

Commission Approved September 26, 2023

PLANNING COMMISSION
08-22-23 - 15

MINUTES OF THE REGULAR **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **AUGUST 22, 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 7:01 p.m. by Chair Gerhart.

Roll Call: Chair Gerhart
Commission Members: Bailey, Fenton, Fuller, Gilezan, McNelis, O'Keefe, Vitale
Absent: Hamborsky
Also Present: City Planner, John Jackson
City Attorney Tomlinson
Recording Secretary Miotto
Council Member Vaughn

The following Commission members were in attendance:

- Catherine Dumke, Senior Citizens' Commission
- Melinda Billingsley, Citizens' Recreation Commission

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

MOTION by Gilezan, seconded by Bailey, to excuse Commission Member Hamborsky from attendance at tonight's meeting.

Motion carried by the following vote:

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

MOTION by Fenton, seconded by Vitale, that tonight's agenda be approved as presented.

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

Commission Member Hamborsky arrived at 7:04 pm.

MOTION by Fuller, that the July 25, 2023, Planning Commission meeting minutes be approved with a revision to include the Planning Commission's instruction for the Ahee parking variance to be approved.

Discussion ensued to clarify the July 25, 2023, motion and consensus was reached that the Planning Commission supported the parking plans, but there was no need to amend the minutes as a variance was not included in the original motion, and per City Attorney Tomlinson, it was not needed. Discussion was had on what variances would require the Planning Commission recommendation (such as complex site reviews or project plans versus standard variances, such as fences).

MOTION by Fenton, seconded by Gilezan, that the July 25, 2023, Planning Commission meeting minutes and the July 31, 2023, Special Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

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

The first item on the agenda was the **Sign Ordinance Review Discussion**. City Attorney Tomlinson recommended approval of the ordinance as is with a future amendment related to murals. Discussion ensued around temporary signs (including real estate signs), their placement, content, quantity, and the duration that they may be displayed. Planner Jackson will research time limits on signs on residential property and will provide additional information to the Commission. A redlined copy of the ordinance, and a clean copy, will be provided to the Commission Members for the next meeting.

MOTION by Hamborsky, seconded by O'Keefe, that the Planning Commission postpone this discussion until the next Planning Commission meeting.

Motion carried by the following vote:

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

The next item on the agenda was **Front Yard Structures (8-336)**. City Planner Jackson provided an overview of the provided memo. Discussion was had on the types and heights of structures that are found on properties and an understanding of the problem, brought by a resident complaint, that should be addressed in an ordinance. Additional discussion was had on setbacks, maintenance, and the allowable size of structures. The Planning Commission requested that City Planner Jackson draft an ordinance that includes the allowance of planter boxes in the front yard as an exception, and incorporates some type of setback, and a height restriction.

MOTION by Bailey, seconded by O'Keefe, that the Planning Commission postpone this discussion until the next Planning Commission meeting.

Motion carried by the following vote:

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

The next item on the agenda were the **Building Official's Monthly Report for August 2023**.

The next item on the agenda were the **Council Reports for August 7th and August 21st**. Chair Gerhart attended the August 7th Council and Committee-of-the-Whole meetings and provided updates. Commission member Vitale attended the August 21st meeting and provided updates. Council Member Vaughn also provided updates from the August meetings. Commission member Fuller will attend the September 2023 Council meetings.

There were no items under **New Business**.

Under **Old Business**, the **21336 Mack Avenue (Crosspointe Christian Church) Proposed Building Addition** was discussed. City Planner Jackson provided an overview of the issues brought up in the July 25, 2023, Planning Commission meeting. Upon site inspection by City Planner Jackson, the original recommendations 1 and 3 have been removed. The building material is the remaining issue, and that may be resolved today.

Steve Schneemann, of MCD Architects, 33610 Grand River, Farmington, MI spoke on behalf of Crosspointe Christian Church to provide information on the building materials and design of the addition. The proposed high-quality, smooth, painted metal material was acceptable to the commission.

MOTION by Gerhart, seconded by Bailey, that the Planning Commission approve the site plan application with the condition that traffic lane markings be added to the existing parking lot to communicate the direction of the traffic flow.

Motion carried by the following vote:

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

Under **Public Comment**, the following were heard:

- Kimberly Moin, 1956 Allard Avenue, the complainant on front yard structures, spoke in opposition to neighbor's raised beds and the lack of code enforcement on those and weeds.
- Wilson Moin, 1956 Allard Avenue, spoke in opposition of neighbor's raised beds, rodent problems, and the lack of code enforcement.

MOTION by Gilezan, seconded by O'Keefe, to adjourn at 8:20 p.m.

Motion carried by the following vote:

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

NO: None

ABSENT: None

Respectfully Submitted,

Gretchen Miotto

Clerk's Confidential Administrative Assistant & Recording Secretary