

The next item on the agenda was the **Public Hearing regarding the repealer and replacement of the City of Grosse Pointe Woods, Wayne County, Zoning Ordinance and Zoning Map in its entirety.**

Chair Fuller opened the Public Hearing at 7:10 p.m.

Chair Fuller presented the Building Official Memo on behalf of Building Official Tutag. Rod Arroyo from Giffels Webster introduced himself and made a presentation to commissioners, staff and the public on the reformatting of the Zoning Ordinance and how to use the Clearzoning software. Discussion ensued.

Chair Fuller opened up the floor for Public Comment. No one from the Public wished to Comment.

Public Hearing closed at 7:24 p.m.

MOTION by Vitale, seconded by Bailey, to recommend to City Council to approve the repealer and replacement of the City of Grosse Pointe Woods, Wayne County, Zoning Ordinance and Zoning Map in its entirety, as presented.

Motion carried by the following vote:

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

NO: None

Absent: Fenton

The next item on the agenda was the **Façade Change Proposal: 19850 Mack Avenue.** Josie Modrack presented the Building Official Memo on behalf of Building Official Tutag. Applicant, Jason Krieger of Krieger Klatt Architects presented the proposed façade change before Commissioners. Also present was the owner of the building, Frank Arcori. Discussion ensued regarding the proposed materials used for the development. Also mentioned was that there would be a masonry dumpster enclosure, the meter area and street frontage would be maintained, tenants are still to-be-determined, rear of the building to be painted, and there is no proposed change to the building’s footprint.

MOTION by Vitale, seconded by McNelis, to approve the façade change proposal for 19850 Mack Avenue, incorporating the comments and stipulations by the Department of Public Works, Department of Public Safety, and Building Official, including there be screening of mechanical units, that the project begin within 6 months and take no longer than 1 year to complete, and encouraged the comments made by Planning Commissioners to enhance the rear entrance of the building also be considered.

Motion carried by the following vote:

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

NO: None

Absent: Fenton

MEMORANDUM
CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

DATE: February 10, 2022
TO: Planning Commission
FROM: Gene Tutag, Building Official
SUBJECT: Public Hearing, Chapter 50 of the Zoning Ordinance, Text and Map Amendment

The Planning Commission will hold a public hearing tonight to consider public comment regarding the repeal and replacement of Chapter 50 of the Grosse Pointe Woods Zoning Ordinance and Map in its entirety. The proposed amendment reorganizes the Zoning Ordinance into a user friendly, understandable format with colored graphics and links to key information.

Rod Arroyo of Giffels Webster will be making a presentation at the meeting and will be able to answer any questions the Commissioners may have.

Staff has reviewed the proposed amendment and Planning Commissioners were provided with a link to view the ordinance prior to tonight's meeting. We are requesting the Planning Commission adopt the attached resolution recommending the City Council that the Zoning Ordinance amendments be adopted as presented.

Link to view Clearzone draft:

<https://www.dropbox.com/s/vh6q0amtfku62c9/DRAFT%2001%2010%202022%20GPW%20CZ%20-%20Secured.pdf?dl=0>

AFFIDAVIT OF LEGAL PUBLICATION

Grosse Pointe News

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Grosse Pointe, Michigan 48230
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COUNTY OF WAYNE
STATE OF MICHIGAN, SS.

Melanie Mahoney

being duly sworn deposes and says that attached advertisement of

City of Grosse Pointe Woods

was duly published in accordance with instructions, in the GROSSE POINTE NEWS on the following date:

February 3, 2022

#3 GPW 2/3 ZONING ORD TEXT/MAP

and knows well the facts stated herein, and that she is the Administrative Assistant of said newspaper.

Melanie Mahoney

City of Grosse Pointe Woods, Michigan

NOTICE OF PUBLIC HEARING ZONING ORDINANCE - TEXT AND MAP AMENDMENT

NOTICE IS HEREBY GIVEN that the City of Grosse Pointe Woods Planning Commission will hold a public hearing on Tuesday, February 22, 2022, at the Robert E. Novitke Municipal Center in the Council Chambers/Courtroom, 20025 Mack Plaza, Grosse Pointe Woods, Michigan 48236, at 7:00 p.m., local time, to consider public comment regarding the repeal and replacement of the City of Grosse Pointe Woods, Wayne County, Zoning Ordinance and Zoning Map in its entirety. The proposed text amendment reorganizes the Zoning Ordinance which enhances customer service and improves the accessibility and visual presentation of the Zoning Ordinance through digitalization, reformatting the code into user friendly, understandable format with color graphics, links to key information and searchable words and terms.

Copies of the proposed amendment are available for inspection at the office of the City Clerk, 20025 Mack Plaza, Grosse Pointe Woods, Michigan 48236, during normal business hours, 8:30 a.m. to 5:00 p.m., Monday through Friday, excluding City holidays. A copy of the Ordinance may also be reviewed at the City's website at www.gpwmf.us.com. Written comments concerning the proposed amendment may be submitted to the City Clerk by first class mail or in-person up to the meeting time.

This Notice is published pursuant to the requirements of Michigan Public Act 110 of 2006, as amended.

Paul P. Antolin
Deputy City Clerk

G.P.N.: 2/3/2022

Joseph A. Kuhn
JOSEPH A. KUHN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Comm. Exp. 08/05/2023
Acting in the County of LIVING
Date 2/2/22

Notary Public

