

**VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY
MINUTES OF SPECIAL PLANNING COMMISSION MEETING
Thursday, October 3, 2013
(Amended)**

A Special meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Thursday, October 3, 2013 in the Council Chambers of the Grosse Pointe Shores Municipal Building. The meeting was called to order at 8:05 a.m.

Present: Chairperson Mary Matuja, Commissioners, Alan Broad, Gary Mitchell, Patrick McCarroll, Gary Gula, Mike Monahan.

Absent: Dan Schulte, Council Liaison

Also Present: Chris McLeod, City Planner, Tom Krolczyk, Building Department Official, City Council Member Robert Barrette, City Council Member Kay Felt, City Attorney Brian Renaud, GPYC Representatives (Vogel, Hennesey, Martin and Galieo).

All items pertinent to this meeting are either attached or placed on file.

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS

A. SPECIAL LAND USE REQUEST – 788 Lake Shore Rd. (GPYC)

GPYC Representatives made presentation of the GPYC harbor renovation with claims that there will be no expansion of the existing footprint and the number of wells will be reduced to enlarge the fairways and the ease of entering and exiting the marina. It was also stated that the lease agreement would have no monetary changes and they have secured maintenance permits through the DEQ and the Army Core of Engineers.

Commissioner Mitchell asked Director Schulte to address the GPYC's plans on safety and fire suppression throughout the marina. Hennesey replied they would provide stand pipes throughout the marina and he would meet with Director Schulte at a later date to discuss.

Resident Maryann Lahood stated she was not noticed by the State agencies of the reconfiguration of the marina and that the accretion problem should also be addressed at this time. *Commissioner McCarroll responded that the DEQ correctly notice the project on the DEQ website. Commissioner Broad thought it would be a good opportunity to look at flow-through patterns. Commissioner McCarroll stated that the accretion issue was irrelevant to the application before them. Resident Rebecca Booth stated that residents should have been more properly noticed of the construction and should work together to solve the issue of accretion. She also felt that the permit has been rushed and would like the Commission to make a recommendation to Council to study the accretion problem. Council Member Barrette stated he will take the accretion issue to Council for consideration and further study.

*On motion by McCarroll and seconded by Mitchell to amend the draft minutes to reflect the above change. Unanimously approved.

Resident Harry Kurtz commented that it is the Mayor, Council and Ex-Officio's responsibility to vote as part of the Commission.

Planner McLeod inquired as to whether there would be dredging involved and asked if there would be boat traffic signage for the new marina since it would change the previous pattern. Vogel responded that they do have permits from the DEQ for dredging but will only exercise it if needed. There would be no problem with added signage.

Motion by Commissioner McCarroll and seconded by Commissioner Monahan to approve the Special Land Use request at 788 Lake Shore Rd. (GPYC) contingent on the following conditions:

- The Village portion of the harbor would not be encumbered by or during the GPYC construction.
- The GPYC will provide the Village a web link for any and all MDEQ and Army Corp of Engineers permits.
- The GPYC will work with the Village's Public Safety Director to address safety issues to the Director's satisfaction.
- Before each boating season, the GPYC will review and coordinate with the Village the construction and phasing plans.

The above motion to recommend approval of the Grosse Pointe Yacht Club was formed after a review of the special land use planning standards contained in Section 40-423 as follows:

That the use will be in harmony with the appropriate development and orderly development of the surrounding neighborhood based on the fact that the improvements are contained within the existing boundaries of the Yacht Club walls, that the number of wells will actually be decreased (19 total wells), thereby decreasing both vehicular and boating traffic and increasing boating safety and maneuverability.

The use will improve boating traffic by making boat maneuverability more efficient and safe by realigning fairways and dock/well positions. Automobile traffic should be reduced to and from the site with the reduction in the number of wells thereby increasing safety and reducing impact.

The use of the marina is not changing therefore no additional nuisance shall be generated by the operation of the yacht club. The reduction in the number of wells will likely reduce the noise, traffic and other associated impacts.

The proposed use is not altering the footprint or general operation of the marina, therefore should not interfere with or discourage development of the surrounding properties. Further, the use of the property for marina purposes coordinates with the use of the City's marina.

The proposed use is not altering the footprint or general operation of the marina, the use of yacht club and marina relates to the surrounding land use(s) in that the existing yacht/club marina has been located here, is adjacent to the City marina and park, has direct access to the lake, among others.

The public health, safety, and welfare will be protected by providing a safer harbor in terms of

maneuverability, the traffic of both boats and automobiles will be less with fewer boat wells, and by providing new decking for the boat wells.

The proposed application will not cause substantial injury to the value of other property in the neighborhood due to the fact the yacht club is not expanding its physical boundaries, the number of boats and associated traffic will likely be less, and the improvements will provide a more desirable harbor.

The motion was unanimously approved.

Motion by Commissioner Monahan and seconded by Commissioner Mitchell to recommend the Village and the GPYC study the accretion issue and look into the possibility of a State grant.

The motion was unanimously approved.

B. Variance Requests- None

COMMUNICATIONS – None

OLD BUSINESS –

NEW BUSINESS –

DATE OF NEXT MEETING - TUESDAY, NOVEMBER 26, 2013 AT 8:00 A.M.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:15 a.m. on motion by Commissioner Monahan and seconded by Commissioner Broad. Approved 6-0

Planning Commission
Secretary