

## GROSSE POINTE WOODS PLANNING COMMISSION REPORT – 2021

The Planning Commission of the City of Grosse Pointe Woods is governed by the Planning Enabling Act, State of Michigan PA 33 of 2008 and by the Charter and Zoning Ordinance of the City of Grosse Pointe Woods.

Under the Planning Enabling Act, the Commission must provide an annual report to the City Council as the legislative body of the City. The report shall contain information concerning the operations and status of planning activities including recommendations regarding actions by the legislative body related to Planning and Development.

The Planning Commission met 9 out of 12 months during 2021. During that time, the Commission reviewed, discussed and acted on items contained in the following report:

### 2021 Planning Commission Overview

PC Meeting – January 2021	<ul style="list-style-type: none"><li>• <b>Election of Chair:</b> <i>George Bailey</i></li><li>• <b>Election of Vice-Chair:</b> <i>Thomas Vaughn</i></li><li>• In accordance with MPEA: <b>Rules of Order and Procedure:</b> <i>Adopted subject to modifications presented by Commissioner Profeta.</i></li><li>• <b>Building Official Updates:</b> <i>Legacy Oaks, Clearzoning, Mack/Hollywood Project</i></li><li>• <b>2020 Plan/Streetscape:</b> <i>Mack Avenue streetscape proposal updates/changes made to the original document created March 2020</i></li></ul>
PC Meeting – February 2021	Canceled
PC Meeting – March 2021	<ul style="list-style-type: none"><li>• <b>Continued Discussion:</b> <i>Legacy Oaks, Milk River Project, Clearzoning.</i></li><li>• <b>2020 Plan/Streetscape:</b> <i>Mack Avenue streetscape proposal passed, materials to be ordered and installed shortly.</i></li></ul>
PC Meeting – April 2021	<ul style="list-style-type: none"><li>• <b>Council Representative:</b> <i>No longer Todd McConaghy, now Thomas Vaughn.</i></li><li>• <b>Vice-Chair:</b> <i>Motion passed unanimously for Mike Fuller to take position for remainder of 2021.</i></li><li>• <b>Sign Variance Request: Starbucks, 20861 Mack Avenue:</b> <i>Denied. Applicant encouraged to work with Building Official on modifying the request.</i></li><li>• <b>Façade Change Request: Lou’s Pet Shop, 20779 Mack Avenue:</b> <i>Approved with conditions.</i></li><li>• <b>2020 Plan/Streetscape:</b> <i>DPW ordered all materials, benches, trashcans, bike racks, and planters approved by Council to be placed along each block in the Streetscape Plan.</i></li></ul>
PC Meeting – May 2021	Canceled
PC Meeting – June 2021	Canceled

PC Meeting – July 2021	<ul style="list-style-type: none"> <li>• <b>Discussion: City Solar Ordinance compared to Michigan’s State Code.</b> <i>Solar Ordinance Subcommittee formed.</i></li> <li>• <b>Discussion: Outdoor Patios along Mack Avenue.</b> <i>Commissioners to explore standards on this.</i></li> <li>• <b>Building Official Updates:</b> <i>Clearzoning Software was approved by Council in July, upcoming proposed ordinance revisions to Sign Ordinance and the Colonial Design Standards.</i></li> </ul>
PC Meeting – August 2021	<ul style="list-style-type: none"> <li>• <b>Sign Variance Request: Estia Greek Food, 20871 Mack Avenue:</b> <i>Motion passed unanimously to postpone request until next meeting with applicant’s modified request.</i></li> <li>• <b>Discussion: Covered Bus Stops along Mack Avenue:</b> <i>Requested by City Council for PC to discuss. Discussion to resume at an upcoming meeting after receiving clarity from Council.</i></li> <li>• <b>Building Official Updates:</b> <i>Full-time Property Maintenance Inspector approved by Council, received positive feedback regarding outdoor patios on Mack Avenue.</i></li> <li>• <b>Solar Ordinance Subcommittee:</b> <i>Motion carried unanimously to recommend to City Council the approval of the revised Solar Ordinance as submitted including mentioned changes.</i></li> </ul>
PC Meeting – September 2021	<ul style="list-style-type: none"> <li>• <b>Sign Variance Request: Estia Greek Food, 20871 Mack Avenue:</b> <i>Motion carried unanimously to recommend approval with conditions.</i></li> <li>• <b>Building Official Updates:</b> <i>New hires: Property Maintenance and Code Enforcement. Grosse Pointe Public Library proposing interior/exterior renovations – may require PC review unless handled administratively.</i></li> </ul>
PC Meeting – October 2021	<ul style="list-style-type: none"> <li>• <b>New Planning Commission Members:</b> <i>Chris Fenton, Steve Gerhart, Donna O’Keefe.</i></li> <li>• <b>Appeal of Determination: 1469 Hawthorne requesting City responsibility for CofO repairs:</b> <i>Denied.</i></li> <li>• <b>Discussion:</b> <i>Master Plan Review. Subcommittee formed.</i></li> <li>• <b>Building Official Updates:</b> <i>Chene-Trombley Park Project, Clearzoning.</i></li> </ul>
PC Meeting – November 2021	Canceled
PC Meeting – December 2021	<ul style="list-style-type: none"> <li>• <b>Master Plan Subcommittee:</b> <i>Motion passed unanimously to recommend revamping the existing 2006 Master Plan, requesting from Administration the funds to be included in the '22- '23 fiscal year budget.</i></li> </ul>

**BUDGET REPORT:**

Date	Description	Debit	Credit	Balance
6/8/2021	Planning & Zoning Center, Inc.	\$333.00		\$4,667.00
6/8/2021	MAP Membership Dues	\$675.00		\$3,992.00
11/9/2021	4 each: Name Plates & Holders: Fenton, Gerhart, O'Keefe, Modrack	\$79.96		\$3,912.04
2/28/2021	1 Name Plate: McNelis	\$10		3902.04
	2021/2022 End Fiscal Year			\$3,902.04
	2022/2023 NEW Fiscal Year		TBD	

**PLANNING COMMISSION CONTINUED GOALS & OBJECTIVES:**

- Continue to make improvements to the zoning ordinance by reviewing and updating the sign & awning ordinances, parking requirements, and adding provisions dealing with alternative energy facilities.
- Continue to align our efforts with the Mayor, City Council, local Business Associations, and Realtors to attract new businesses and encourage people to live and work in Grosse Pointe Woods.
- Continue to study mechanisms to promote city development.
- Continue to encourage sustainable development.

The Planning Commission will continue to consult with the City Council, and appropriate Departments or Commissions, when significant projects, policies, and legislative acts provide opportunities to support the Master Plan.

Respectfully submitted:

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**Planning Commission Members:**

George Bailey – Chairperson  
Mike Fuller – Vice-Chair  
Christian Fenton  
Steven Gerhart  
Grant Gilezan  
Douglas Hamborsky  
James McNelis  
Donna O'Keefe  
John Vitale