

**THE CITY OF GROSSE POINTE WOODS
PLANNING COMMISSION RESOLUTION
RECOMMENDING APPROVAL OF THE REZONING REQUEST
FROM JUSTIN BUCCELLATO**

Minutes of a regular meeting of the Planning Commission of the City of Grosse Pointe Woods, County of Wayne, State of Michigan, held on December 13, 2022.

PRESENT: Members Bailey, Fenton, Fuller, Gerhart, Gilezan, Hamborsky, Vitale

ABSENT: Members McNelis, O'Keefe

ABSTAINING: Member Vitale

The following preamble and resolution were offered by Member Gerhart and seconded by Member Gilezan:

WHEREAS, Petitioner has submitted a rezoning request for property located at 20100 Mack Avenue to an RO-1 Restricted Office zoning classification for the continuous legal use of an existing office building on said property; and,

WHEREAS, said property currently holds a zoning classification of P-1 Vehicular Parking, rendering the existing office building nonconforming; and,

WHEREAS, the Grosse Pointe Woods Planning Commission conducted a public hearing pursuant to and in full compliance with the Open Meetings Act being Act 267, Public Acts of Michigan, 1976;

NOW THEREFORE BE IT HEREBY RESOLVED, the Planning Commission recommends that the City Council approve the rezoning request.

The factual findings and reasons for these recommendations are based on the record and supporting documentation submitted as of this date including the agenda items received and placed on file, as well as the comments and representations made at the public hearing before this body on December 13, 2022. The proposed rezoning:

1. Corrects an inconsistency in the current Zoning Map, where said property, containing an existing office building is an isolated zone of P-1 along a corridor of RO-1-compatible structures and uses;
2. Is consistent with the goals, policies, and objectives of the Master Plan;
3. Is compatible with the mix of uses permitted in the surrounding districts;
4. Will not strain the capacity of the City's utilities and services, which are sufficient to accommodate the uses permitted in the requested district;
5. Will not generate traffic beyond what the street system is capable of safely and efficiently accommodating;
6. Lies within reasonable boundaries in relationship to surroundings.

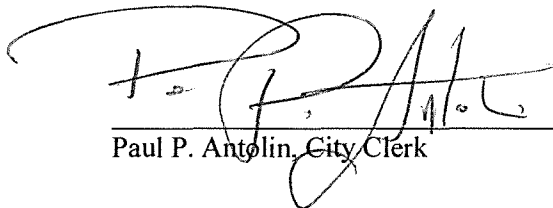
Immediate Consideration: Having reviewed this Resolution, the Grosse Pointe Woods Planning Commission moves for immediate adoption of this Resolution.

AYES: Bailey, Fenton, Fuller, Gerhart, Gilezan, Hamborsky

NAYS: None

ABSTENTIONS: Vitale

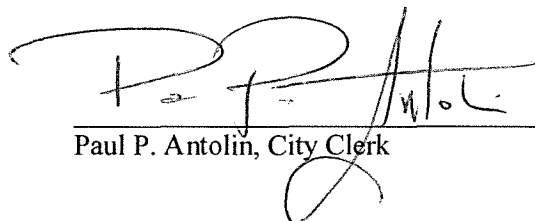
RESOLUTION DECLARED ADOPTED.



Paul P. Antolin, City Clerk

CERTIFICATION

I, Paul P. Antolin, Clerk of the City of Grosse Pointe Woods, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Planning Commission on December 13, 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, and that the minutes of said meeting have been kept and will be, or have been, made available as required by said Act.



Paul P. Antolin, City Clerk