

CITY OF GROSSE POINTE WOODS

Building Department

MEMORANDUM

DATE: April 20, 2022
TO: Planning Commission
FROM: Gene Tutag, Building Official
SUBJECT: Public Hearing, Ord, Change, Sec. 50-373, Design Standards (Colonial Theme)

The Planning Commission will hold a public hearing at tonight's meeting (4-26-22) to consider the amendments of section 50-373 of the City Code relating to Colonial Design Standards.

After many discussions with the Planning Commission and Mayor Bryant, a final draft of the proposed ordinance changes to section 50-373 was prepared. The official list of Restricted Building Materials and the proposed ordinance changes to section 50-373 were presented before The Committee of the Whole at the February 28, 2022 meeting, then presented before the Mayor and City Council at the March 21, 2022 meeting, where the motion was passed for the Planning Commission to hold a public hearing.

We are requesting the Planning Commission adopt the proposed changes to Section 50-373 of the City Code as presented.

GROSSE POINTE WOODS RESTRICTED BUILDING MATERIALS

The following regulations apply to any new building or addition or façade change located within the C, C-2 and R0-1 zoning districts.

- a. *Metal Building Walls.* The use of structural corrugated metal wall, or a metal panel-and-batten wall system such as a metal-sided, prefabricated building or a pre-engineered metal building, shall be prohibited. An architectural metal panel façade system with integral trim and integral trim connections to adjacent materials is permitted provided that the architectural metal panel system is not used closer than 1.5 feet from the ground.
- b. *Concrete Masonry Units.* Utility-grade concrete masonry units, such as standard concrete block and split-face block, are permitted along a building's street-facing frontage provided that their use is limited to the base of the façade to a height not exceeding 1.5 feet. These materials are permitted on a building's rear, alley and interior lot line facades.
- c. *Simulated Stucco Products.* (EFIS) Simulated stucco products are prohibited on the ground-level area of a building, and may only be used on the upper one-third of a street façade. These materials are permitted on floors above the ground level on a building's rear, alley and interior lot line facades. For purposes of this paragraph, the ground-level area of a one-story building is the lowest 12 feet of the building.
- d. *Prohibited Stone Cladding.* Masonry stone cladding using irregularly-shaped stones, often known as rubble masonry and which is typically laid in an un-coursed manner, is prohibited. This prohibited stone cladding may be composed of river rock of smooth oval-shaped stones or of rough, thinly-layered courses commonly known as ledgerstone. Prohibited materials may be natural stone, manufactured or cultured stone, or veneer siding material.
- e. *Fiber-Cement Siding.* Fiber-cement siding, including composite material made of cement reinforced with cellulose fibers, or any material that is the equivalent of fiber-cement siding, is prohibited within 1.5 feet of grade on a street façade that is adjacent to a street lot line or sidewalk
- f. Vinyl including vinyl clad windows.
- g. Aluminum siding.
- h. T-111 panels or any type of plywood panel or horizontal siding.
- i. Asphalt shingles.

COUNCIL CLIPPING
03-21-22

Motion by Vaughn, seconded by Granger, regarding **Colonial Theme Design**, that the City Council concur with the recommendation of the Committee-of-the-Whole and approve the amended Colonial Theme Design Ordinance to be placed on the next Planning Commission meeting to schedule a Public Hearing.

Motion carried by the following vote:
Yes: Bryant, Gafa, Granger, Koester, McConaghy, Vaughn
No: None
Absent: Brown

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cc: ~~Planning Comm.~~
File

COMMITTEE-OF-THE-WHOLE EXCERPT
02-28-22

The first item discussed was regarding the **Colonial Design Theme**. The Building Official stated that the current ordinance requires a Colonial or Early American design theme with adequate specifications. Recently, the Planning Commission approved façade changes that didn't have Colonial design elements but looked very nice and added to the community.

After several discussions with the Planning Commission and the Mayor, it was decided to keep the Colonial design as a suggested theme rather than a requirement. The ordinance changes focus more on quality materials. The Building Official claims the best way to move forward is to encourage the use of quality materials. He provided the Planning Commission with a list of prohibited materials, which are certain materials that should not be used in the facades of Mack Avenue.

Councilmember McConaghy was pleased and supportive of the changes. He believes this will satisfy those who prefer a Colonial design as well as those who do not. The importance of this ordinance change is not necessarily the Colonial design theme, rather it is the quality materials being used.

Motion by Gafa, seconded by Vaughn, that the item regarding the **Colonial Theme Design**, be placed on the next City Council meeting.

Motion carried by the following vote:

Yes:	Brown, Bryant, Gafa, Koester, McConaghy, Vaughn
No:	None
Absent:	Granger

* From CC 3-21-22 Packet

02/24/22

Councilmembers,

The highlighted words are the main changes that loosen the previously required Colonial theme elements.

Mayor Bryant

* From CC 3-21-22 Packet

YORK, DOLAN & TOMLINSON, P.C.

Attorneys and Counselors at Law
22600 Hall Road, Suite 205
Clinton Township, Michigan 48036
586-263-5050
Fax 586-263-4763

John A. Dolan (jdolan@yorkdolanlaw.com)
Timothy D. Tomlinson (ttomlinson@yorkdolanlaw.com)

Fred A. York (1930-1989)

August 30, 2021

Via Email

Honorable Mayor & City Council
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

RE: COW Agenda/Colonial Theme Ordinance

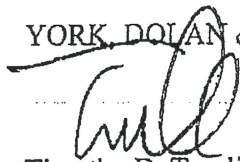
Dear Mayor & Council:

Previously, Chip Berschback had made revisions to the Design Standards section of the Zoning Ordinance. The proposed revisions and modifications to the ordinance encourage a colonial theme, but provide the Planning Commission with suitable flexibility for review and consideration by the Council. Additionally, it brings the design standards some consistency with what has actually been developed and constructed over the years. I have reviewed Chip's previous recommended changes, and I have modified them somewhat after discussion with Mr. Tutag.

Procedurally, any revision to the Zoning Ordinance would require public hearing at the Planning Commission level first. Accordingly, I think it is appropriate that the Committee of the Whole review these revisions first before it is sent to the Planning Commission for a public hearing. Should you have any questions or concerns regarding same, please do not hesitate to contact me. We remain,

Very truly yours,

YORK, DOLAN & TOMLINSON, P.C.



Timothy D. Tomlinson

TDT/jabh

- cc: Bruce Smith (Via Email w/Enclosure)
- Lisa K. Hathaway (Via Email w/Enclosure)
- Gene Tutag (Via Email w/Enclosure)

ORDINANCE # _____

AN ORDINANCE TO AMEND CHAPTER 50 ZONING,
 SEC. 50-340 SPECIAL LAND USES AND
 SEC. 50-373 DESIGN STANDARDS REGARDING
 COLONIAL THEMES

The City of Grosse Pointe Woods Ordains:

Sec. 50-340 Special Land Uses.

1. *Design standards.*

1. *Building height.* The following maximum building heights shall apply to buildings within a CCRC:

Building Type	Max. Height (Ft ¹ /Stories)
Mixed Use	The exterior wall height shall not exceed 36' from grade to the "top plate" The total exterior height of the building shall not exceed 45 feet from grade to the top of the ridge or highest point of the building. The total number of stories shall not exceed three (3)
Attached Residential	30/ 2
Detached Residential	30/ 2
Accessory	15/1

2. *Minimum unit size.* The following minimum unit sizes shall apply to units within a CCRC:

Unit Type	Minimum Unit size
Independent Living - Detached	1,000 s.f.
Independent Living - Attached Apartment	525 s.f.
Efficiency/Studio Apartment	400 s.f.
Assisted Living	200 s.f.
Nursing Home	200 s.f.

3. *Massing and style.* Building massing and style must be distinctively residential in character, drawing on the historical Historical design elements that are contextually consistent with Early

~~American or Colonial architecture. Historical and traditional design elements are encouraged but not required.~~

4. *Roofs.* Preference shall be given to roof pitches consistent with single-family, residential design. Early American or Colonial styles are preferred, but not required. Material must be consistent with the architecture of the building. Composition shingle material is acceptable, providing that it is of high quality and provides architectural definition to the tab shingle to emulate traditional wood shingle styles. Tile, slate, or metal roofing is permitted, provided it is consistent with the architectural style of the building. The installation of chimneys on the roofs of all buildings is encouraged to convey the look and feel of residential use.

5. *Facade element.* Design of the facade shall be highly detailed and articulated to be compatible with the scale and sensitivity to the residential uses of the project. Facades should have a well defined foundation, a modulated wall element, and pitched roof or articulated cornice which defines the character of the building, and provides relation to the human scale of typical family residences.

6. *Entrances.* Building entrances must comply with all current accessibility regulations; however the use of ramps and lifts is discouraged. Buildings should be designed with entrances that are barrier-free for the intended uses. The use of sloping entry walks, covered entryways, porticos, arcades, and covered porches is encouraged. Where grade separation of an entrance is required because of site topography, accommodation should be provided in the architectural detail of the entry to allow barrier-free use by building residents and visitors.

7. *Door and window openings.* Doors and windows form the transition from public to private space, and should reflect residential detailing in design and placement. The use of cornices, architectural moldings, side lights, transom lights, and raised panels in doors is encouraged. Window openings should vary between buildings, but should not be unbroken and continuous in any circumstance. The use of opening sash windows with true divided lights, or detailing to convey the character of divided lights is encouraged. The use of shutters consistent with the architecture of a building is encouraged. A wide range of material for doors and windows is acceptable, except that the use of commercial, anodized or painted aluminum or steel storefront assemblies is discouraged.

8. *Materials and design elements.* ~~Material chosen for exterior elements should be consistent with the intent and use of materials~~ traditionally found in residential design in Early Colonial America are encouraged. Siding materials such as clapboard and shingle are preferred, and the use of new materials which reduce maintenance, but emulate the look and feel of traditional materials is encouraged. The use of a variety of trim material to provide detail at the eaves, corners, gables, pediments, lintels, sills, quoins, and balustrades are encouraged. The use of bays, towers, cupolas, reverse gables, and dormers to provide unique character to a building and provide articulation of the facade is encouraged. The color palette chosen for any building should be consistent with ~~traditional colonial colors.~~ Approved colors on file with the building department.

9. *Garages.* Detached garages or carports may not be located within a front yard. Any structure with a front loaded attached garage including structures on culs-de-sac shall have the front yard setback lines staggered to achieve a differentiation with a minimum between adjacent buildings of three feet and a maximum of eight feet, no front yard shall be less than the minimum specified in this section. The attached garage may not occupy more than 60 percent of the length of the total building frontage.

10. *Exterior lighting.* The lighting of buildings and site areas shall be designed so the light does not directly shine onto adjoining properties or cause glare for motorists. The design and selection of light fixtures shall compliment the overall design of the campus and not cause the property to be overly lit. Lighting shall be coordinated with landscaping designs so trees and shrubs will not interfere with lighting as they grow, creating dark areas. The use of "green" technology is encouraged.

11. *Signs.* One externally illuminated ground sign is permitted at each entry to the campus provided that, the signs design is consistent to the overall design of the development, does not exceed 32 square feet in area and is no higher than seven feet above grade. The lettering and colors of the signs are subject to the requirements of section 32-29 of the Sign Code. Directory or directional signs are subject to the conditions of chapter 32 or the City Code.

Sec. 50-373. - Design standards.

(a) General.

(1) New construction, renovations, remodeling or exterior building alterations within all C commercial, C-2 high intensity city center, and RO-1 restricted office zoning districts shall be designed in conformance with approved design standards found in this section and on file with the building department. The purpose of these design standards is to promote a ~~coordinated and~~ complimentary use of design elements that result in a theme oriented, harmonious appearance and image for the commercial and high intensity residential areas of the city.

(2) ~~To be in compliance with these standards, all designs as governed by this section shall contain a dominant~~ The use of assorted architectural design elements generally described as "Colonial," "Williamsburg Colonial," "Georgian Colonial," "Early American," "Classic" or "Traditional", are encouraged but not required. Specific definitions and examples of these elements are included within this section, and in the "design standards" guidelines on file with the building department. The guidelines may be modified by the city council after recommendation by the planning commission resolution.

(b) Design components.

(1) The Colonial designs and elements are encouraged, but not required. In considering a colonial design theme element, the words "Colonial," "Williamsburg Colonial," "Georgian Colonial," "Early American," "Classic" or "Traditional" shall collectively refer to use of a pallet of materials, trim, shapes, forms, colors and details most commonly associated with the

dominant architectural styles utilized during the early development of the east coast American towns and cities. Some examples of where these designs are commonly found and featured include Williamsburg, Virginia, Cape Cod, New England and Philadelphia.

(2) To more specifically define the assorted components that can be utilized to achieve this any one design style, the design standards guidelines include graphic examples of design elements, all of which are considered by definition of this section to be acceptable when collectively used within a total design. These elements shall be utilized in appropriate proportions and quantity to form an overall total design consistent with the requirements of this section.

(3) Colors utilized in all design components shall be consistent with the approved color chart on file with the building department and shall be utilized to produce a balanced, ~~coordinated~~ and complimentary total design solution.

(Code 1975, § 5-8-5, Code 1997, § 98.205)

**CITY OF GROSSE POINTE WOODS
WAYNE COUNTY, MICHIGAN**

**PLANNING COMMISSION RESOLUTION AND REPORT
RECOMMENDING APPROVAL TO AMEND CHAPTER 50 ZONING, SEC. 50-340 SPECIAL
LAND USES AND SEC. 50-373 DESIGN STANDARDS REGARDING COLONIAL THEMES**

WHEREAS, the Planning Commission has reviewed the proposed amendment to amend Chapter 50 Zoning, Sec. 50-340 Special Land Uses and Sec. 50-373 Design Standards regarding Colonial Themes; and

WHEREAS, the proposed amendment encourages colonial design themes, but eliminates it as a mandatory design requirement, provided proposed design elements are of quality materials and construction; and

WHEREAS, a public hearing occurred on the proposed amendments to the Zoning Ordinance at a regularly scheduled Planning Commission meeting on April 26, 2022.

NOW THEREFORE, IT IS HEREBY RESOLVED based on discussions occurring at various meetings prior to the public hearing and discussions at the public hearing, the Planning Commission hereby recommends to the City Council that the Council adopt the proposed amendment as presented to amend Chapter 50 Zoning, Sec. 50-340 Special Land Uses and Sec. 50-373 Design Standards regarding Colonial Themes that encourages colonial design themes, but eliminates it as a mandatory design requirement, provided proposed design elements are of quality materials and construction.

This Resolution and Report shall be forwarded to the City Council for further action.

AYES: _____

NAYS: _____

ABSENT: _____

RESOLUTION DECLARED ADOPTED.

City Clerk

CERTIFICATION

I, _____, Clerk of the City of Grosse Pointe Woods, do hereby certify that the foregoing constitutes a true and complete copy of the Resolution adopted by the Planning Commission on April 26, 2022, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting have been kept and will be, or have been, made available as required by said Act.

City Clerk

**CITY OF GROSSE POINTE WOODS
WAYNE COUNTY, MICHIGAN**

**PLANNING COMMISSION RESOLUTION AND REPORT
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NOW THEREFORE, IT IS HEREBY RESOLVED based on discussions occurring at various meetings prior to the public hearing and discussions at the public hearing, the Planning Commission hereby recommends to the City Council that the Council not adopt the proposed amendment as presented to amend Chapter 50 Zoning, Sec. 50-340 Special Land Uses and Sec. 50-373 Design Standards regarding Colonial Themes that encourages colonial design themes, but eliminates it as a mandatory design requirement, provided proposed design elements are of quality materials and construction, and instead retain the current standards.

This Resolution and Report shall be forwarded to the City Council for further action.

AYES: _____

NAYS: _____

ABSENT: _____

RESOLUTION DECLARED ADOPTED.

City Clerk

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City Clerk

AFFIDAVIT OF LEGAL PUBLICATION

Grosse Pointe News

16980 Kercheval Pl
Grosse Pointe, Michigan 48230
(313)882-3500

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:

April 7, 2022

#4 GPW 4/7 PHN ORD CH 50 DESIGN

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

Melanie Mahoney

Dawn M LoPiccolo

Dawn m LoPiccolo
Notary Public - State of Michigan
County of Macomb

My Comm. Exp. 06-02-2024 Acting
in County of Wayne Date 7/16/2022

