLAN REVIEW

CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

COMMERCIAL – Zoned As – Please Check One:

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

Property Owner Name: C. AURCHILLS Date: 15 DEC 2023

GPW Property Address: 19271 MACK AVE.

Telephone #: Work 313-924-8913 Home: 248-342-2750

Contractor/Applicant Name: GUMMA GROUP

Telephone # 248-865-5555 Mobile Phone # 248-640-5001 Fax # 248-865-5015

Contractor/Applicant Address: 7419 MIDLEBOUT RD, SUITE 4 e-mail: JOHN@GUMMAGROUP

MI Builder's License #: WEST BLOOMFIELD, MI 48322 MI Driver's License #: _____

Nature of Proposed Work:

PROPOSED ENCLOSED OUTDOOR PATIO

Value of Construction \$ \$25,000.- ±

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: [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: <u>12/15/23</u>	Name: <u>Mallu Madernan</u>



MCKENNA

January 18, 2023

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:

We have reviewed the application submitted by Lauren Falzone, property owner of 20419 Mack Avenue 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.

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 make recommendations for any variances that may be needed.



HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



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

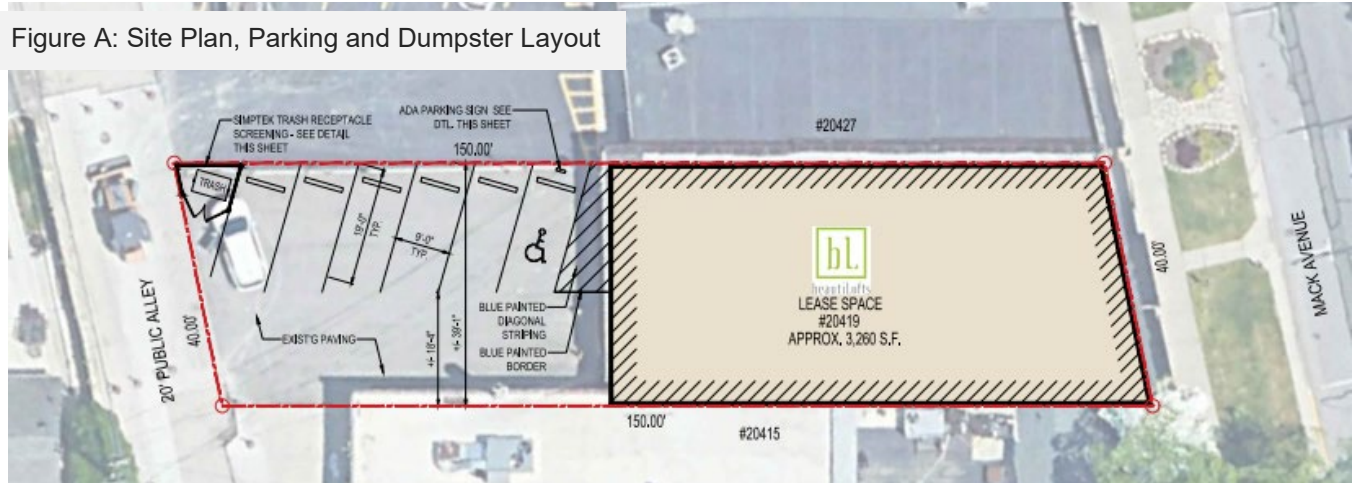
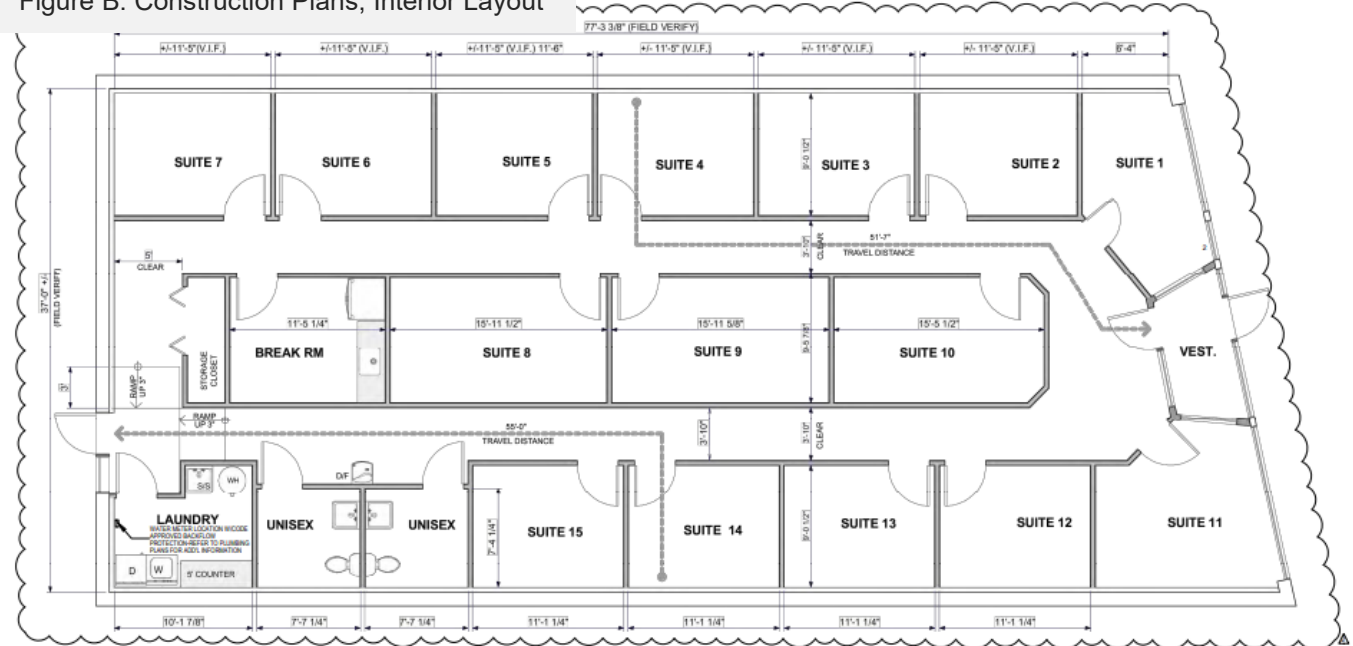


Figure B: Construction Plans, Interior Layout





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.

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 the commission does find the variance for six (6) off-street parking spaces suitable, a positive recommendation to the Zoning Board of Appeals should be made; however, please keep in mind the following standards of a use variance:

- a. The property cannot reasonably be used in a manner consistent with existing zoning;
- b. That the plight of the petitioner is due to unique circumstances peculiar to the property and not to general neighborhood conditions;
- c. That the use to be authorized by the variance will not alter the essential character of the area and locality;
- d. That the problem is not self-created;
- e. That the spirit of this chapter will be observed, public safety and welfare secured, and substantial justice done.

Based on the above conditions, the alleged hardship is not justified by the circumstances of its creation and a recommendation for denial of a variance would be given.

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.

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

Number of Service Units	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	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.
----	---	------------------------------------------------------------------------------------------------------------------------------------------------	---	-------------------------------------------------------------------

Please note the applicant did provide a letter of agreement with an adjacent building at 20431 Mack Ave, occupied by Dominos, to be able to use three of their off-street parking spaces; however, this is not a lease agreement nor a shared parking agreement and is non-binding. Additionally, upon inspection, we have not been able to verify that two parking spaces are available for use as there was only one parking space available in the rear of 20431 Mack Ave. upon inspection.

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.



CITY OF GROSSE POINTE WOODS
DEPARTMENT OF PUBLIC SAFETY

JOHN G. KOSANKE, Director

20025 Mack Plaza

Grosse Pointe Woods, MI 48236-2397



TO: Director John Kosanke

FROM: Sgt. Joseph Provost, Fire Inspector

DATE: January 16, 2024

SUBJECT: 20419 Mack Parking Variance Review

I have reviewed the variance request for the proposed project at 20419 Mack Ave. The request, if granted, would not have a negative impact on Public Safety Operations.

Respectfully,

A handwritten signature in black ink, appearing to read "Sgt. J. Provost #S3".

Sgt. Joseph Provost, #S3
Fire Inspector



CITY OF GROSSE POINTE WOODS

20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397

TO: Building Department / Planning Commission

From: James Kowalski, Director of Public Works

Date: January 12, 2024

Subject: Parking Variance 20419 Mack Ave

I have reviewed the proposed site plan for BeautiLofts located at 20419 Mack Avenue. The proposed parking plans will have no impact on the Department of Public Services or its utilities as long as there is no encroachment onto the city alley right of way.

Please contact me if you have any questions



PROPOSED INTERIOR TENANT IMPROVEMENTS

20419 MACK AVENUE GROSSE POINTE WOODS, MI 48236

Abbreviations:

AB	ANCHOR BOLT	d	PENNY	FOW	FACE OF WALL	MEZZ	MEZZANINE	R	RISER
AC	ACOUSTICALLY ALTERNATING CURRENT	D	DEPTH	FRMG	FRAMING	MDL	MODEL/MIDDLE	RA	RETURN AIR
ACP	ACOUSTICAL PANEL	DBL	DOUBLE	FRP	FIBERGLASS REINFORCED POLYESTER	MFG	MANUFACTURING	RAD	RADIUS
ACT	ACOUSTICAL TILE	DC	DIRECT CURRENT			MFR	MANUFACTURER	RC	REINFORCED CONCRETE
ADD	ADDITION	DEPT	DEPARTMENT	FT	FEET/FOOT	MH	MANHOLE	RD	ROOF DRAIN
ADJ	ADJUSTABLE	DF	DRAINING FOUNTAIN	FTF	FLOOR TO FLOOR	MIN	MINIMUM	REF	REFERENCE/REFER
ADH	ADHESIVE	DH	DOUBLE HUNG	FTG	FOOTING	MIR	MIRROR	REFL	REFLECTED(ED)/VE(OR)
AFT	ABOVE FINISH FLOOR	DIA or Ø	DIAMETER	FURN	FURNISHED(ED)	MISC	MISCELLANEOUS	REINF	REINFORCE(ED)/ING(MENT)
AGGR	AGGREGATE	DIAG	DIAGONAL	FURRTG	FURRINGS	MK	MARK	RET	RETURN
AL	ALUMINUM	DM	DIMENSION	FVC	FIRE VALVE CABINET	MLNK	MILLYORK	REV	REVISED/REVISION
ALT	ALTERNATE	DISC	DISCONNECT			ML	METAL LATH	RF	ROOFING
AND	AND/OR	DISP	DISPENSER	GA	GAUGE	MLDG	MOLDING	RFG	ROUGH
AP	ACCESS PANEL	DIV	DIVISION	GAL	GALLON	MO	MASONRY OPENING	RGH	ROUGH IN
APPROX	APPROXIMATELY	DK	DECK	GALV	GALVANIZED	MRTR	MORTAR	RI	ROOM
AR	ACID RESISTING	DKG	DECKING	GB	GRAB BAR	MTD	MOUNTED	RM	ROUGH OPENING
ARCH	ARCHITECTURAL	DL	DEAD LOAD	GC	GENERAL CONTRACTOR	MTG	MOUNTING	RO	RUBBER TILE
ASB	ASBESTOS	DMPG	DAMP PROOFING	GEN	GENERAL	MTL	METAL	RT	RUBBER TILE
ASPH	ASPHALT	DN	DOWN	GL	GLASS	MTR	MOTOR	SAS	SLURFAGE FOUR SIDES
AVE	AVENUE	DO	DITTO/DOOR OPENING	GLZ	GLAZING	MWP	METAL WALL PANEL	SA	SANITARY
		DR	DOOR	GM	GAS METER			SB	SOLID BORING
		DS	DOWN SPOUT	GR	GRADE	NIC	NOT IN CONTRACT	SC	SOLID CORE
BB	BULLETIN BOARD	DTL	DETAIL	GRND	GROUND	NO	NUMBER	SC	STRUCTURAL CLAY TILE
B&B	BALLED AND BURLAPPED	DWG	DRAWING	GYP	GYPSONIUM	NOM	NOMINAL	SCHD	SCHEDULE
BO	BOARD/BOARD	DWR	DRAWER	HB	HOSE BIBB	NPS	NOMINAL PIPE SIZE	SECT	SECTION
BF	BOTH FACES	EA	EACH	HC	HOLLOW CORE	NS	NON-SHRINK	SEL	SELECT
BIT	BITUMINOUS	EC	ELECTRICAL CONTRACTOR	HDR	HEADER	NTS	NOT TO SCALE	SEW	SEWER
BLOG	BUILDING	EF	EACH FACE	HOW	HARDWARE	OC	ON CENTER	SGL	SINGLE
BK	BLOCK	EFF	EFFICIENCY/EFFECTIVE	HJ	HOLLOW METAL	OD	OUTSIDE DIAMETER	SGT	STRUCTURAL GLAZED TILE
BKX	BLOCKING	EPS	EXTERIOR INSULATION FINISH SYSTEM	HOR	HORIZONTAL	OF	OUTSIDE FACE	SH	SHED/SINGLE HUNG
BM	BEAM/BENCH MARK	EQ	EQUAL	HTG	HEATING	OP	OWNER FURNISHED	SHR	SHOWER
BY	BY OWNER	ELEV	ELEVATOR	HTG	HEATING, VENTILATING & AIR CONDITIONING	OFCD	CONTRACTOR INSTALLED	SHT	SHEET
BOS	BOTTOM OF STEEL	EL	ELEVATION	HW	HOT WATER	OFF	OFFICE	SHG	SHEATHING
BRK	BREAKER	ENCL	ENCLOSURE	HHW	HOT WATER HEATER	OH	OVERHEAD	SLV	SHORT LEG VERTICAL
BRG	BEARING	ENGR	ENGINEER	ID	INSIDE DIAMETER	OPNG	OPENING	SOG	SLAB ON GRADE
BRK	BRICK	ENT	ENTRANCE	IF	INSIDE FACE	OPP	OPPOSITE	SPEC	SPECIFICATION
BS	BACK SLASH	EQ	EQUAL	IN	INCHES	OZ	OUNCE	SQ	SQUARE
BSBD	BASEBOARD	EQUIP	EQUIPMENT	INCL	INCLUDE	PARG	PARGING	SR	SERVICE RECEPTOR/SHOWER ROD
BSMT	BASEMENT	ETR	EXISTING TO REMAIN	INSUL	INSULATION	PC	PRECAST	STA	STATION
BTM	BOTTOM	EW	EACH WAY	INT	INTERIOR	PCF	POUNDS PER CUBIC FOOT	STD	STANDARD
BTU	BRITISH THERMAL UNIT	EXH	EXHAUST	JAN	JANITOR	PERF	PERFORATED	STL	STEEL
BTWN	BETWEEN	EXIST	EXISTING	JB	JUNCTION BOX	PL	PLATE/PROPERTY LINE	STM	STORM
BUR	BUILT-UP ROOF	EXP	EXPANSION	JC	JUNCTION CLOSET	PLAS	PLASTIC LAMINATE	STO	STORAGE
		EXT	EXTENSION/EXTERIOR	JT	JOINT	PLBS	PLASTER/PLASTIC PLUMBING	STRUC	STRUCTURAL/STRUCTURE
C	CHANNEL/CONDUIT	FA	FIRE ALARM	K or KIP	ONE THOUSAND POUNDS	PML	PANELING	SUSP	SUSPENDED
CAB	CABINET	FB	FACE BRICK	KSF	ONE THOUSAND POUNDS PER SQUARE FOOT	PMLG	POLISHED	TB	TACK BOARD/TOWEL BAR
CAP	CAPACITY	F8	FLOOR DRAIN/FIRE DOOR			PCL	POLISHED PLATE	T&B	TOP AND BOTTOM
CAV	CAVITY	FD	FLOOR DRAIN/FIRE DOOR			PP	POLISHED PLATE	TEL	TELEPHONE
CB	CATCH BASIN/CHALKBOARD	FE	FIRE EXTINGUISHER			PAIR	PREFABRICATED	TERR	TERRAZZO
CD	CENTER TO CENTER	FF	FINISHED FLOOR			PREFM	PREFINISHED	TG	TONGUE AND GROOVE
CIC	CEMENT	FIN	FINISH			PRELM	PRELIMINARY	THK	THICKNESS
CER	CERAMIC	FLR	FLOOR			PRESS	PRESSURE	THRESH	THRESHOLD
CG	CORNER GUARD	FLRG	FLOORING			PSF	POUNDS PER SQUARE FOOT	TOD	TOP OF DECK
CJ	CONTROL JOINT	FLS	FLOORING			PSI	POUNDS PER SQUARE INCH	TOF	TOP OF FOOTING
CL	CENTER LINE	FLG	FACE OF CONCRETE			PLYWD	PLYWOOD	TOJ	TOP OF JOIST
CLG	Ceiling	FOM	FACE OF MASONRY			PROP	PROPERTY	TOP	TOP OF PAVEMENT
CLOS	CLOSET	FOS	FACE OF STUD			PT	POINT/PAINT	TOS	TOP OF SLAB/TOP OF STEEL
CMU	CONCRETE MASONRY UNIT					PTD	PAPER TOWEL DISPENSER	TOW	TOP OF WALL
CO	CASED OPENING/CLEANOUT					PTN	PARTITION	TRAN	TRANSOM
COL	COLUMN					QT	QUARRY TILE	TYP	TYPICAL/TYPICALLY
CONC	CONCRETE								
CONF	CONFERENCE								
CONT	CONTINUOUS								
CPT	CARPET								
CTR	CENTER/COUNTER								

General Notes:

FIELD VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWINGS!! ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, IN WRITING, AND WRITTEN INSTRUCTION SHALL BE OBTAINED PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ERRORS, DISCREPANCIES AND/OR OMISSIONS FOR WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK.

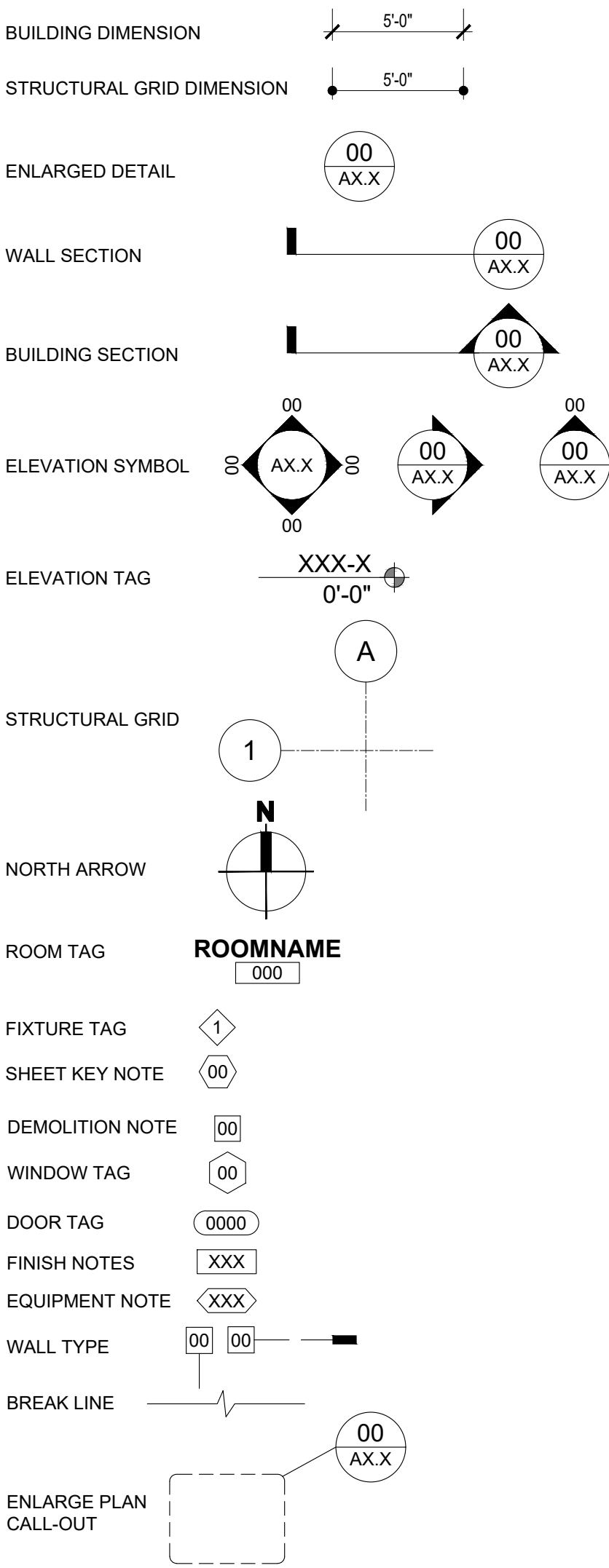
VERIFY EXISTING FIELD CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING WORK OR FABRICATING MATERIALS. NOTIFY THE ARCHITECT AND/OR OWNER OF DISCREPANCIES BEFORE PROCEEDING WITH ANY PHASE OF WORK.

VERIFY LOCATION OF CHASES, INSERTS, OPENINGS, SLEEVES, FINISHES, DEPRESSIONS, PADS, AND WALL OPENINGS.

DETAILS LABELLED "TYPICAL" ON DRAWINGS APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT DETAILS ARE REFERENCED AT EACH LOCATION. NOTIFY ARCHITECT OF CONFLICTS REGARDING APPLICABILITY OF "TYPICAL DETAILS".

DO NOT LOAD SLAB ON GRADE OR SUPPORTED SLAB WITH ERECTION CRANES OR ERECTION EQUIPMENT. THE SLABS HAVE NOT BEEN DESIGNED FOR CRANE LOADS AND WILL REQUIRE AN INCREASE IN THICKNESS AND/OR REINFORCEMENT. OBTAIN A/E APPROVAL ON PROPOSED CRANE SUPPORT PLAN FOR SLABS PRIOR TO COMMENCING WORK.

Symbol Legend:



Project Team:

TENANT / CLIENT:
Lauren Falzone
BeautiLoft Salon Suites
Sterling Heights, MI 48313
586-446-2360

CITY OF GROSSE POINTE WOODS:
20025 Mack Plaza
Grosse Pointe Woods, MI 48236
313-343-2426

Pertinent Information:

Project Scope:
COMPLETE INTERIOR BUILD-OUT OF EXISTING VACANT RETAIL LEASE SPACE. NEW HAIR SALON TO INCLUDE 15 SALON ROOMS, A LAUNDRY ROOM, A BREAK ROOM AND RESTROOMS.

Zoning Classification: "C" - Commercial Business

Site Area: 6,011 s.f. (.14 Acres)

Parking Calculations: Use - Business (Beauty Parlors & Barber Shops) - 15 Rooms Proposed
Required: 3 Spaces for each of the first 2 rooms & 1.5 Spaces for each additional room.
26 Parking spaces required; Less 15 spaces (50% Allowed Re-Occupancy reduction) = 13 Spaces Required
6 Parking Spaces Provided < 13 Spaces Required

Applicable Codes:
MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS (2115)
(Alteration - Level 3)

ACCESSIBILITY: CC/ANSI - A117.1-2009 & MICHIGAN BARRIER FREE DESIGN LAW

INTERNATIONAL FIRE CODE - 2015 with Amendments

MICHIGAN MECHANICAL CODE - 2015

MICHIGAN PLUMBING CODE - 2015

STATE OF MICHIGAN ELECTRIC CODE (NEC-2014) W/PART 8 AMENDMENTS

MICHIGAN ENERGY CODE - 2015

Proposed Lease area Use Group: (B) Business **Previous Use Group:** (B) Business

Existing Construction Type: IIB (Non-Sprinkled) **Proposed Construction Type:** IIB (Non-Sprinkled)

Lease Area: 3,260 s.f.

Occupant Load: 1 / 100 s.f. Gross = 33 Occupants

Exit & Exit access Doorways: 2 required (2 Provided)

Exit Access Travel Distance: Max. 300' Required W/Sprinkler System (57'-7" Provided)

Fire Suppression: Not Required Not Provided

Minimum Number of Required Plumbing Fixtures: (B - Business)
Water Closets: 1 Per 25 (Per First 50) For Men = 1 Required - 1 Provided
Water Closets: 1 Per 25 (Per First 50) For Women = 1 Required - 1 Provided
Lavatories: 1 Per 40 (For Men & Women = 1 Required (Each) - 2 Provided
Drinking Fountain: 1 Per 100 = 1 High / Low Required, 1 Provided
Service Sink: 1 Required / 1 Provided

Interior Wall & Ceiling Finish Required:
EXIT ENCLOSURE & EXIT PASSAGEWAYS: CLASS A - Flame Spread 0-25, Smoke Develop 0-450
CORRIDORS: CLASS B - Flame Spread 26-75, Smoke Develop 0-450
ROOMS & ENCLOSED SPACES: CLASS C - Flame Spread 76-200, Smoke Develop 0-450

Drawing Index:

- T-1.0 - Project Title Sheet
- A-0.0 - Accessibility Details and Notes
- A-0.1 - Architectural Site Plan, Site Details, Notes
- A-1.0 - Existing & Demolition Plan, General Notes
- A-2.0 - Construction Plan, Enlarged Plan, General Notes
- A-3.0 - Fixture/Equipment Plan

Deferred Submittals:

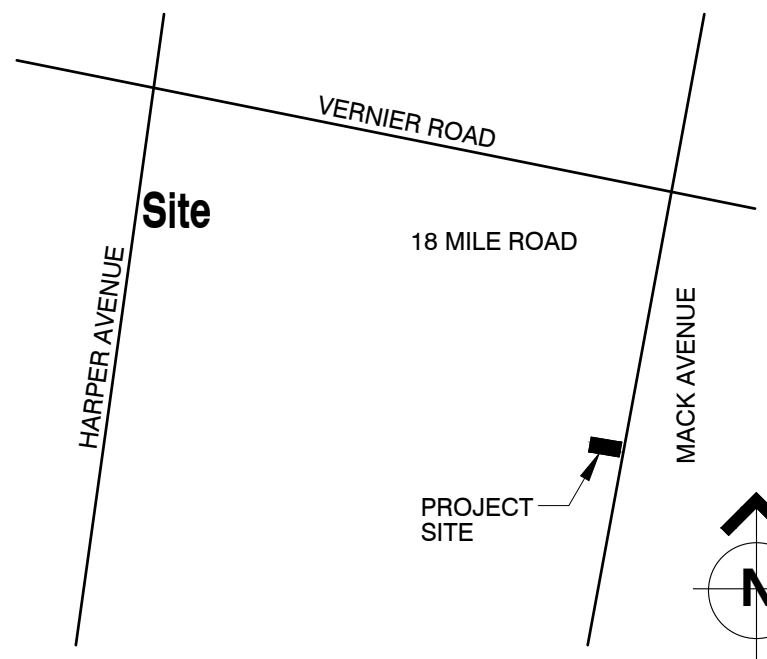
THESE PLANS AND DOCUMENTS DO NOT INCLUDE THE DESIGN AND/OR ENGINEERING OF ANY OF THE FOLLOWING DEFERRED SUBMITTALS. ARISTA DESIGN, INC. WILL NOT BE PREPARING SUCH DESIGNS AND DOES NOT TAKE RESPONSIBILITY FOR ANY DEFERRED SUBMITTALS STATED OR UNSTATED ON THIS SHEET THAT MAY BE PREPARED BY OTHERS.

CONTRACTOR SHALL PROVIDE DEFERRED DESIGN & DOCUMENTATION IF REQUIRED FOR SUBMISSION TO, AND APPROVAL OF OWNER AND GOVERNING BUILDING DEPARTMENT. UPON APPROVAL OF THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ROUTING REQUIRED DEFERRED SUBMITTAL DOCUMENTS AND PERMIT TO THE GOVERNING AGENCY FOR REVIEW & PAYING ANY PLAN REVIEW AND PERMIT FEES.

DEFERRED SUBMITTALS INCLUDE BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING DESIGN AND ENGINEERING DISCIPLINES:

- FIRE ALARM SYSTEM
- SECURITY SYSTEM
- HVAC SYSTEM DESIGN AND/OR ENGINEERING
- ELECTRICAL SYSTEM DESIGN AND/OR ENGINEERING
- PLUMBING SYSTEM DESIGN AND/OR ENGINEERING

Location Map: (NOT TO SCALE)



Project:
BeautiLofts
20419 Mack Avenue
Grosse Pointe Woods, MI 48236

Owner/Developer:
BeautiLofts
20419 Mack Avenue
Grosse Pointe Woods, MI 48236

Arista Design, Inc.
PO Box 531507, Livonia, MI 48153
Tel: 734-812-7450

THESE DRAWINGS, IDEAS AND DESIGNS ARE THE PROPERTY OF ARISTA DESIGN, INC. AND MAY NOT BE REPRODUCED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO OTHER THIRD PARTY WITHOUT FIRST OBTAINING EXPRESS WRITTEN PERMISSION FROM ARISTA DESIGN, INC.

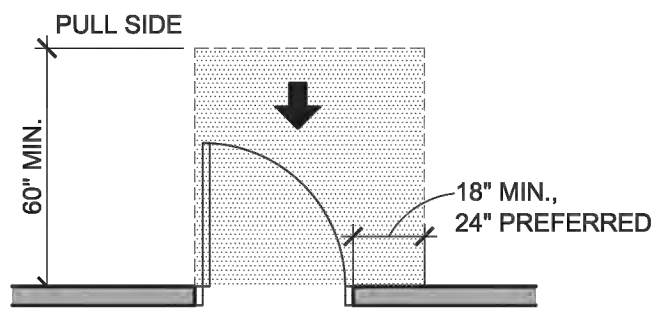


Issued:
Owner Review:
Revision - 11/3/23
Revision - 12/26/23

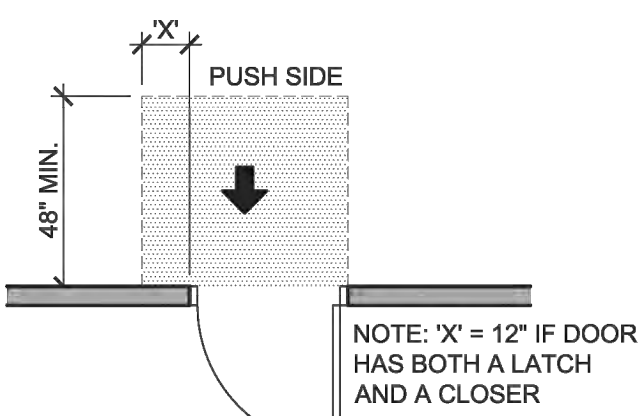
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Title Sheet
Project Information

Drawing Scale: As Shown
Date: September 24, 2023
Project Number:

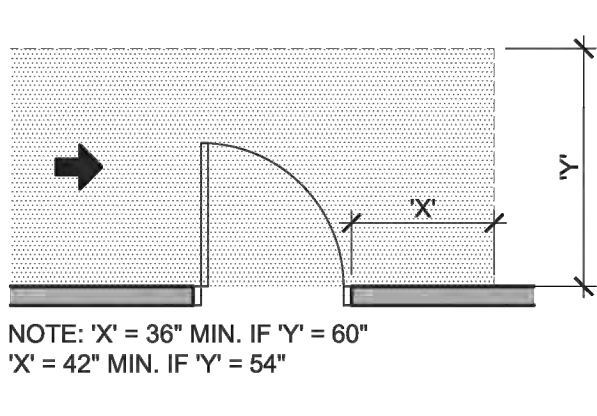
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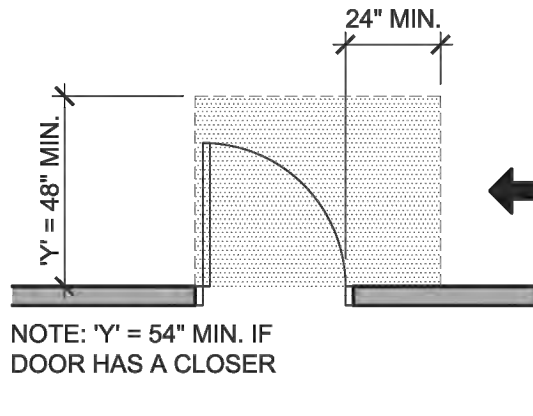
FRONT APPROACHES - SWINGING DOORS



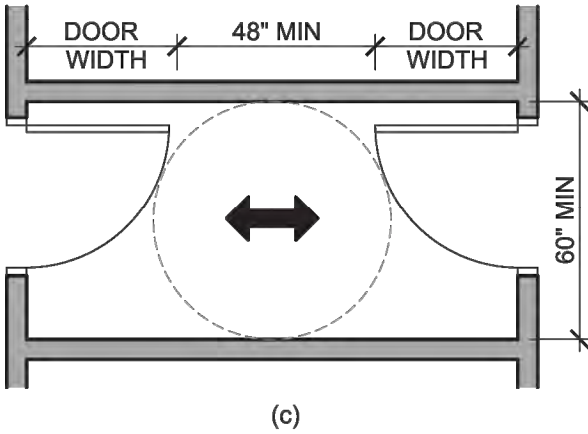
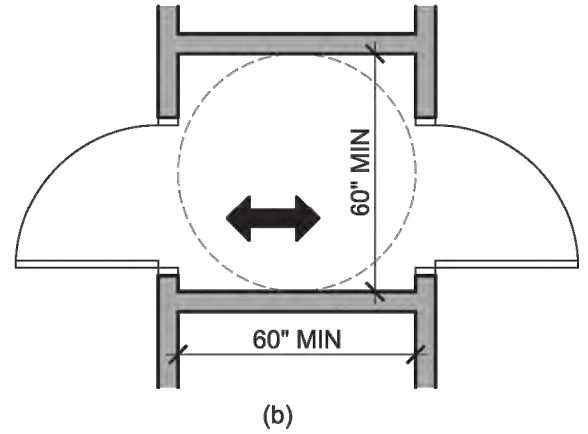
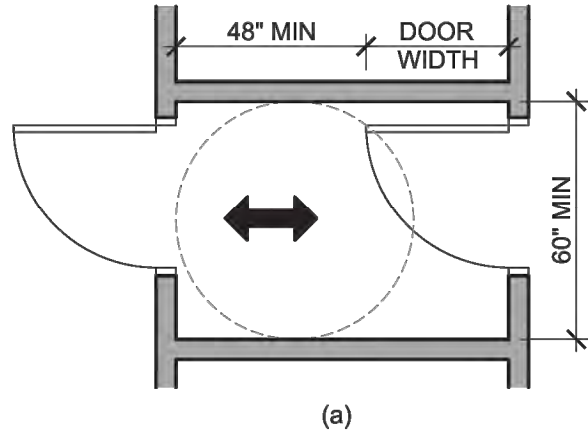
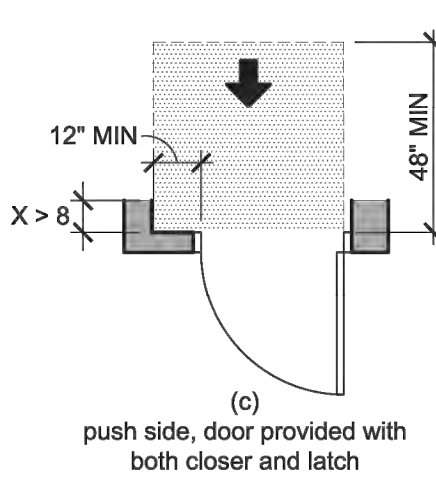
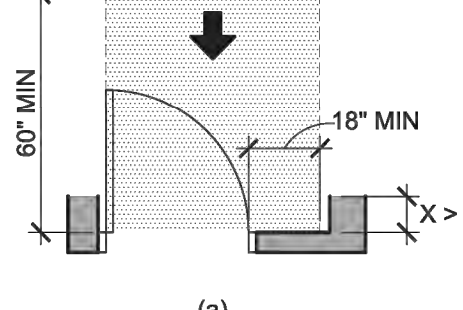
HINGE SIDE APPROACHES - SWINGING DOORS



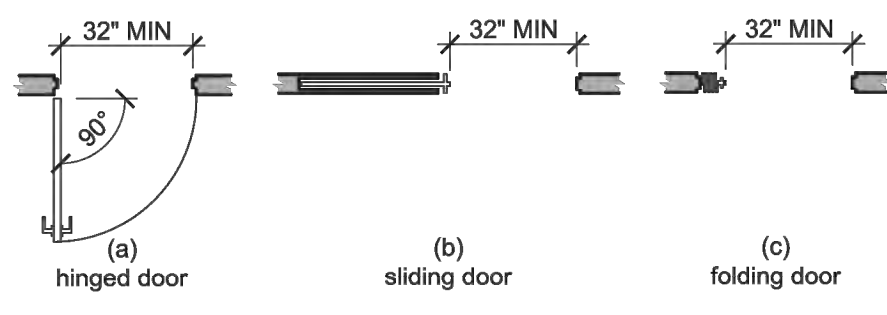
LATCH SIDE APPROACHES - SWINGING DOORS



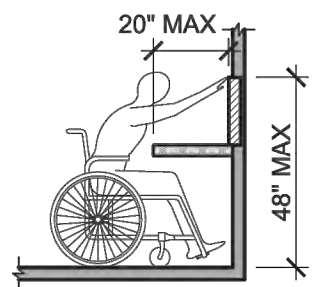
MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES



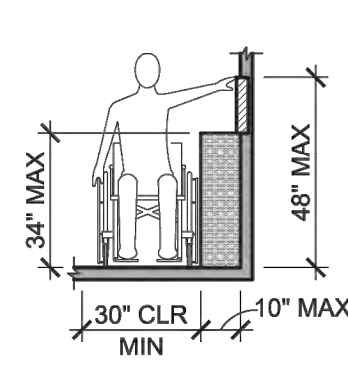
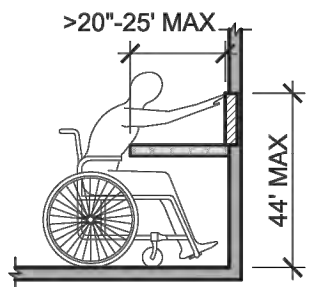
TWO DOORS IN SERIES OR GATES IN SERIES



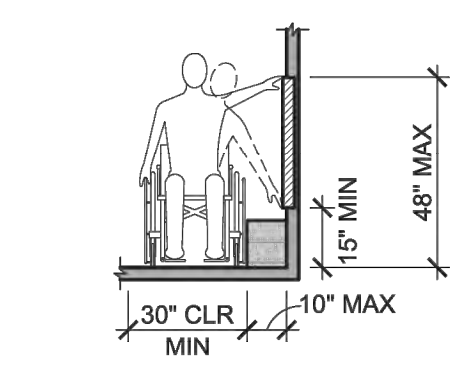
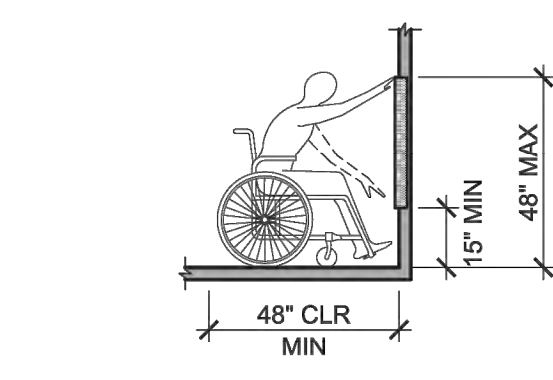
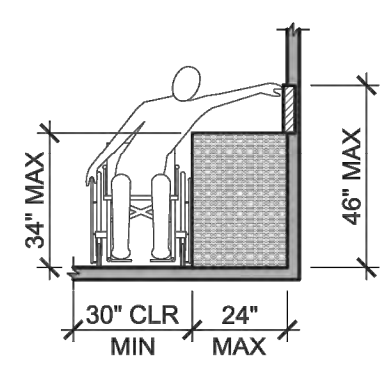
CLEAR WIDTH OF DOORWAYS



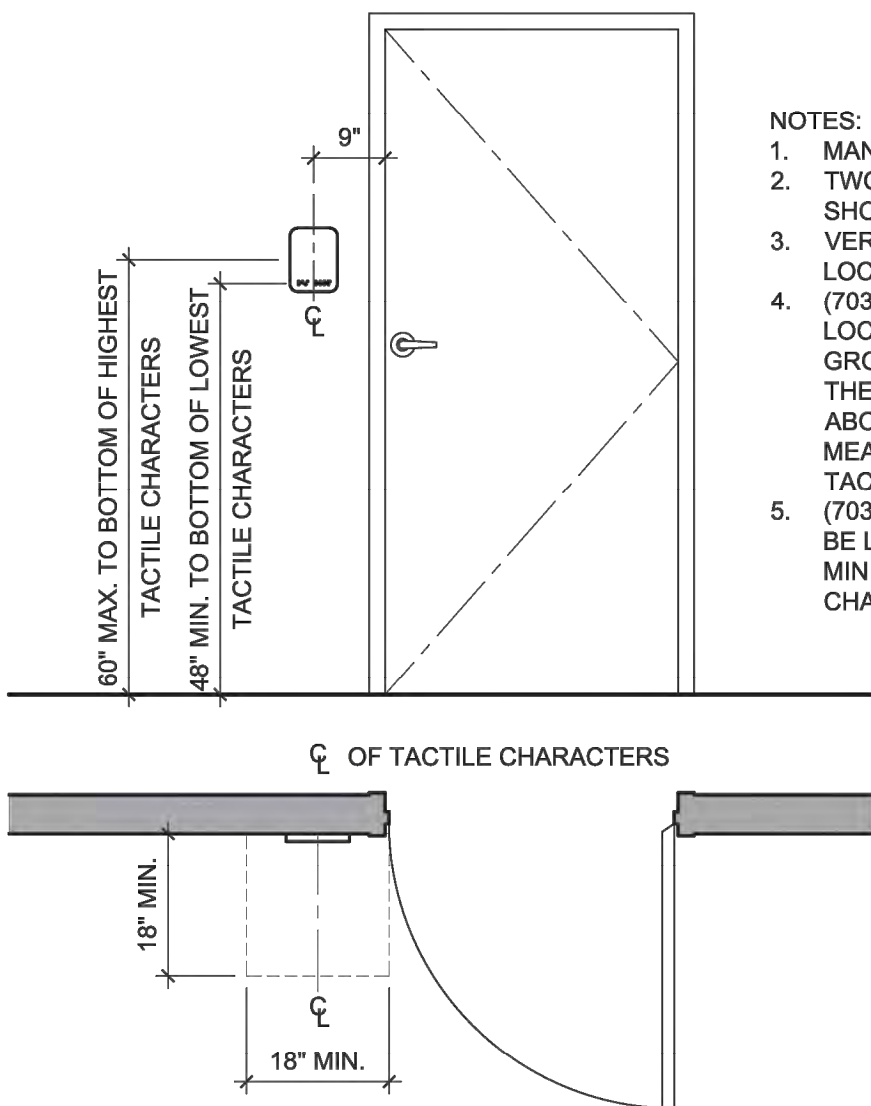
OBSTRUCTED HIGH FORWARD REACH



OBSTRUCTED HIGH SIDE REACH

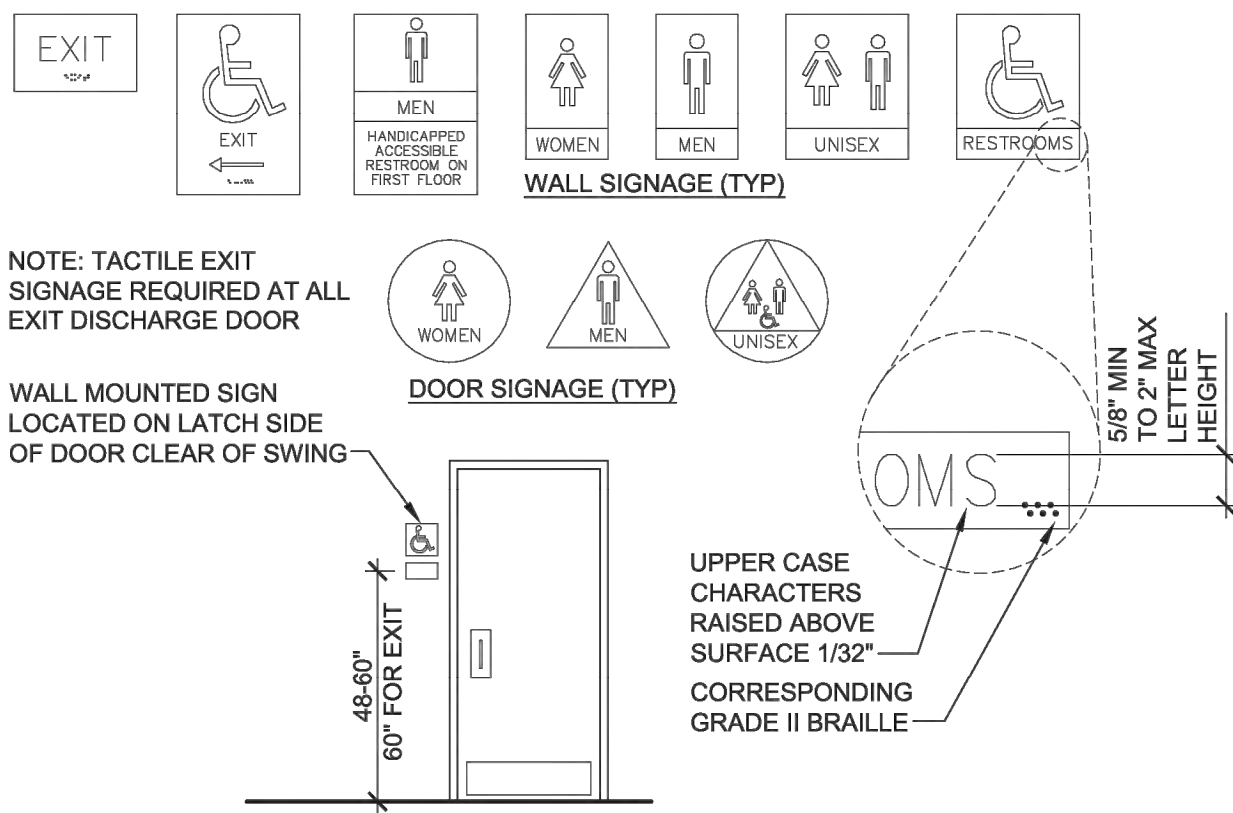


UNOBSTRUCTED SIDE REACH

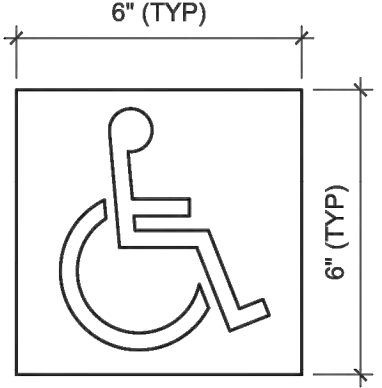


LOCATION OF TACTILE SIGNS AT DOORS

- NOTES:
1. MANUFACTURER / MODEL: CAL-TOYAL / MH-68 WITH BRAIL
 2. TWO PLATES THIS SIZE FOR PUBLIC TOILETS, ONE AS SHOWN, THE OTHER SIMILAR FOR "MEN".
 3. VERIFY AND MEET ACCESSIBILITY CODE STANDARDS OF LOCAL JURISDICTION.
 4. (703.4.1) TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER.
 5. (703.4.2) SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MINIMUM BY 18" MINIMUM IS CENTERED ON THE TACTILE CHARACTERS.

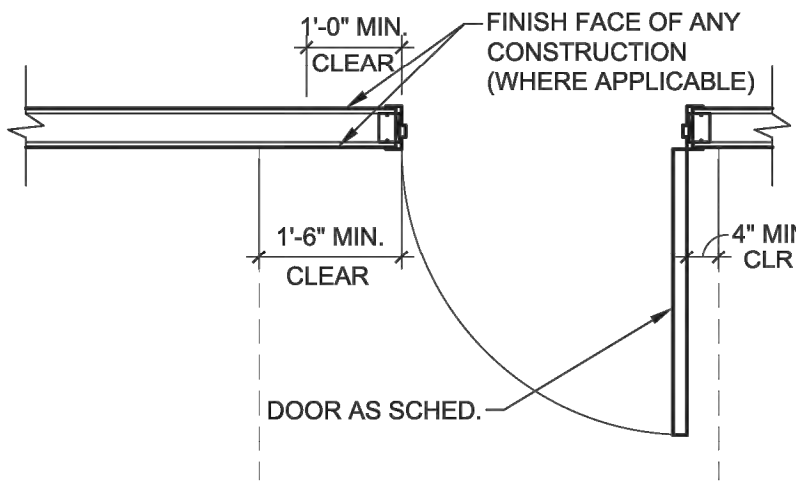


BARRIER FREE SIGNAGE



ISA SIGNAGE

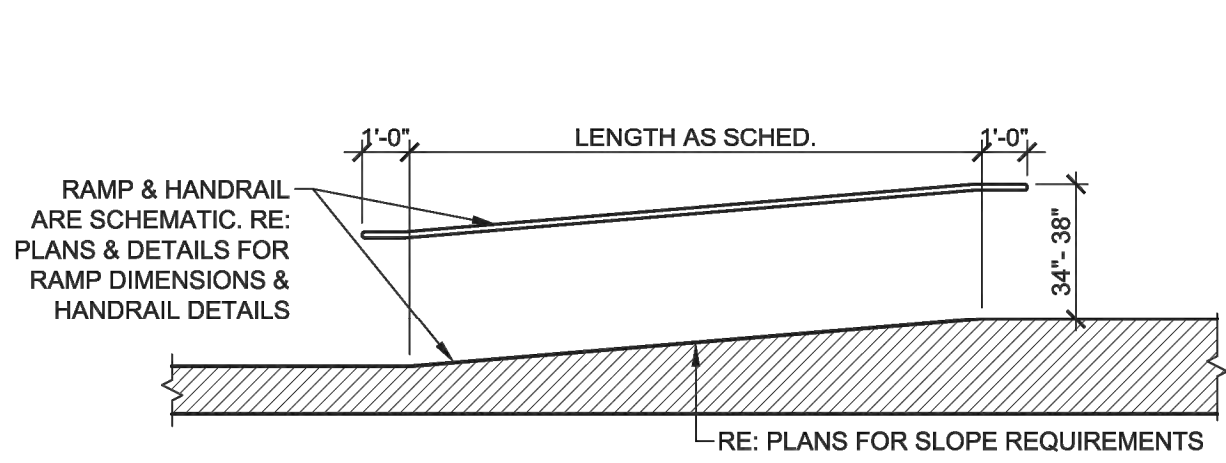
- SYMBOL OF ACCESSIBILITY:
1. THE SIGN SHALL BE LOCATED ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF THE SINGLE DOOR AND RIGHT SIDE OF THE DOUBLE DOORS.
 2. THE SIGN SHALL BE MOUNTED 60 INCHES ABOVE THE FINISH FLOOR PER ICC A117.1-2009 703.4.1.
 3. THE LOCATION OF SIGN SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN SWING OF A DOOR.
 4. ALL SIGNAGE SHALL CONFORM WITH ADA ACCESSIBILITY GUIDELINES, INCLUDING BUT NOT LIMITED TO PROPORTION, COLOR CONTRAST AND RELIEF.



DOOR CLEARANCE

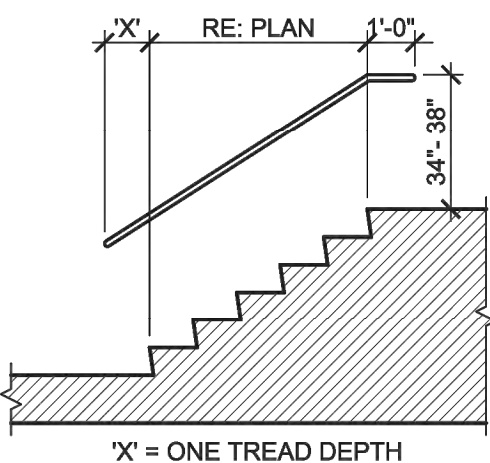
- NOTE:
- CONTRACTOR SHALL CONFIRM COMPLIANCE OF EACH DOOR CLEARANCE PRIOR TO THE LAYOUT OR INSTALLATION OF ANY WALL, CASEWORK OR OTHER ITEM WHICH MAY ENCRATCH INTO THE REQUIRED CLEARANCES PRIOR TO PROCEEDING WITH THE WORK WHICH AFFECTS THE CLEARANCE OF THE DOOR(S) IN QUESTION. IF WORK CONTINUES PRIOR TO NOTIFYING THE ARCHITECT, THE CONTRACTOR SHALL MODIFY THE DOOR LOCATION OR ADJACENT ITEMS AS NECESSARY TO ACHIEVE THE REQUIRED CLEARANCE WITH NO ADDITIONAL COST TO TENANT.

NOTE: REFER TO FLOOR PLAN FOR WALL TYPES.



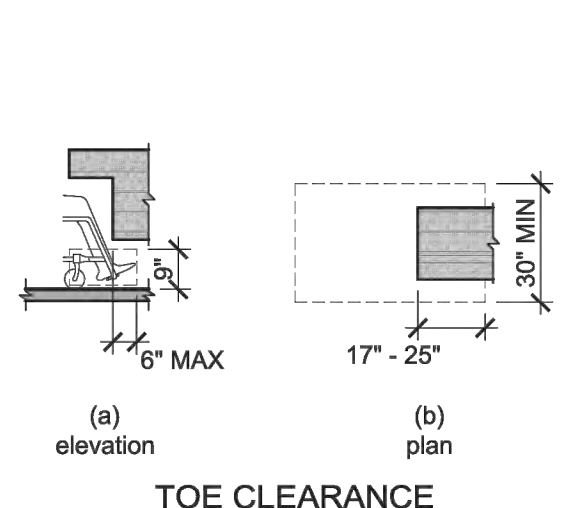
TYPICAL RAMP HANDRAIL

- NOTE:
1. HANDRAILS SHALL EXTEND AT LEAST 12" BEYOND THE TOP AND BOTTOM OF THE RAMP SEGMENT & SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE.
 2. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1 1/2" MIN.
 3. GRIPPING SURFACES SHALL BE CONTINUOUS. ENDS OF HANDRAIL SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL OR POST.
 4. HANDRAILS SHALL NOT ROTATE IN THEIR FITTINGS.
 5. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF RAMP SEGMENTS.

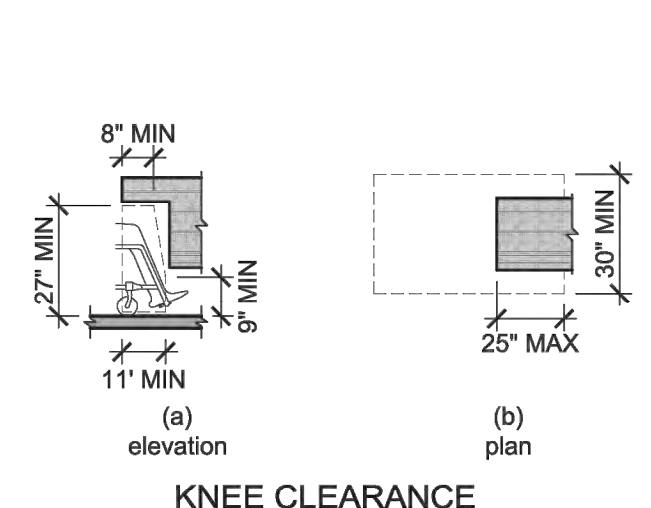


TYPICAL STAIR HANDRAIL

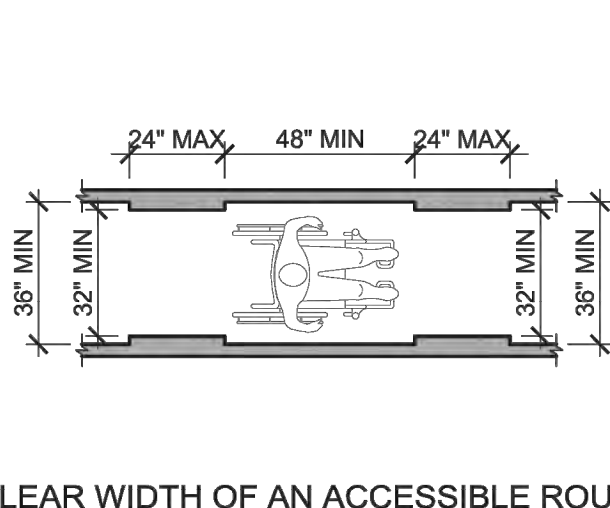
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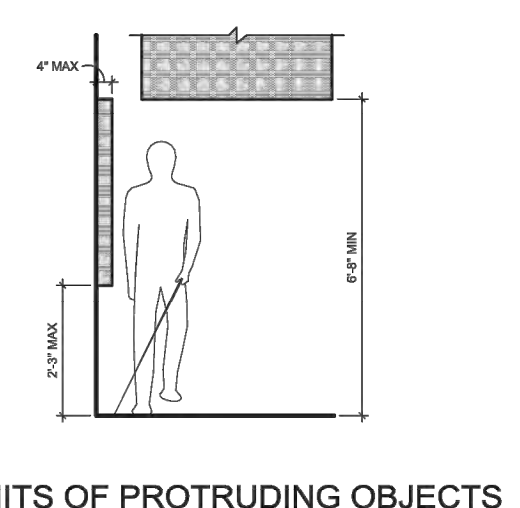
TOE CLEARANCE



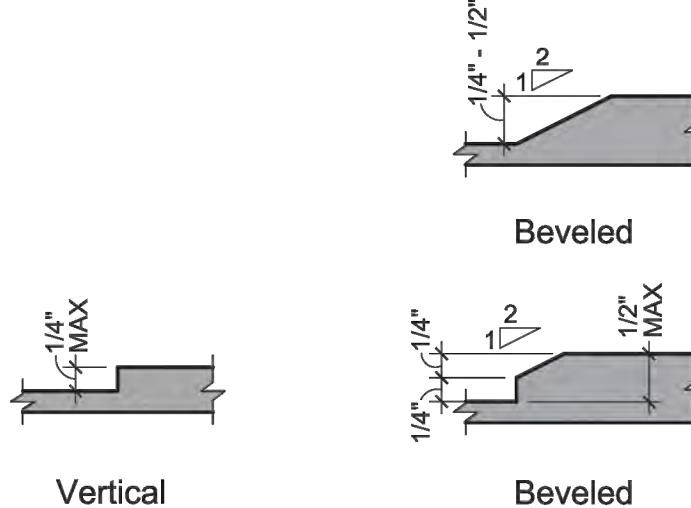
KNEE CLEARANCE



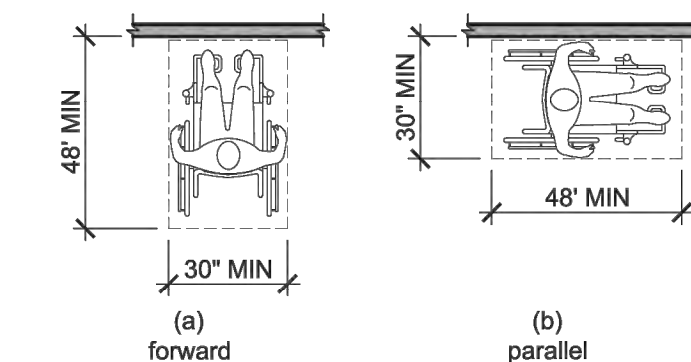
CLEAR WIDTH OF AN ACCESSIBLE ROUTE



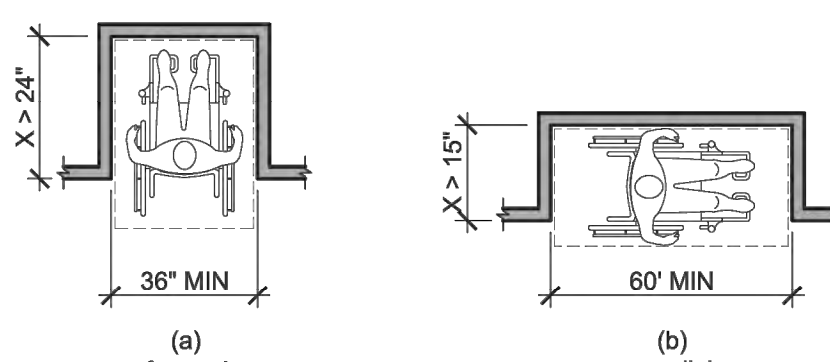
LIMITS OF PROTRUDING OBJECTS



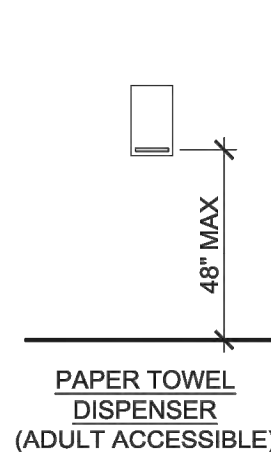
CHANGE IN LEVEL



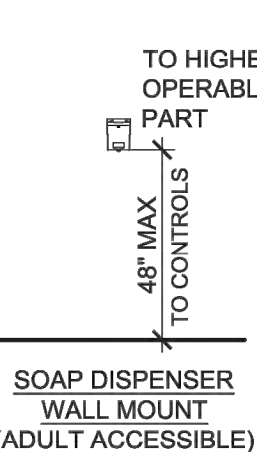
POSITION OF CLEAR FLOOR OR GROUND SPACE



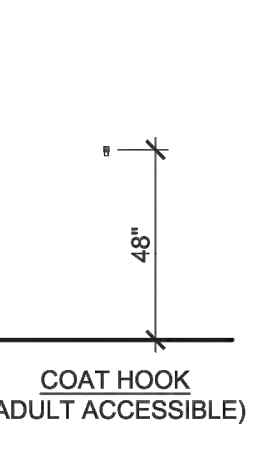
MANEUVERING CLEARANCE IN AN ALCOVE



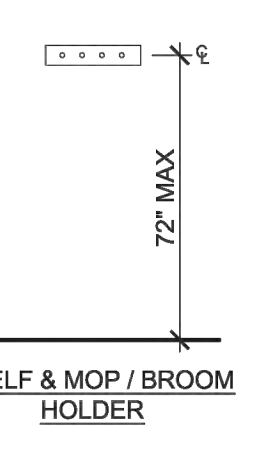
PAPER TOWEL DISPENSER (ADULT ACCESSIBLE)



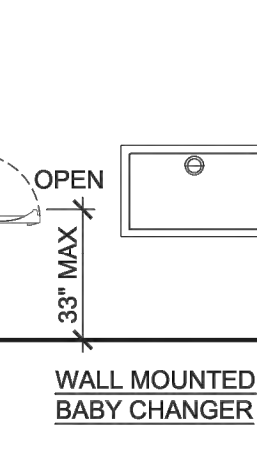
SOAP DISPENSER WALL MOUNT (ADULT ACCESSIBLE)



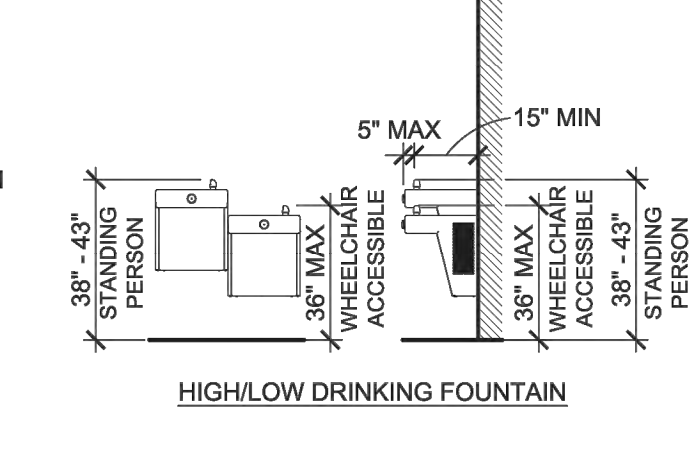
COAT HOOK (ADULT ACCESSIBLE)



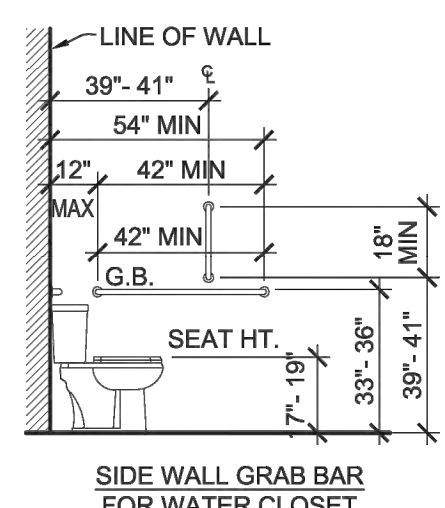
SHELF & MOP / BROOM HOLDER



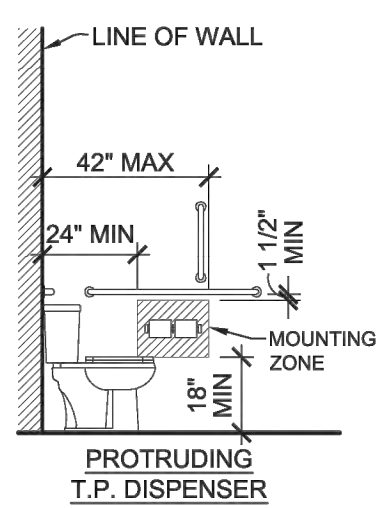
WALL MOUNTED BABY CHANGER



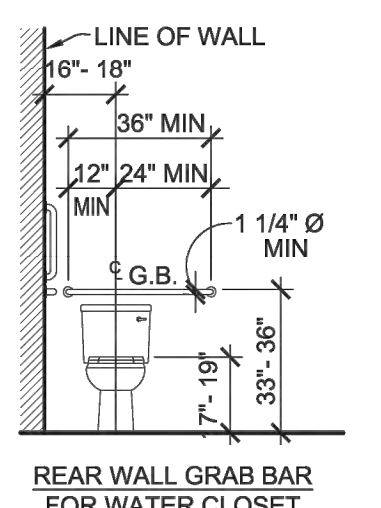
HIGH/LOW DRINKING FOUNTAIN



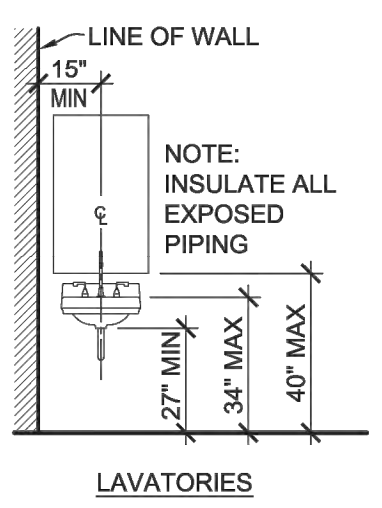
SIDE WALL GRAB BAR FOR WATER CLOSET



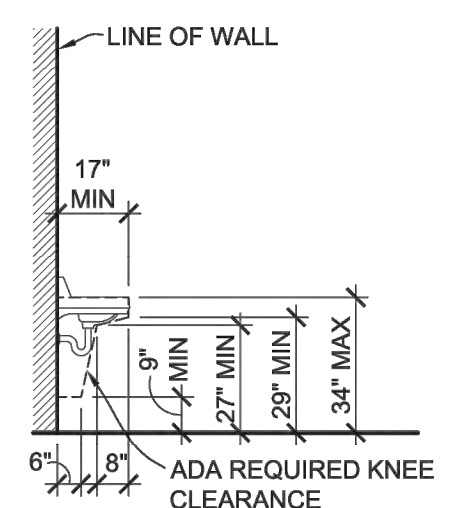
PROTRUDING T.P. DISPENSER BELOW GRAB BAR



REAR WALL GRAB BAR FOR WATER CLOSET



LAVATORIES



LAVATORIES

GENERAL BARRIER-FREE NOTES

1. ALL CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE (1) HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
2. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN FIVE (5) POUNDS.
3. UNLESS NOTED OTHERWISE, ALL FIXTURES AND CONTROLS SHALL BE MOUNTED SUCH THAT THE UNOBSTRUCTED FORWARD AND SIDE REACH SHALL BE NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE THE GROUND OR FLOOR LEVEL.
4. THE STRUCTURAL STRENGTH FOR ALL SEATS AND GRAB BARS SHALL BE SUCH THAT THE ALLOWABLE STRESS IN BENDING, SHEAR, AND TENSION IS NOT EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE SEAT, GRAB BAR, FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE.
5. ALL DIMENSIONS AND MOUNTING HEIGHTS SHALL CONFORM TO ICC/ANSI A117.1-2009 AND MICHIGAN BARRIER FREE DESIGN LAW.

Project:
BeautiLofts
20419 Mack Avenue
Grosse Pointe Woods, MI 48236

Owner/Developer:
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20419 Mack Avenue
Grosse Pointe Woods, MI 48236

Arista Design, Inc.
PO Box 531507, Livonia, MI 48153
Tel: 734-812-7450

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Drawing Title:
Accessibility Details and Notes

Drawing Scale: As Shown

Date: December 26, 2023

Project Number:

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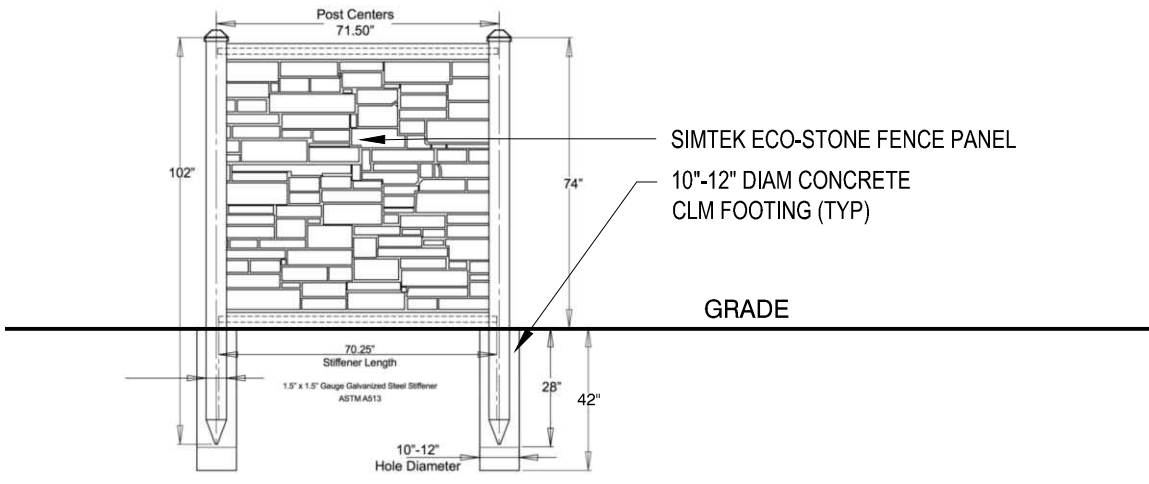
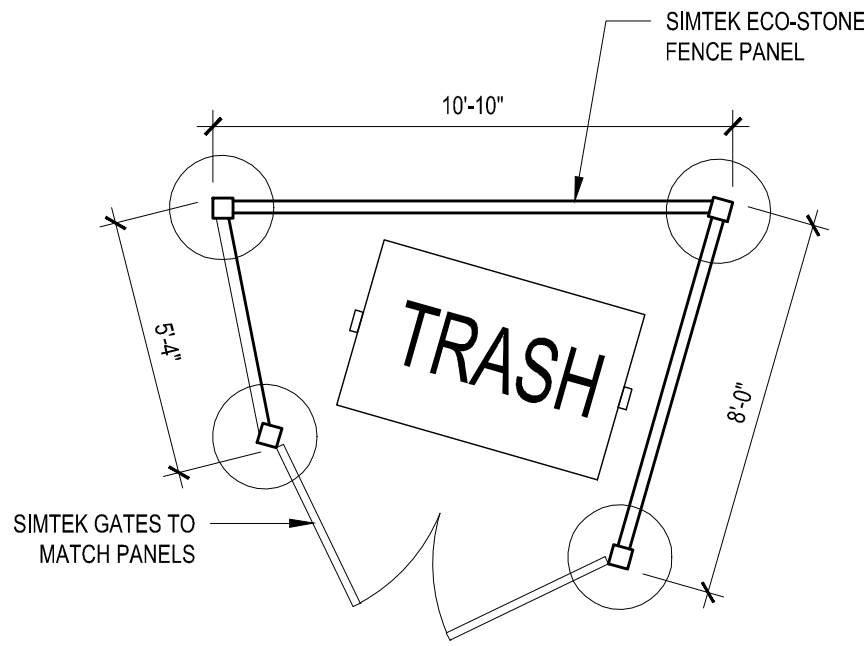
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Site Accessibility Notes:

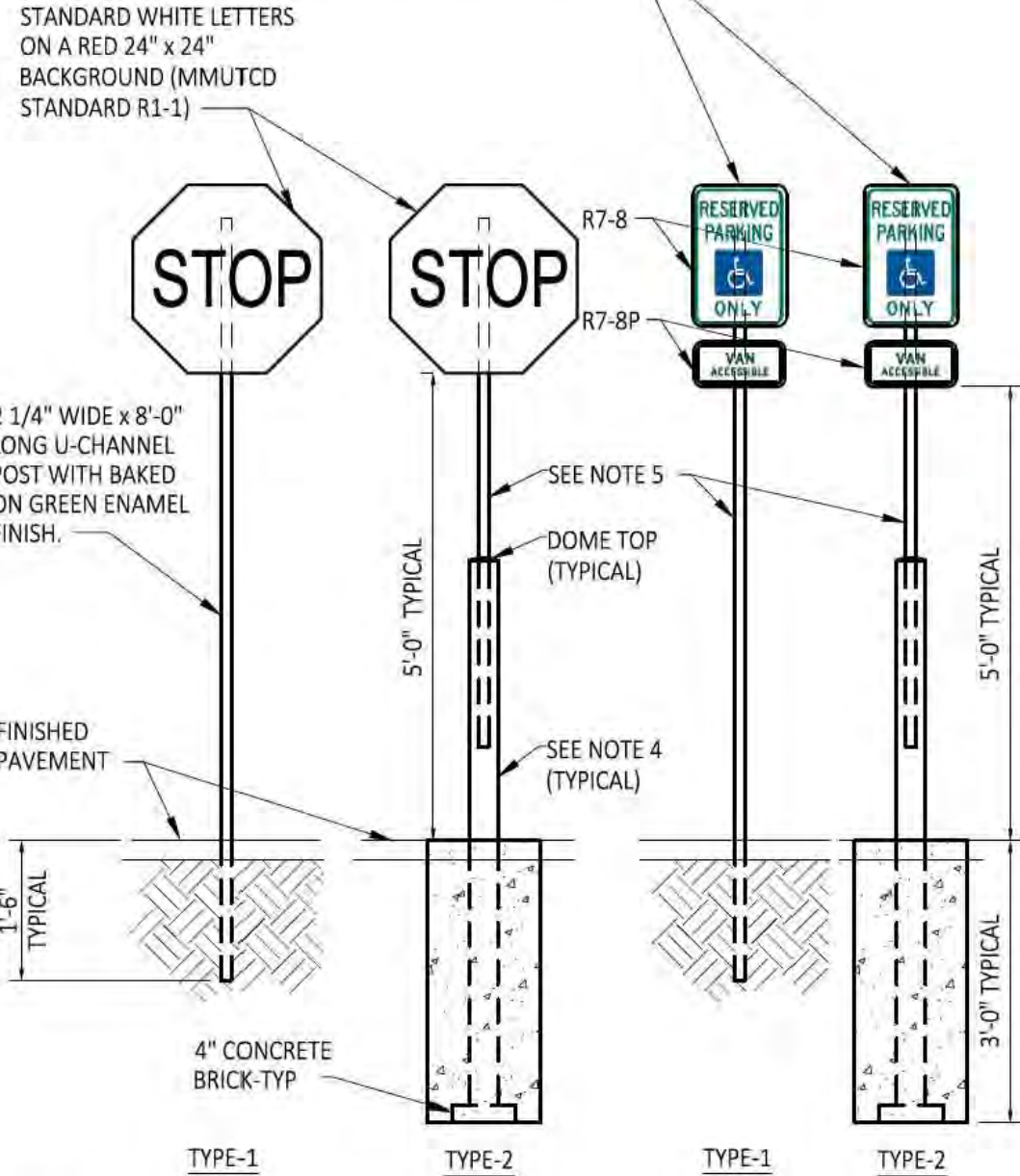
1. AREA OF TENANT IMPROVEMENT IS FULLY ACCESSIBLE PER CHAPTER 11 OF THE 2012 MBC.
2. SEE SHEET CS FOR ADDITIONAL ACCESSIBILITY NOTES.
3. DISABLED SITE ACCESS, PARKING, ETC. SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 11 OF THE 2012 MBC AND ALL OTHER APPLICABLE CODES.
4. THE MAXIMUM SLOPE OF THE ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20. THE MAXIMUM SLOPE OF A CURB RAMP SHALL NOT EXCEED 1:12. THE MAXIMUM SIDE SLOPE OF AN ACCESSIBLE ROUTE, CURB RAMP OR LANDING SHALL NOT EXCEED 2%.
5. EXPOSED RAMPS AND THEIR APPROACHES SHALL BE CONSTRUCTED TO PREVENT THE ACCUMULATION OF WATER ON THE WALKING SURFACES.
6. RAMPS WITHIN THE ACCESSIBLE ROUTES SHALL HAVE A SLIP-RESISTANT SURFACE.
7. RAMPS WITHIN THE ACCESSIBLE ROUTE SHALL HAVE LANDINGS AT THE TOP AND BOTTOM. REQUIRED LANDINGS SHALL NOT EXCEED 2% SLOPE IN ALL DIRECTIONS.
8. CURB RAMPS SHALL HAVE DETECTABLE WARNINGS WHICH SHALL EXTEND THE WIDTH AND DEPTH OF THE CURB RAMP.
9. WHERE AN ACCESSIBLE ROUTE CROSSES A VEHICULAR WAY, THE BOUNDARY BETWEEN AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING PRIOR TO THE VEHICULAR WAY NOT LESS THAN 36".
10. WHEN CURB AND GUTTER ARE INTERSECTED BY ACCESSIBLE PATH OF TRAVEL, PROVIDE FLARED GUTTER AT A MAX. 5% SLOPE. DRAINAGE SWALE SHALL BE FLARED TO ACHIEVE MAX. SLOPE OF 5% WHEN SWALE IS INTERSECTED BY ACCESSIBLE PATH OF TRAVEL.
11. ALL CONCRETE WALKS MUST BE 48" CLEAR, AND UNENCUMBERED BY LIGHT POLES, SIGNS, ETC. MAINTAIN MAX CROSS SLOPE OF 2%.
12. AVOID LOCATING LIGHT POLES IN POTENTIAL TRUCK PATH OR IN 2012 MBC REQUIRED PATH OF TRAVEL.
13. THE PEDESTRIAN ROUTE USED FOR DELIVERIES SHALL BE 2012 MBC COMPLIANT, 5% MAX. RUNNING SLOPE, 2% MAX. CROSS SLOPE.
14. RAMP EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT RAMP LANDINGS WHERE HANDRAILS ARE REQUIRED. A CURB, 2 INCHES HIGH MIN., OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4" DIA. SPHERE.
15. ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES IN A VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE OR BY GUARDS OR HANDRAILS WITH A GUIDE RAIL CENTERED 2 INCHES MINIMUM AND 4 INCHES MAXIMUM ABOVE THE SURFACE OF THE WALK OR SIDEWALK. THESE REQUIREMENTS DO NOT APPLY BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY.

Legal Description:

LOTS 9 AND 10; MACK AVE. GOLF CLUB SUBD'N., OF PART OF P.C. 183, GROSSE POINTE & GRATIOT TWPS. (NOW CITY OF GROSSE POINTE WOODS), WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 53 OF PLATS, . PAGE 36 OF WAYNE COUBY RECORDS.
PARCEL NUMBER: 40 007 04 0009 000



12" x 18" FLAT SCREEN STEEL SIGN WITH WHITE LETTERS ON BLUE BACKGROUND TO COMPLY WITH LINES. BOLT SIGN TO SUPPORT POST. PROVIDE SIGNS BOTH SIDES WHERE INDICATED. ALSO, PROVIDE SIGNS WITH APPLICABLE WORDING FOR FINE PENALTY PER LOCAL CODE.



NOTES:

1. INSTALL ALL SIGNS WHERE INDICATED ON SITE PLAN.
2. ADJUST MOUNTING HEIGHTS TO MEET LOCAL CODES WHERE APPLICABLE.
3. SET ALL POSTS IN 16" DIAMETER x 36" DEEP CONCRETE FOUNDATION.
4. INSTALL ALL SIGN PANELS A MINIMUM OF 1.0' BEHIND FACE OF CURB, AND BARRIER-FREE SIGNS A MINIMUM OF 2.0' BEHIND BACK OF CURB.
5. 4" x 6'-0" CONCRETE FILLED STEEL POST CENTERED IN FOUNDATION, PAINTED YELLOW, SEE SPECS.
6. 2 1/4" WIDE x 6'-0" LONG U-CHANNEL POST WITH BAKED ON GREEN ENAMEL FINISH.
7. TYPE 1 - LIGHT DUTY -- LANDSCAPED AREAS and AREAS NOT SUBJECT TO TRUCK TRAFFIC.
TYPE 2 - HEAVY DUTY -- PAVED AREAS and AREAS SUBJECT TO TRUCK TRAFFIC or NOT PROTECTED IN LANDSCAPED AREAS.



Dumster Enclosure Fencing Plan

Scale: 1/4"=1'-0"

Dumpster Enclosure Elevation Detail

Scale: 1/4"=1'-0"

Dumster Enclosure Photo Example

Not to Scale



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Drawing Title:

**Site Plan
Details & Notes**

Drawing Scale: As Shown

Date: December 26, 2023

Project Number:

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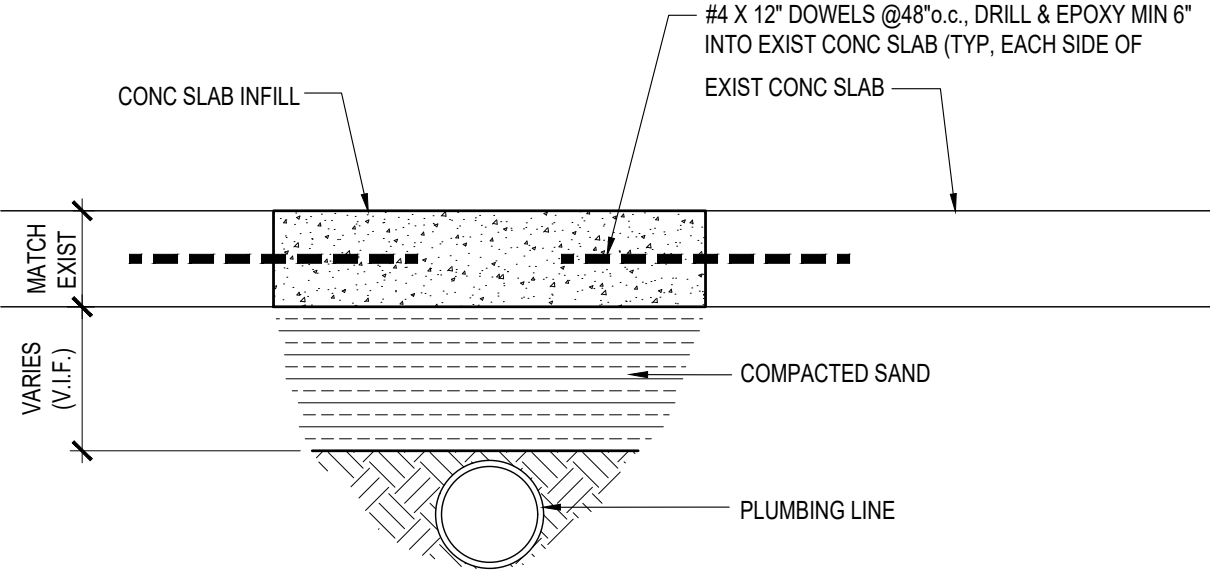
Sheet #:

General Demolition Notes:

- CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK
- REMOVE EXISTING FLOOR, WALL, AND CEILING FINISHES AS REQ'D, AND PREPARE ALL SURFACES TO RECEIVE NEW FINISHES AS REQ'D
- AT AREAS OF DEMOLITION, WHERE ADJACENT MATERIALS REMAIN, CONTRACTOR IS TO PATCH EXISTING TO MATCH EXISTING CONSTRUCTION AND FINISHES
- THE CONTRACTOR SHALL REMOVE ALL DEMOLISHED ITEMS NOT DENOTED AS BEING RELOCATED, FROM THE SITE. ALL MATERIALS INDICATED FOR DEMOLITION BECOME PROPERTY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.
- EXIST. GYP. BD. TO REMAIN, PROVIDE FINAL FINISH & PREP FOR PAINTING. REMOVE & REPAIR GYP. BD. AS REQ'D. FOR ALL NEW WORK. REPAIR/ REPLACE DAMAGED GYP. BD. AS REQ'D.
- CUTTING OF EXISTING CONSTRUCTION FOR THE INSTALLATION OF ALL NEW WORK BY ALL TRADES, AND SUBSEQUENT PATCHING THEREOF, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, WHETHER THE WORK IS DONE BY HIS OWN FORCES OR NOT. CUTTING SHALL BE TO A STRAIGHT LINE. UNWORKMANLIKE CUTTING, DAMAGE RESULTING FROM, AND UNACCEPTABLE PATCHING SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR TO AN EXTENT ACCEPTABLE TO THE OWNER.
- CONTRACTOR SHALL PROVIDE ALL TEMPORARY MEASURES AT NEW AND EXISTING EXTERIOR OPENINGS AS REQUIRED TO KEEP BUILDING WEATHER TIGHT THROUGHOUT CONSTRUCTION.
- SALVAGED MATERIALS - CONTRACTOR SHALL CLEAN AND INSPECT ALL FIXTURES AND MATERIALS INDICATED FOR SALVAGE AND RE-USE PRIOR TO INSTALLATION. MATERIALS SHALL BE INSPECTED FOR PROPER OPERATION AND COMPLIANCE WITH ALL APPLICABLE CODES. DAMAGED OR DEFECTIVE MATERIALS THAT CANNOT BE PROPERLY REPAIRED SHALL BE DISPOSED OF PROPERLY AND COMPARABLE NEW MATERIALS USED IN THEIR PLACE.
- MISCELLANEOUS AND UNCERTAIN ITEMS - WHEN UNCERTAINTY EXISTS AS TO WHETHER AN ITEM IS TO BE REMOVED OR DEMOLISHED, CONSULT THE ARCHITECT AND/OR OWNER PRIOR TO REMOVAL. WHERE THE CONTRACTOR BELIEVES THAT DEMOLITION OR REMOVAL OF AN ITEM MAY CAUSE DAMAGE TO OR MAY OTHERWISE JEOPARDIZE AN ADJACENT ITEM INTENDED TO REMAIN, CONSULT THE ARCHITECT PRIOR TO REMOVAL. AT AN APPROPRIATE TIME(S) DURING THE DEMOLITION PROCESS (AFTER REMOVAL OF ALL CEILINGS) A VISUAL INSPECTION SHALL BE PERFORMED BY THE ARCHITECT TO IDENTIFY ADDITIONAL MISCELLANEOUS ITEMS TO BE REMOVED. THE ARCHITECT SHALL NOTIFY THE CONTRACTOR OF SUCH ADDITIONAL MISCELLANEOUS ITEMS BY PHYSICAL MARKING OR WRITTEN LIST, AND SUCH ITEMS SHALL BE REMOVED BY THE DEMOLITION CONTRACTOR AT NO ADDITIONAL COST.

General Plumbing, HVAC and Electrical Demolition Notes:

- CONTRACTOR SHALL VERIFY LOCATION AND INVERT ELEVATION OF EXISTING SANITARY/ SEWER LINE AND ADJUST SYSTEM LAYOUT AS REQUIRED TO ACCOMMODATE NEW WORK.
- CONTRACTOR SHALL VERIFY ALL PLUMBING REQUIREMENTS BASED ON NEW EQUIPMENT. INSTALLATION OF NEW PLUMBING FIXTURES SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES.
- SAWCUT AND REMOVE PORTIONS OF EXISTING CONCRETE FLOOR SLAB AS REQUIRED FOR PROPOSED PLUMBING MODIFICATIONS. IDENTIFY EXTENT OF SLAB REMOVAL PRIOR TO CUTTING. INSTALLATION OF NEW PLUMBING FIXTURES SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES.
- REMOVE ALL ABANDONED OR INACTIVE EQUIPMENT, DUCTWORK, LIGHT FIXTURES, WIRING, ETC. COMPLETELY BACK TO SOURCE. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS PRIOR TO DEMOLITION.
- PLUMBING, MECHANICAL AND ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE FOR THE APPLICATIONS AND FEES FOR ANY REQUIRED PERMITS AND DRAWINGS.
- ELECTRICAL CONTRACTOR SHALL VERIFY THAT ALL ELECTRICAL SYSTEMS AND EQUIPMENT ARE IN GOOD WORKING CONDITION, AND SHALL REPAIR AND/OR REPLACE ANY NON-WORKING OR DAMAGED ELEMENTS.
- HVAC CONTRACTOR SHALL VERIFY THAT ALL HVAC SYSTEM AND EQUIPMENT ARE IN GOOD WORKING CONDITION, AND SHALL REPAIR AND/OR REPLACE ANY NON-WORKING OR DAMAGED ELEMENTS.
- PLUMBING CONTRACTOR SHALL VERIFY THAT ALL PLUMBING SYSTEMS AND EQUIPMENT ARE IN GOOD WORKING CONDITION, AND SHALL REPAIR AND/OR REPLACE ANY NON-WORKING OR DAMAGED ELEMENTS.



GENERAL CONCRETE NOTES:

- CONCRETE INFILL SHALL BE PER ASTM C-94, 3000 PSI AT 28 DAYS, 5.5 SACKS, 7.5 MAX W/C RATIO, 4\"/>
- SLAB SURFACES SHALL BE SMOOTH AND LEVEL, OR HAVE A SMOOTH EVEN SLOPE TO FLOOR DRAINS.
- REINFORCING STEEL SHALL BE A615 GRADE 60, DEFORMED IN ACCORDANCE WITH ASTM 305, AND SHALL BE FABRICATED AND PLACED ON SITE IN ACCORDANCE WITH ACI 315.
- PROVIDE MINIMUM 6 mm POLYETHYLENE FILM VAPOR BARRIER UNDER SLAB.

Typical Slab Repair Detail

Scale: 1-1/2\"/>

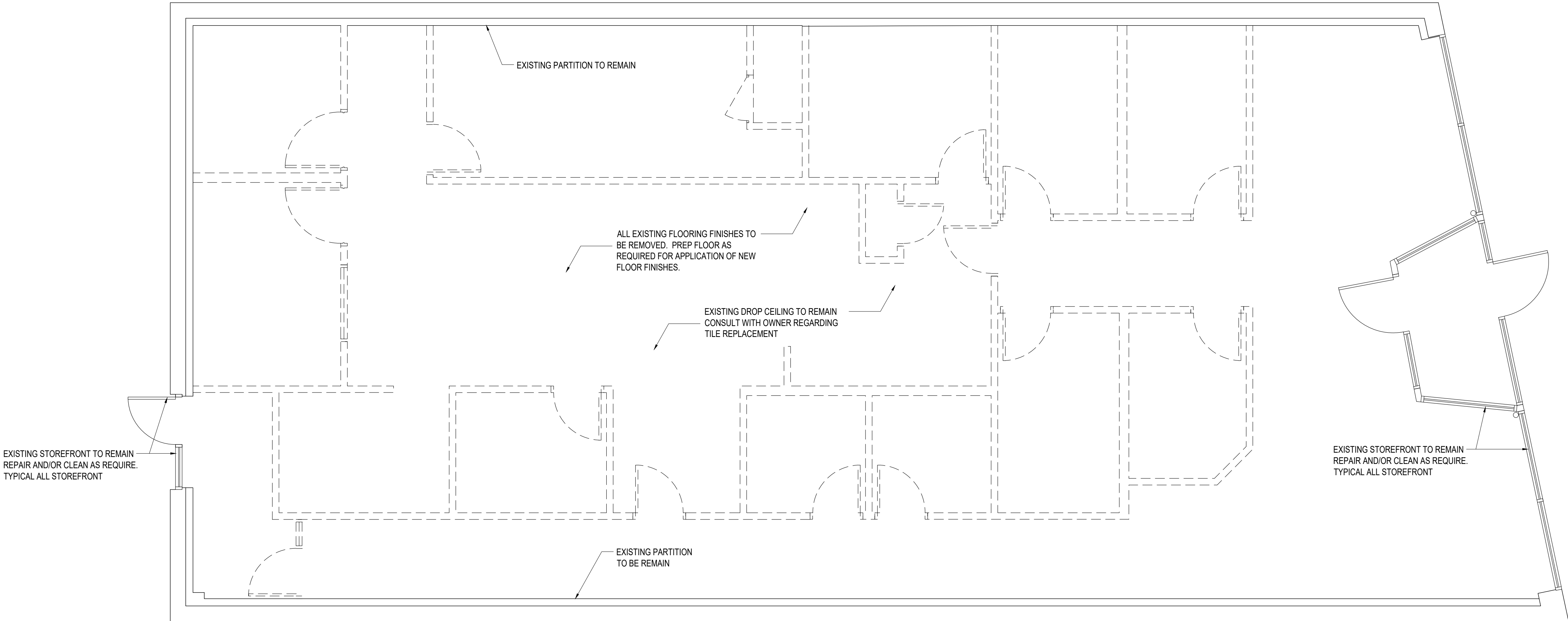
EXISTING SUSPENDED CEILING GRID TO REMAIN. CONFIRM CONDITION AND RE-WORK IF APPLICABLE WITH THE OWNER PRIOR TO COMMENCEMENT WITH ANT CEILING WORK.

ALL EXISTING EQUIPMENT AND MILLWORK TO BE REMOVED AND PROPERLY DISPOSED OFF SITE.

ALL EXISTING INTERIOR WALLS TO BE REMOVED. CARE SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING PERIMETER WALLS THAT ARE TO REMAIN.

Graphic & Symbol Legend:

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- NEW WALLS:
3 5/8\"/>
- NEW WALLS WITH 3 1/2\"/>
- EXISTING WALLS WITH 3 1/2\"/>
- NEW CONCRETE BLOCK WALLS (SEE WALL TYPE)
- NEW WALLS:
3 5/8\"/>
- ROOM NUMBER
- WALL FINISH
- FLOOR FINISH
- PARTITION TYPE (REFER TO SHEET A-4.0)



Existing & Demolition Plan

Scale: 1/4\"/>

Project:

BeautiLofts

20419 Mack Avenue
Grosse Pointe Woods, MI 48236

Owner/Developer:

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Issued:

Drawing Title:

Demolition Plan
General Notes

Drawing Scale: As Shown

Date: September 24, 2023

Project Number:

A-1.0

Sheet #:

General Construction Notes:

- DO NOT SCALE DRAWINGS. NECESSARY DIMENSIONS ARE GIVEN DIMENSIONS ARE TO BE VERIFIED IN THE FIELD FOR EXISTING CONDITIONS. DISCREPANCIES OR QUESTIONS REGARDING DIMENSIONS SHOULD BE DIRECTED TO THE ATTENTION OF THE ARCHITECT.
- THE FLOOR PLAN IS A COMPOSITE DRAWING OF THE EXISTING BUILDING AND NEW CONSTRUCTION. THE EXISTING IS INDICATED IN LIGHTER LINE OR OUTLINE FORM. NEW CONSTRUCTION IS SHOWN BY A HEAVIER LINE WEIGHT AND IDENTIFIED BY LABEL, NOTE, MATERIAL PATTERN OR REFERENCED DRAWINGS. DEMOLITION IS SHOWN BY DASHED LINES.
- THE EXISTING LAYOUT AND DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE USED FOR BIDDING PURPOSES ONLY. ACTUAL FIELD VERIFICATION OF ALL EXISTING CONDITIONS SHALL BE UTILIZED PRIOR TO LAYOUT AND INSTALLATION OF ANY NEW CONSTRUCTION.
- ALL WORK PROVIDED AND INSTALLED BY THE CONTRACTORS SHALL MEET THE LATEST EDITIONS OF ALL STATE, LOCAL, FEDERAL, AND N.E.C. REGULATIONS AND CODES.
- ALL INTERIOR DIMENSIONS ARE TO FINISH FACE OF GYP. BD. (TYPICAL, UNLESS NOTED OTHERWISE).
- ALL INTERIOR PARTITIONS ARE 3 5/8" METAL STUDS AT 16" O.C. W/ 5/8" GYP. BD. EACH SIDE (TYP., UNLESS NOTED OTHERWISE)
- ALL PENETRATIONS OF FIRE WALLS SHALL BE PROPERLY FINISHED AND PROTECTED IN ACCORDANCE WITH U.L. SPECIFICATIONS, IF APPLICABLE.
- OCCUPIED ROOMS ARE TO COMPLY WITH BARRIER-FREE REQUIREMENTS.
- PROVIDE BARRIER FREE BUILDING SIGNAGE AT ENTRANCES AND TOILET ROOMS AS PER "MICHIGAN BARRIER - FREE" DESIGN REQUIREMENTS.
- PATCH ALL REMAINING WALLS, FLOORS AND CEILINGS AT DEMOLITION LOCATIONS TO MATCH EXISTING OR PREPARE TO RECEIVE NEW FINISHES AND TEXTURES AS REQUIRED.
- ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE 2012 MICHIGAN BUILDING CODE, SECTIONS 801 THROUGH 808.
- CONTRACTOR IS TO COORDINATE ALL WALL, CEILING, FLOOR, ETC. FINISHES, LOCATIONS AND MATERIAL SPECIFICATIONS WITH TENANT PRIOR TO CONSTRUCTION.
- PROVIDE WALL REINFORCEMENT IN STUD WALLS FOR ATTACHMENT OF ALL ROOM ACCESSORIES, SHELVING, FURNITURE ETC., INCLUDING TENANT SUPPLIED AND INSTALLED UNITS (COORDINATE W/ TENANT). COMBUSTIBLE MATERIALS ARE ALLOWABLE ONLY AS FIRE-RETARDANT TREATED (F.R.T.) LUMBER IN NON-BEARING PARTITIONS.
- ALL SERVICE COUNTERS AND DISPENSING AREAS SHALL HAVE A PORTION A MINIMUM OF 36" WIDE AND MAXIMUM 34" ABOVE FINISH FLOOR (48" A.F.F. MAXIMUM REACH HEIGHT) FOR BARRIER FREE ACCESS.
- EQUIPMENT LOCATIONS AND SIZES SHOWN ARE FOR REFERENCE ONLY. EXACT LOCATIONS AND SIZES ARE TO BE FIELD VERIFIED WITH TENANT AND EQUIPMENT SUPPLIER.
- CONTRACTOR SHALL VERIFY AND COORDINATE THE LOCATIONS, ELEVATIONS, AND CONFIGURATIONS OF ALL MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS TO BE PROVIDED. POTENTIAL INTERFERENCES SHOULD BE DIRECTED TO THE ATTENTION OF THE ARCHITECT.
- PLUMBING, MECHANICAL AND ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE FOR THE APPLICATIONS AND FEES FOR ANY REQUIRED PERMITS AND DRAWINGS.
- ALL WOOD FRAMING, & BLOCKING TO BE NON-COMBUSTIBLE. (TYPICAL).

CONTRACTOR TO COORDINATE FINAL HARDWARE SELECTIONS AND LOCKING SEQUENCE ARRANGEMENTS WITH THE OWNER PRIOR TO INSTALLATION.

EXISTING SUSPENDED CEILING GRID TO REMAIN. CONFIRM CONDITION AND RE-WORK IF APPLICABLE WITH THE OWNER PRIOR TO COMMENCEMENT WITH ANT CEILING WORK.

CONTRACTOR TO COORDINATE AND VERIFY ALL DIMENSIONS WITH THE OWNER AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.

ALL COLORS AND FINISHES AS SELECTED BY THE OWNER.

PROVIDE TEMPERING VALVES AT ACCESSIBLE HAND SINKS. REFER TO PLUMBUNG PLANS FOR ADDITIONAL INFORMATION.

PROVIDE TRAP PROTECTION AT FLOOR DRAINS. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.

Quality Assurance Notes:

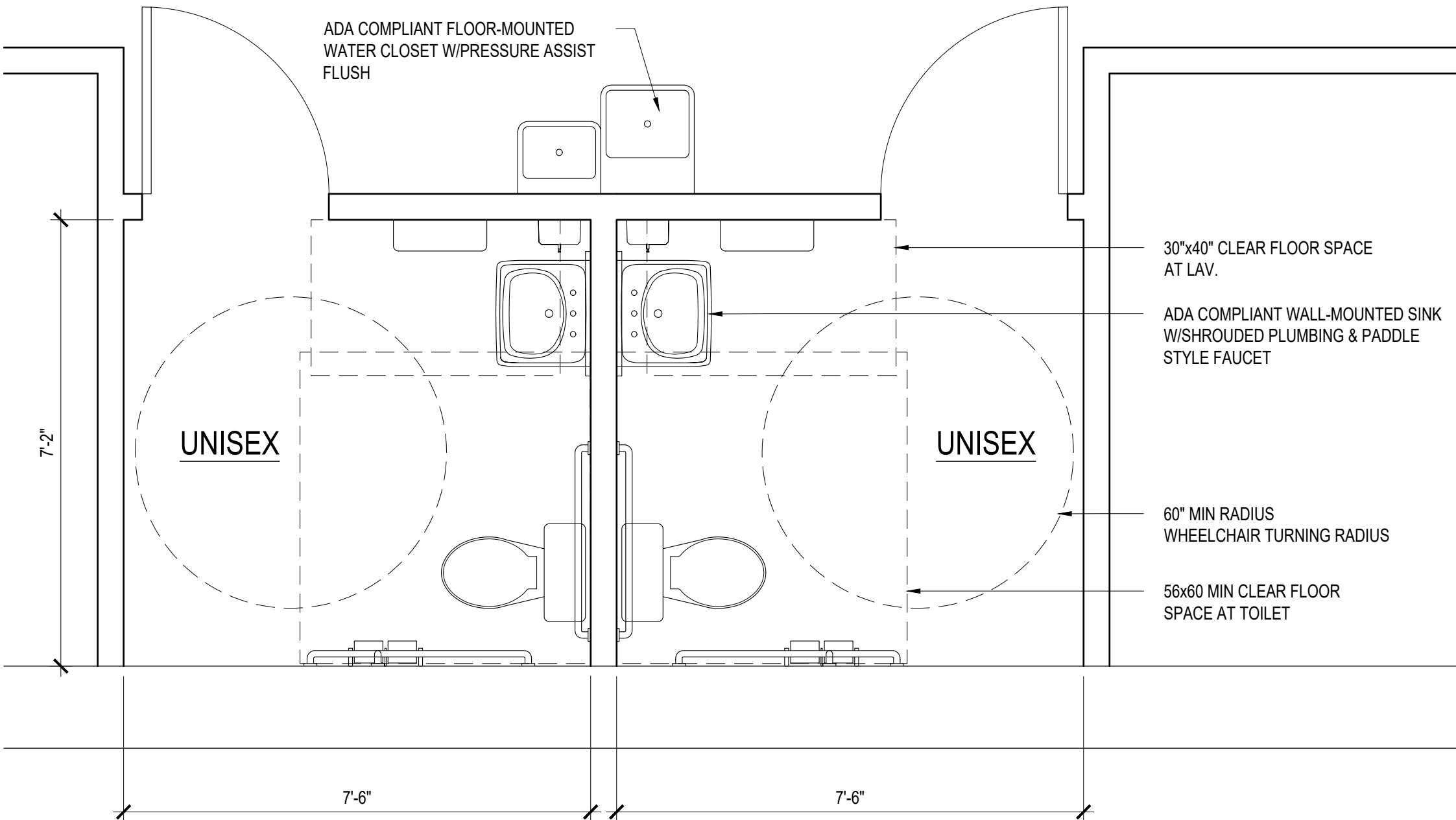
- ALL WORK SHALL BE DONE ACCORDING TO APPLICABLE BUILDING CODES AND ORDINANCES AS WELL AS THE BEST PRACTICE AND STANDARDS OF THE TRADE. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING PROPER PERMITS AND PAYING ALL APPLICABLE FEES.
- THE CONTRACT DOCUMENTS DO NOT ATTEMPT TO DIVIDE AND ASSIGN WORK TO THE SUBCONTRACTORS. VERIFY WITH THE CONTRACTOR ASSIGNMENTS OF WORK, ESPECIALLY THOSE ITEMS WHICH COULD BE ASSIGNED TO VARIOUS SUBCONTRACTORS.
- EACH SUBCONTRACTOR IS SOLELY RESPONSIBLE TO BE INFORMED, TO PROVIDE FOR AND MAINTAIN SAFETY OF OPERATING EQUIPMENT AND HANDLING OF MATERIALS. THE CONTRACTOR SHALL COMPLY WITH SAFETY STANDARDS OF OSHA, MIOSHA AND ANY OTHER STANDARD ENFORCEABLE BY LAW.

Graphic & Symbol Legend:

- | | |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------|
| | EXISTING WALLS TO REMAIN |
| | EXISTING WALLS TO BE REMOVED |
| | NEW WALLS.
3 5/8" MTL STDs @ 16" O.C. WITH 5/8" BOTH SIDES. WALLS TO EXTEND FROM FLOOR TO EXISTING CEILING GRID. (TYPICAL UNLESS NOTED OTHERWISE) |
| | NEW WALLS WITH 3 1/2" SOUND INSULATION |
| | EXISTING WALLS WITH 3 1/2" SOUND INSULATION |
| | NEW CONCRETE BLOCK WALLS (SEE WALL TYPE) |
| | ROOM NUMBER |
| | WALL FINISH |
| | FLOOR FINISH |
| | PARTITION TYPE (REFER TO SHEET A-4.0) |

General Doors, Frames & Hardware Notes:

- DOOR SWING AND HINGING SHALL BE AS INDICATED ON PLAN.
- INSTALL ALL WORK LEVEL AND PLUMB.
- ALL DOOR HARDWARE SHALL MEET ANSI/BARRIER-FREE REQUIREMENTS.
- ALL HARDWARE TO BE IN QUANTITY, SIZE AND STRENGTH TO PROPERLY OPERATE AND FIT DOOR SIZES AND FUNCTION (INCLUDING FIRE RATINGS) AS SHOWN ON DOOR SCHEDULE AND FLOOR PLANS. HARDWARE SUPPLIER SHALL MAKE ADJUSTMENTS TO ACTUAL DOOR HARDWARE TO ENSURE THAT ABOVE PERFORMANCE IS MET.
- INSTALL ALL HARDWARE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. ADJUST FOR PROPER AND SMOOTH OPERATION AND PROPER LATCHING.
- ALL DOORS TO BE 3'-0" X 7'-0" UNLESS NOTED OTHERWISE.



1 Enlarged Restroom Plan
Scale: 1/2"=1'-0"

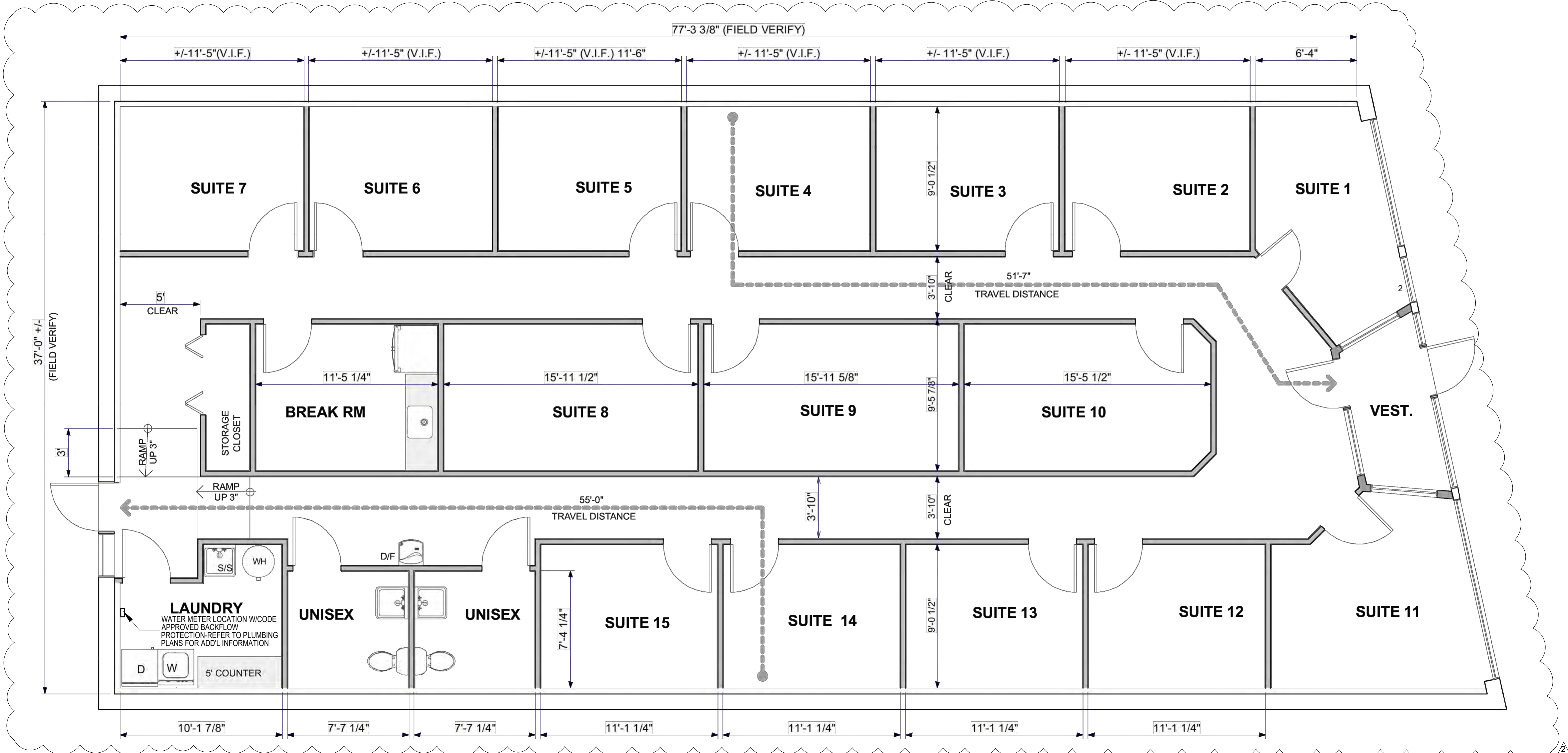
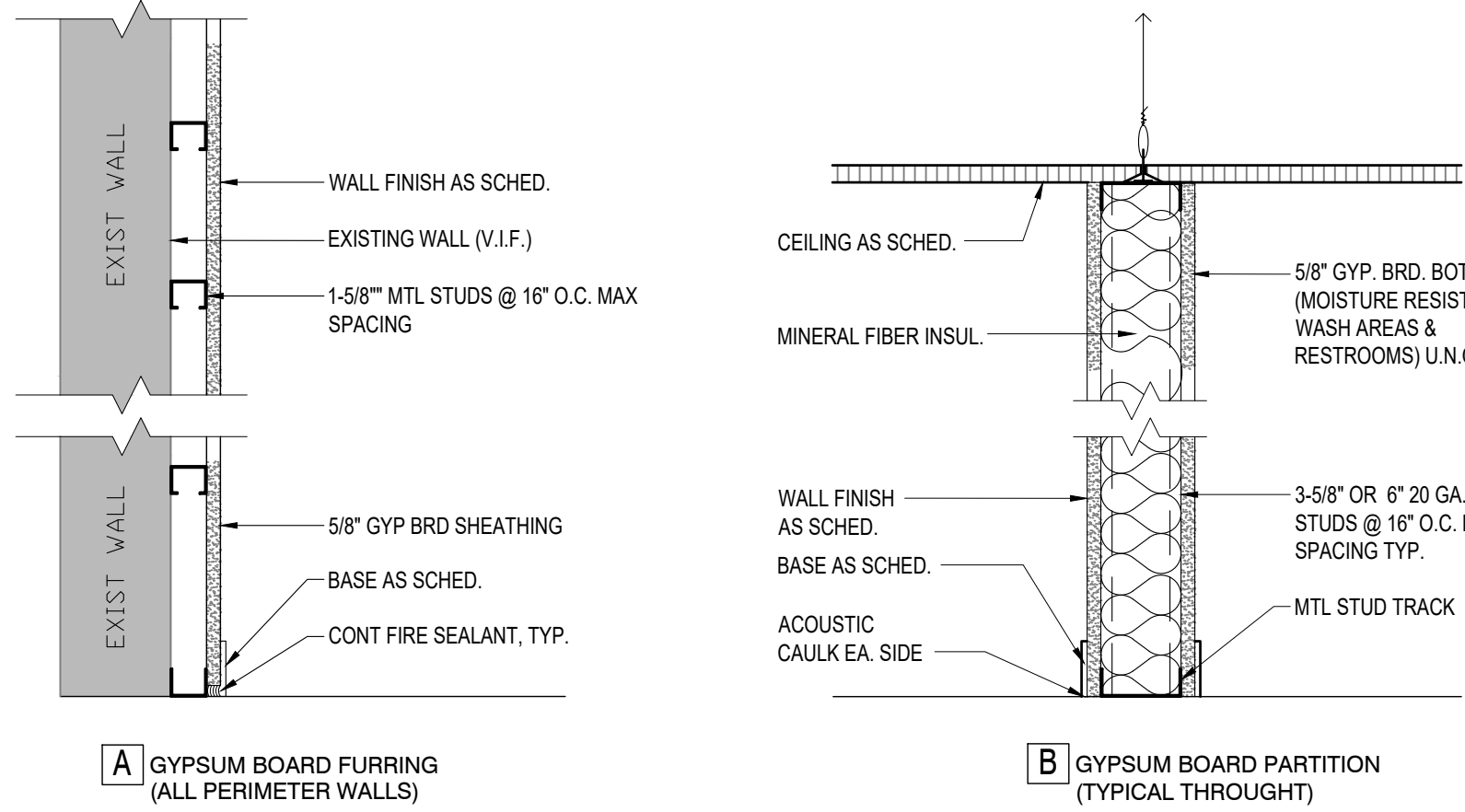
ALL DOORS TO BE 3'-0" X 7'-0" UNLESS NOTED OTHERWISE.

ALL DIMENSIONS ARE TO FACE OF FRAMING MEMBERS UNLESS NOTED OTHERWISE.

2 Wall Types
Scale: 1-1/2"=1'-0"

Life Safety Notes:

- THE BUILDING ENTRANCE SHALL BE ACCESSIBLE FROM THE PARKING LOT OR NEAREST STREET BY MEANS OF A WALK UNINTERRUPTED BY STEPS OR ABRUPT CHANGES IN GRADE, AND AT LEAST TWO ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED WHEN MORE THAN ONE MEANS OF EGRESS IS REQUIRED BY THE BUILDING CODE.
- ACCESSIBLE RESTROOM FACILITIES SHALL BE PROVIDED FOR THIS OCCUPANCY AS REQUIRED UNDER THE AMERICANS WITH DISABILITIES ACT. G.C. TO VERIFY COMPLIANCE.
- ALL EGRESS DOORS SHALL BE SIDE HINGED SWINGING TYPES. ALL DOORS SHALL SWING IN THE DIRECTION OF EGRESS AND TWO EXITS ARE REQUIRED WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. ALL DOORS SHALL HAVE A MINIMUM CLEAR OPENING OF NOT LESS THAN 32 INCHES.
- DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. G.C. TO VERIFY THAT CODE COMPLIANT PANIC BARS ARE IN PLACE AND FULLY OPERATIONAL ON EXTERIOR EGRESS DOORS.



Construction Plan
Scale: 1/4"=1'-0"

Project:
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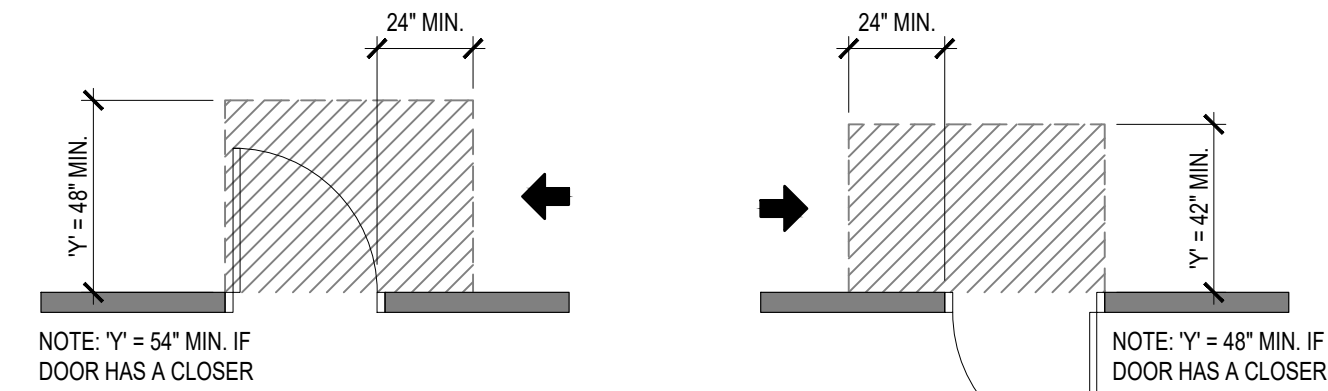


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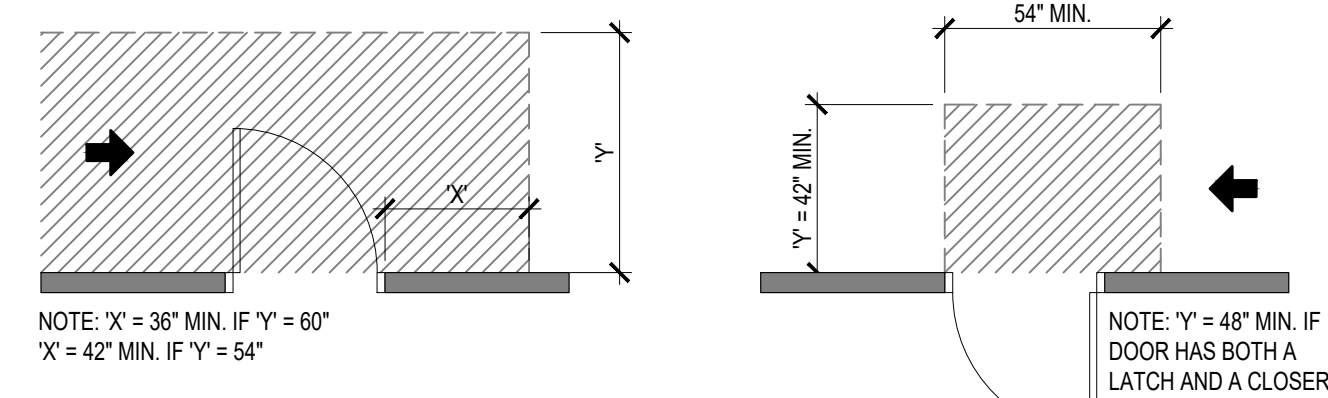
- 1. Revision - 11/3/23
- 2. Revision - 12/26/23

Drawing Title:
**Construction Floor Plan
Enlarged Plan, Notes**
Drawing Scale: As Shown
Date: September 24, 2023
Project Number:

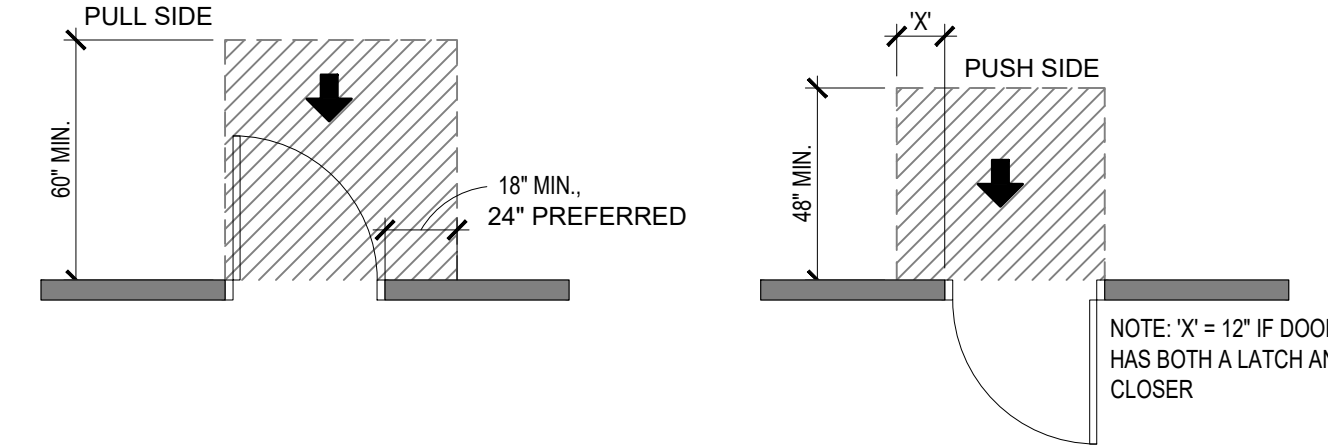
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LATCH SIDE APPROACHES - SWINGING DOORS

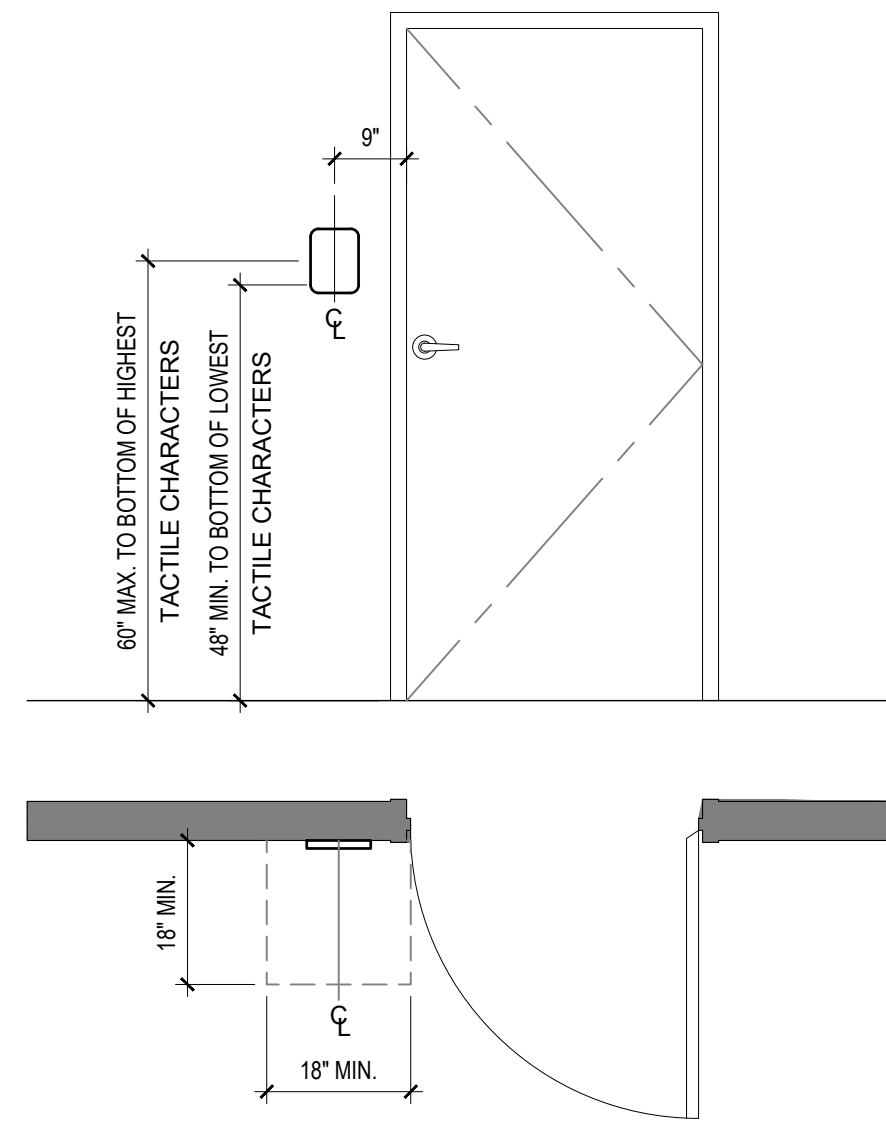


HINGE SIDE APPROACHES - SWINGING DOORS

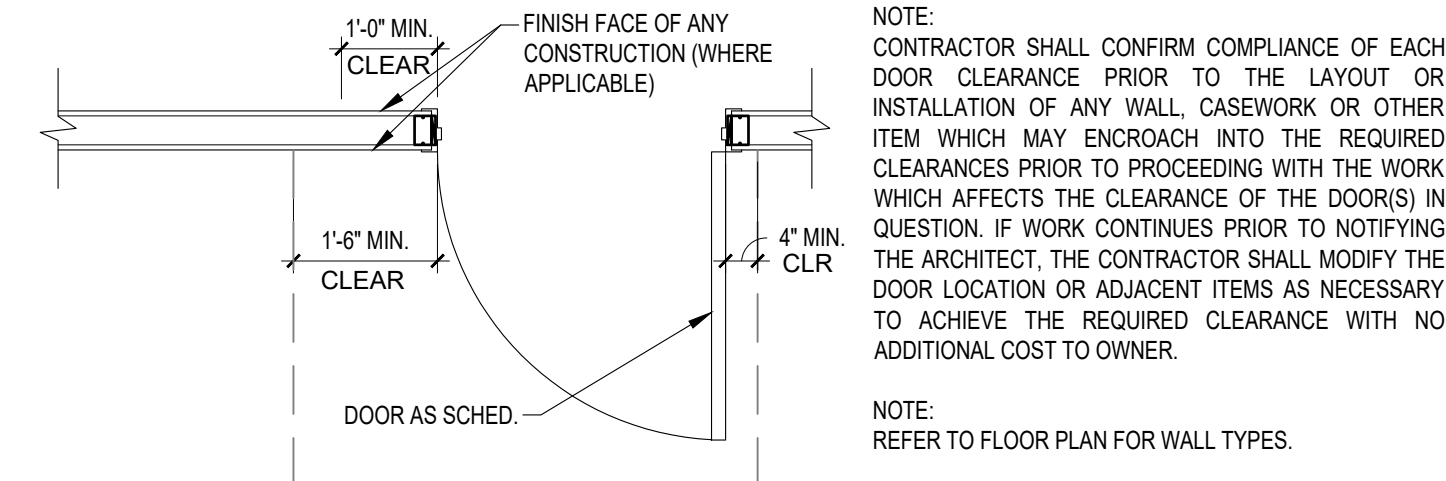


FRONT APPROACHES - SWINGING DOORS

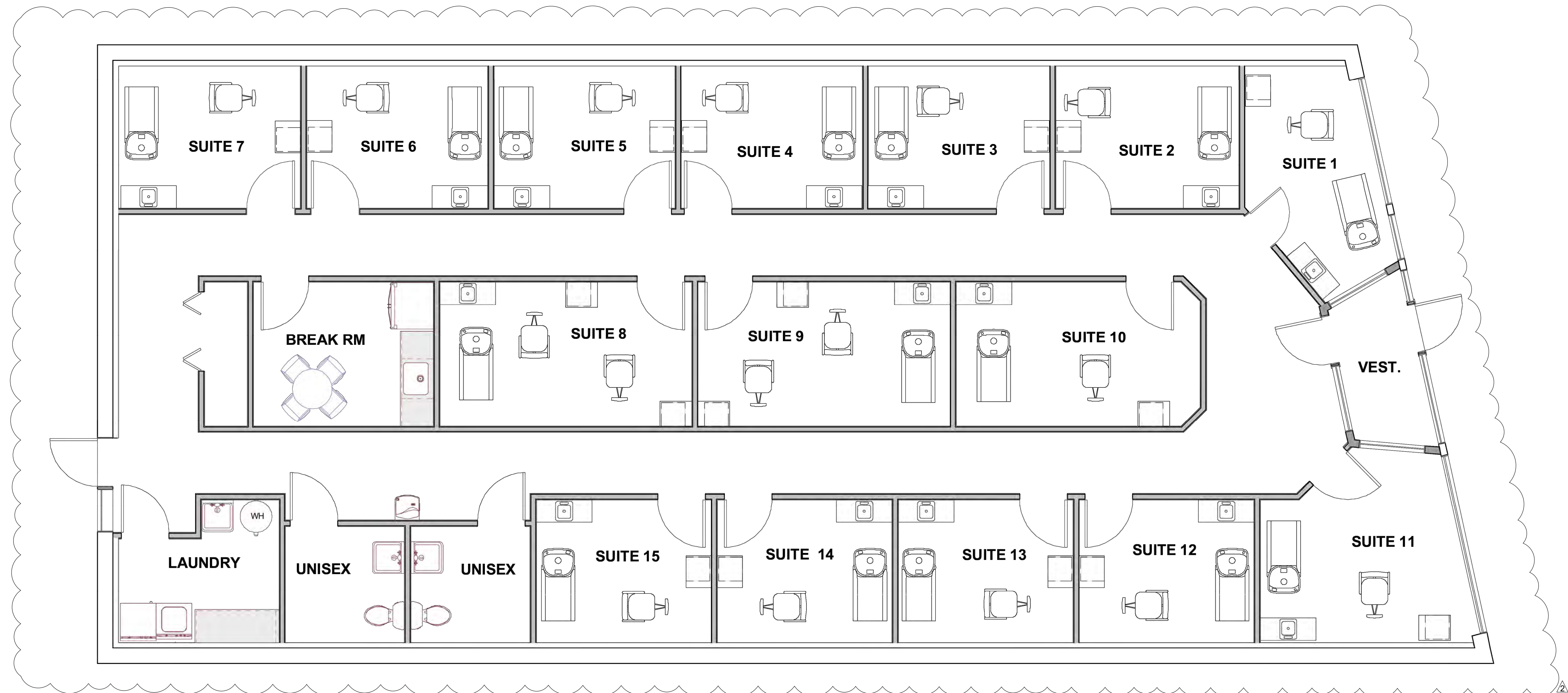
1 Typical Maneuvering Clearances at Swing Doors
A-4.0 SCALE: 1/4" = 1'-0"



2 Door Signage Detail
A-4.0 SCALE: 1/4" = 1'-0"



3 Typical Door Clearance Detail
A-4.0 SCALE: 1/4" = 1'-0"



Fixture/Equipment Plan
Scale: 1/4" = 1'-0"

Project:
BeautiLofts
20419 Mack Avenue
Grosse Pointe Woods, MI 48236

Owner/Developer:
BeautiLofts
20419 Mack Avenue
Grosse Pointe Woods, MI 48236

Arista Design, Inc.
PO Box 531507, Livonia, MI 48153
Tel: 734-812-7450

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Issued:
Permit
Revision - 11/3/23
Revision - 12/26/23

Drawing Title:
Fixture/Equipment Plan

Drawing Scale: As Shown
Date: September 24, 2023
Project Number:

A-3.0
Sheet #:

To Whom It May concern:

My name is Fred Culver and I am the manager at the Domino's Pizza at 20431 Mack Ave. We are two doors down from the proposed beautiLofts location at 20419 Mack Ave. Let this note show that I allow beautiLofts to have the right to 3 of our off-street parking spaces behind our building. Being mostly a delivery/takeout business, our spaces often go unused.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Fred Culver', written in dark ink.

Fred Culver
313.884.9750

RECEIVED
DEC 28 2023
CITY OF GROSSE PTE WOODS
BUILDING DEPARTMENT

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

SITE PLAN REVIEW

RECEIVED
DEC 28 2023
CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

COMMERCIAL – Zoned As – Please Check One:

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

Property Owner Name: Lauren Falzone

Date: 12/23/2023

GPW Property Address: 20419 Mack Ave

Telephone #: Work 586.864.0497

Home: _____

Contractor/Applicant Name: Joseph Nahas

Telephone # _____ Mobile Phone # 586.405.2123

Fax # _____

Contractor/Applicant Address: 14165 Southgate, Sterling Heights, MI 48313

e-mail: joenahas@yahoo.com

MI Builder's License #: 2101080010

MI Driver's License #: N 200 441 765 264

Nature of Proposed Work:

To build out the interior space to have 15 salon Lofts that will serve as individual business spaces for the professionals who occupy them. Each space will be built with beauty professionals in mind and have the appropriate features per professional/Loft (salon chairs/shampoo bowls/massage beds etc. The greater space will also include two restrooms, a break room and a laundry room.

Value of Construction \$ 400,000

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: _____

(Lauren Falzone)

(Joseph Nahas)

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: 12/28/23

Name: _____

Melvin MacLennan

RULES OF ORDER AND PROCEDURE
OF
PLANNING COMMISSION
OF
GROSSE POINTE WOODS

1. The Planning Commission shall be constituted and shall have powers and perform such duties as are provided for in Section 1, Chapter 4, of the City Code of the City of Grosse Pointe Woods.
2. The officers of the Planning Commission shall be a Chair, and Vice Chair/Secretary. The Chair shall preside at all Planning Commission meetings, and in the Chair's absence, the Vice Chair/Secretary shall act in such place and stead.
3. The terms of office of the Chair and Vice Chair/Secretary shall be for a period of one (1) year, or until their respective successors shall be elected and have qualified. At the first scheduled meeting of each year, the Commission shall elect from among its members, a Chair and Vice Chair/Secretary who shall be seated at the next regularly scheduled meeting.
4. The City Clerk or the Clerk's agent shall record all proceedings of the Planning Commission.
5. The Planning Commission shall hold regular meetings on the fourth Tuesday in each month, except November, which will be held on the third Tuesday, and December, which shall be held on the second Tuesday, at such time and at such place as the Planning Commission shall determine. The regular Planning Commission meetings will be scheduled at 7:00 p.m., unless otherwise posted.
6. Special meetings of the Planning Commission shall be called by the City Clerk upon the written request of the Chair, endorsed in writing by two other members, or in such absence, by the Vice Chair/Secretary, endorsed in writing by two other members; or the written request of any three members of the Planning Commission on at least twenty-four (24) hours written notice to each member of the Planning Commission served personally or left at the place of residence; or by a majority affirmative vote of those present at a Planning Commission meeting.
7. No business shall be transacted at any special meeting of the Commission unless the same shall have been stated in the notice of such meeting, provided that the provisions hereof may be waived by consent of the members of the Commission present and the written consent of the absent members.
8. All meetings, both regular and special, shall be open to the public.
9. The majority of the members of the Planning Commission in office shall constitute the quorum for the transaction of business at any meeting thereof and in the event of a lack of quorum, the members of the Commission so present shall adjourn any such meeting to a later date.

10. The business of all meetings of the Commission shall be transacted, so far as possible, in the following order:

Roll Call
Approval of minutes
Matters appearing upon the Agenda
New Business

11. The presiding officer shall preserve order and decorum and shall speak to points of order in preference to other members. The presiding officer shall decide questions of order subject to appeal to the Commission, which appeal must be duly moved and seconded and sustained by majority vote of the Commission.

12. Before any member of the Commission, officers, or person in the audience may address the Commission, permission to do so must be obtained from the presiding officer, provided that any person having the floor shall not be interrupted unless ruled out of order by the presiding officer.

13. Approval of the Planning Commission shall be evidenced by a duly adopted motion or resolution of the Commission and by the execution of the "approval stamp" affixed to the front elevation of the building, the Plot Plan, the plat, the subdivision restrictions, the property use statement and other documents, as the case may be requiring approval by the Chair, or in the Chair's absence, by the Vice Chair/Secretary of the Commission, and when so approved the same shall be delivered to the City Clerk for further processing.

14. The Chair, in consultation with the Building Official, shall prepare an agenda of all matters which will be considered at each meeting, which agenda shall be distributed among the Commission members at least forty-eight (48) hours prior to the time of holding the meeting. Any matter not on the agenda shall not be acted upon without the unanimous consent of the members of the Commission present at such meeting, provided, if any matter is presented upon motion duly made and seconded, objection to action thereon shall be immediately voiced by any objecting members of the Commission before discussion is entered upon and, if no such objection is voiced, no objection shall thereafter be voiced to any action taken or proposed to be taken.

15. Upon request of a majority of the members of the Commission present, any question PROPERLY before the Commission shall be put to vote; such request for a vote shall be acted upon immediately without further discussion of the subject, and shall thereupon bring the question to a direct vote upon a motion to table, a motion to refer, a motion to amend, or upon the main question, in the order named.

16. At the request of a Commission member, any question shall be divided if such question, in the opinion of the presiding officer, is subject to division and shall be submitted as divided.

17. No motion or proposition different from that under consideration shall be admitted under cover of amendment, provided that a substitute motion may be submitted to cover the same subject matter and, if carried, shall result in determining the original motion out of order.

18. No motion shall be debated or put to a vote unless the same shall have been seconded and properly read by the Clerk, or summarized by the Chair.

19. A motion to reconsider any vote upon any question shall be in order at the following meeting of the Commission; provided that a member of the prevailing side intending to move to reconsider shall file a notice in writing of the Member's intention to do so with the Vice Chair/Secretary and the City Clerk within twenty-four (24) hours after the action to be reconsidered was taken. The same number of votes shall be required to reconsider any action of the Commission as is required to adopt the same.

Upon the filing of a Notice for reconsideration, the effect of the action to be reconsidered shall be suspended until action can be taken upon such consideration. Action upon the reconsideration shall be taken at the next regular Commission meeting or at a prior Special Meeting called for that purpose.

20. When any question is under debate, no motion shall be received except the following, and in the order named:

- Motion to adjourn
- Motion to table
- Motion for the question
- Motion to refer
- Motion to amend
- Substitute motion

21. A motion to adjourn shall always be in order except when a vote is being taken or when a member of the Commission has the floor. A motion to adjourn or to table shall be decided without debate.

22. These Rules of Order may be amended or altered by a majority vote of the Commission.

23. The Commission, by a majority affirmative vote of the Commission, may suspend the operation of any one of the aforementioned Rules for a single session, except Section 18.

24. Making of remarks by Commission members should be preceded by asking permission of the presiding officer.

25. Upon the City Clerk receiving a petition directed to the Planning Commission, which petition requires a public hearing under the provisions of the City Code, the City Clerk shall determine whether such petition contains all necessary information and, if so, the City Clerk may establish a date for a public hearing before the Planning Commission and publish any notices required and shall forward such petition to the Planning Commission which shall conduct the public hearing on the date established therefore.

26. **IMPORTANT:** If a Planning Commission Member will be absent for a meeting, the Member must notify the Chair of such anticipated absence as soon as possible prior to such meeting.

27. Except as above provided, Roberts "Rules of Order" shall govern.
28. The Chair shall prepare an annual report to be submitted to the City Council in accordance with the Planning Enabling Act. The report shall be submitted to the Planning Commission for approval in January of each calendar year to ensure that the report is submitted to the City Council for their budget deliberations. The report should summarize the Commission's operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.
29. **Conflict of Interest**
- A. Before casting a vote on a matter on which a member may reasonably be considered to have a conflict of interest, the member shall disclose the potential conflict of interest to the Planning Commission. The member is disqualified from voting on the matter if a conflict exists.
 - B. Each member of the Commission shall avoid conflicts of interest and/or incompatibility of office. As used here, a conflict of interest shall at a minimum include, but not necessarily be limited to, the following:
 - 1. Issuing, deliberating on, voting on, or reviewing a case concerning him or her.
 - 2. Issuing, deliberating on, voting on, or reviewing a case concerning work on land owned by him or her or which is adjacent to land owned by him or her.
 - 3. Issuing, deliberating on, voting on, or reviewing a case involving a corporation, company partnership, or any other entity in which he or she is a part owner, or any other relationship where he or she may stand to have a financial gain or loss.
 - 4. Issuing, deliberating on, voting on, or reviewing a case which is an action which results in a pecuniary benefit to him or her.
 - 5. Issuing, deliberating on, voting on, or reviewing a case concerning his or her spouse, children, step-children, grandchildren, parents, brothers, sisters, grandparents, parents in-law, grandparents in-law, or members of his or her household.
 - 6. Issuing, deliberating on, voting on, or reviewing a case where his or her employee or employer is:
 - a) An applicant or agent of an applicant, or
 - b) Has a direct interest in the outcome.
 - C. If there is a question whether a conflict of interest exists or not, the question shall be put before the Commission. Whether a conflict of interest exists or not shall be determined by a majority vote of the remaining members of the Commission.
 - D. When a conflict of interest exists, the member of the Commission, or committee, shall do all of the following as soon as possible.
 - 1. Declare a conflict exists at the first available meeting of the Commission or committee;

2. Cease to participate at the Commission or committee meetings, or in any other manner, or represent one's self before the Commission, its staff, or others, provided however that the member may remain in the Council chambers during deliberation.
- E. If a member of the Commission is appointed to another office, which is an incompatible office with his or her membership on the Commission, then on the effective date of the appointment to the other office, that shall result in an automatic resignation from the Commission. If a member of another office is appointed to the Commission, which is an incompatible office with his or her membership in the other office, then on the effective date of the appointment to the Commission, that shall result in an automatic resignation from the other office.

30. **Capital Improvement Review**

The Planning Commission will review information regarding appropriate capital improvement projects as provided to it by the Administration in order to comply with state law regarding the capital improvement review process.

* * *