

PLANNING COMMISSION  
08-24-21 – 14

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON AUGUST 24, 2021, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:05 p.m. by Chair Bailey.

Roll Call: Chair Bailey  
Planning Commissioners: Fuller, Gilezan, Hamborsky, Vitale  
Absent: Profeta  
Also Present: Building Official Tutag,  
Administrative Assistant Modrack  
City Attorney Thomlinson

**MOTION** by Vitale, seconded by Gilezan, that commissioner Profeta be excused from tonight's meeting.

Motion carried by the following vote:

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

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

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

Motion carried by the following vote:

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

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

**MOTION** by Fuller, seconded by Vitale, that the July 27, 2021 Planning Commission Meeting Minutes be received and placed on file as presented.

Motion carried by the following vote:

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

The next item was a **Sign Variance Request: Estia Greek Street Food, 20871 Mack Avenue**. Building Official Tutag presented an overview of the application and letter of appeal submitted by Sign Fabricators and the restaurant co-owners. Building Official Tutag then presented the reason for the sign application denial as it relates to the maximum height permitted in Chapter 32 of the City Code.

The petitioners attended the meeting to speak on this request: Evan Goike from Sign Fabricators, and co-founders/owners of Estia Greek Street Food restaurant, Paul Bittas and George Amos. Discussion ensued among the petitioners and Planning Commission members. Commissioners suggested that the petitioners meet with Building Official Tutag and apply for a sign variance request that is more in tune with the City Code. Commissioner Hamborsky suggested to the commission that with variance approval, the Flame logo on the sign be allowed a height over 3 feet.

**MOTION** by Vitale, seconded by Hamborsky, to postpone the sign variance request for Estia Greek Street Food, 20871 Mack Avenue, until the next Planning Commission Meeting, and after petitioners discuss with Building Official Tutag and modify the request.

Motion carried by the following vote:

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

The next item was a general discussion regarding **covered bus stops along Mack Avenue**. At the August 16, 2021 City Council Meeting, it was requested that the Planning Commission discuss and consider adding covered bus stops along Mack Avenue to the Streetscape Plan. Commission Members discussed. The Chair stated he would reach out to Council Member Koester for more details and update the Planning Commission at a future meeting.

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

- Grosse Pointe Public Library is proposing an amendment to their Special Land Use by modifying the landscape as well as other like modifications. Met with the architects in charge of the project yesterday. A Planning Commission hearing will be scheduled once we receive the documentation to move forward.
- Building Department permit activity is high and inspections are scheduled weeks out.
- A new building inspection policy has been instituted due to the increase in requests, cancellations, and no-shows; it is now morning or afternoon, no exact times.
- City Council approved our request for a full-time Property Maintenance Inspector. A new inspector with 20 years of field experience has been hired.
- Positive feedback about the outdoor cafés on Mack Avenue.
- New benches look great around the city.

The next item was **Council Reports**:

- Commissioner Gilezan reported on the August 2<sup>nd</sup> Council meeting.
- Chair Bailey reported on the August 16<sup>th</sup> Council meeting.
- Commissioner Vitale will be reporting on the September 13<sup>th</sup> and 20<sup>th</sup> Council meetings.

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

A. Solar Ordinance Subcommittee: The subcommittee met earlier in August where recommended changes were discussed. City Attorney Tim Thomlinson presented the revised Solar Ordinance to Commissioners and discussion took place. The revisions made to the Solar Ordinance related to roof-mounted solar panels being visible from the street and the appeal process.

**MOTION** by Hamborsky, seconded by Fuller, to recommend to City Council the approval of the revised Solar Ordinance as submitted, including the changes requested to paragraph 3 and 7b.

Motion carried by the following vote:

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

Council Member Vaughn recommended that one or more members from the Solar Ordinance subcommittee be present for the City Council recommendation. Building Official Tutag agreed to make this happen.

B. 2020 Vision Plan: Commissioner Hamborsky did not have anything new to report.

C. Crosswalks/Pocket Parks: Commissioner Fuller did not have anything new to report.

D. Streetscape Plan: Chair Bailey is going to meet with Council Member Vaughn regarding the allocated grant money toward the existing Streetscape Plan, and will update the Planning Commission at the next meeting.

Under Public Comment, the following was heard:

- Council Member Vaughn: Music on the Lawn is August 27, 2021 from 7:00 p.m. – 10:00 p.m., beverages and food will be available for purchase at the event. The Community Bridge Walk is September 6, 2021 from 9:30 a.m. – 11:00 a.m. at Lake Front Park, the first 200 people to sign up get a t-shirt.
- Chair Bailey stated he was happy to see everyone healthy and mentioned the start of football is here.
- Margaret Potter, 1834 Allard Avenue, Grosse Pointe Woods, MI 48236

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**MOTION** by Hamborsky, seconded by Gilezan to adjourn at 8:01 p.m.

Motion carried by the following vote:

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

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