

Approved by Commission August 22, 2023

PLANNING COMMISSION  
07-25-23 - 08

MINUTES OF THE REGULAR **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **JULY 25, 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 7:06 p.m. by Chair Gerhart.

Roll Call: Chair Gerhart  
Commission Members: Fuller, Gilezan, Hamborsky, McNelis, O'Keefe, Vitale  
Absent: Bailey, Fenton  
Also Present: Planning Project Manager, Brigitte Smith  
Recording Secretary Miotto

The following Commission member was in attendance:

- Catherine Dumke, Senior Citizens' Commission

**MOTION** by Vitale, seconded by Gilezan, to excuse Commission Members Bailey and Fenton from attendance at tonight's meeting.

Motion carried by the following vote:

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

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

**MOTION** by Gilezan, seconded by Hamborsky, that tonight's agenda be approved as presented.

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

**MOTION** by Fuller, seconded by Hamborsky, that the March 25, 2023, Planning Commission meeting minutes be approved as presented.

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

The first item on the agenda was the **Sign Ordinance Review**. The draft from City Attorney Tomlinson was reviewed. The Chair Gerhart suggested that the Planning Commission reach out to City Attorney Tomlinson to include commercial and public art murals (with and without words) in the ordinance. The City Planner Smith stated that the city cannot regulate content, though must comply with FCC regulations. Mural applications would come to the Planning Commission for approval. Smith will work with the City Attorney on this. The topic of temporary signs and duration of their display was discussed. Real estate signs was struck from the ordinance in the current draft. Smith will consult with City Attorney Tomlinson on real estate signs. Illuminated signs (backlit and other styles) and the regulation of foot-candle allowances were also discussed.

**MOTION** by Hamborsky, seconded by Vitale, that the Planning Commission postpone this topic to the next available Planning Commission 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 were the **Building Official's Monthly Reports for May, June, and July**.

The next item on the agenda were the **Council Reports for May, June, and July**.

O'Keefe reported on the May 1<sup>st</sup> & 15<sup>th</sup> meetings, Vitale reported on the June 5<sup>th</sup> & 19<sup>th</sup> meetings, and as Bailey was excused from today's meeting, the July 10<sup>th</sup> & 17<sup>th</sup> meetings were not discussed. Fenton will cover August meetings.

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

**1. 20139 Mack Avenue (Ahee Jewelers) Proposed Building Addition.**

**MOTION** by Fuller, seconded by Hamborsky, that Commission Members McNelis and Vitale be recused from this item, and remain in the room, as they are the presenters for this project.

Motion carried by the following vote:

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

Vitale and McNelis provided an overview of the project in which the brand, Patek Phillipe, (of which Ahee is one of limited authorized dealers in the country) requires dedicated space to the product. The plan includes demolition of the vacated space at 20109 Mack, an addition to the existing 20139 space, and movement of the parking area to the newly vacated space. All building department comments, including parking, have been addressed. Rooftop equipment will be screened if necessary. Signage will be modified to be in compliance with the ordinance. Additional lighting was reviewed. Construction is planned for a fall start, with completion in 9 to 10 months.

No one spoke in favor or opposition of the proposal.

**MOTION** by Fuller, seconded by Hamborsky, that the Planning Commission approve the site plan, with the following conditions: the slant off-street parking spaces from 54 to 60 degrees with one way traffic from Mack to the Alley; reduce the curb cut along Mack Avenue to 18 feet at the right-of-way line that tapers out to the street; add the required traffic lane markings to the new parking lot; add a barrier, such as a planter, deciduous hedges, or green space, at the property line between the parking lot and the public sidewalk to prevent cars from encroaching upon the public sidewalk and threatening pedestrian safety; and reduce the size of the new proposed wall sign to comply with current city ordinances. The motion was amended to include the screening of rooftop equipment if necessary.

Motion carried by the following vote:

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

- 2. 21336 Mack Avenue (Crosspointe Christian Church) Proposed Building Addition.** There was no one present in support of the project. Planner Smith provided an overview of the project. The summary of compliance of the plan included non-compliance in the following areas: Architecture and Building Design; Parking and Loading; Signs; Lighting; and Landscaping and Screening. The applicant (the architect) was provided the above information, and has not yet responded.

**MOTION** by Fuller, seconded by Vitale, that the Planning Commission postpone this topic until the August meeting.

Motion carried by the following vote:

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

- 3. The next topic on the agenda was the proposed establishment of Social Districts.** Planner Smith provided an overview of the proposal that was worked on with McKenna and city administration. Smith defined "Social District". Extensive discussion was had on numerous topics, including, but not limited to, the rules of drinking in the parks, on the days and times of the "District", on liability (business who serves the customer would be liable), the possibility of starting small to evaluate the concept, the need to discuss the concept with all Class C license holders, the size of the district.

**MOTION** by, Hamborsky, seconded by Vitale, that the Planning Commission postpone this until the August Planning Commission meeting for further discussion, and that city staff provide notice to all Class C license holders, and the microbrewery, by mail and personally, minimally 14 days prior to the August meeting.

Motion carried by the following vote:

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

There were no topics under **Old Business**.

Under **Public Comment**, Vitale and other Commission Members commented on the Giffels master plan survey and requested McKenna provide the Commission's feedback to Giffels.

**MOTION** by Gilezan, seconded by Vitale, to adjourn at 8:35 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