

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON FEBRUARY 22, 2022, 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 by Chair Fuller.

Roll Call: Chair Fuller  
Planning Commissioners: Bailey, Gerhart, Gilezan, Hamborsky, McNelis, O’Keefe, Vitale  
Absent: Fenton  
Also Present: City Attorney Tim Tomlinson  
Building Official Tutag  
Rod Arroyo from Giffels Webster  
19850 Mack Owner, Frank Arcori, and Architect, Jason Krieger

The Planning Commission, Administration, and the audience Pledged Allegiance to the Flag.

**MOTION** by Gerhart, seconded by Bailey, that commissioner Fenton be excused from tonight’s meeting.

Motion carried by the following vote:

YES: Bailey, Fuller, Gerhart, Gilezan, Hamborsky, McNelis, O’Keefe, Vitale  
NO: None  
Absent: Fenton

**MOTION** by Bailey, seconded by Gilezan, that all items on tonight’s agenda be received, and placed on file, taken in order of appearance as presented.

Motion carried by the following vote:

YES: Bailey, Fuller, Gerhart, Gilezan, Hamborsky, McNelis, O’Keefe, Vitale  
NO: None  
Absent: Fenton

Vice-Chair Fuller recognized Council Representative Vaughn who was in attendance at tonight’s meeting.

**MOTION** by Vitale, seconded by O’Keefe, that the January 25, 2022 Planning Commission Meeting Minutes be received and placed on file 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 **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

The next item on the agenda was the **Food Truck Ordinance Discussion/Review**. City Attorney Tim Tomlinson presented to commissioners the newly drafted Mobile Food Vending Ordinance which incorporated their comments from last meeting. Discussion ensued. City Attorney Tim Tomlinson will take the Planning Commissioner's comments and make those changes to bring forward to the next Planning Commission meeting.

The next item on the agenda was the **Building Official's Monthly Report**, and the following items were presented for January 2022.

- Sign ordinance: City Attorney has made recommendations to amending ordinance to comply with State Code. Would like this to eventually be in the Clearzoning format.
- Proposed colonial design theme standards will be on COW agenda March 21, 2022.
- Legacy Oaks inspection recently: labor and material shortage, no one occupying yet but 90% of exterior is completed. Possibly plan a tour/inspection before a Planning Commission meeting one month.
- Next month will have a joint meeting with Parks and Rec Committee for the Chene-Trombley Park Project presentation.
- Master Plan RFP: working on this with the budget meetings.

The next item on the agenda was the **Council Reports**:

- Commissioner Vitale reported on behalf of Commissioner Gilezan.

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

- 2020 Plan Subcommittee: nothing to report
- Crosswalk/Pocket Park Subcommittee: nothing to report
- Streetscape Subcommittee: nothing to report

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

- Margaret Potter, 1834 Allard: electric vehicle chargers.

**MOTION** by Bailey, seconded by Vitale, to adjourn at 8:28 p.m.

Respectfully Submitted,  
Josie Modrack  
Administrative Assistant to the Building Official