

VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY
MINUTES OF PLANNING COMMISSION MEETING
Tuesday, March 26, 2019

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, March 26, 2019 in the first-floor Council Chambers of the Grosse Pointe Shores Municipal Building, 795 Lake Shore Road, Grosse Pointe Shores, Michigan. The meeting was called to order at 8:02 a.m.

Present: Chairperson Mary Matuja, Commissioners, Gary Mitchell, Pat Chasteen, Greg De Mars, Council Liaison Robert Gesell, Mayor Ted Kedzierski, City Manager Mark Wollenweber

Absent: Commissioners Pat Mc Carroll and Gary Gula

Also Present: City Planning Consultant Dave Scurto, Tom Krolczyk, Council Member & Parks Committee Member Doug Kucyk

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

Motion by Mitchell seconded by Chasteen to excuse Commissioners Mc Carroll and Gula, approved 7-0.

APPROVAL OF MINUTES: January 22, 2019 regular meeting, on motion by Commissioner Mitchell and seconded by Commissioner Chasteen, the minutes were unanimously Approved 7-0.

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS –

31 RENAUD VARIANCE REQUEST- Krueger explained the historic significance of the home and that last year the home was granted historical designation by the Grosse Pointe Historical Society. He also stated the home was originally built on a skewed diagonal on the lot and that is the reason the patio would be pushed into the side set-back. He also expressed concerns that he wishes to preserve the original patio, arches and tree. Scurto explained to the commission the 7 steps in Michigan law that defines granting a variance. And stated that the home is situated on the lot somewhat sideways and based on the side yard set-back, the canopy would be very close to the hedges. De Mars asked if the existing patio is original with the house. Krueger responded that it was refurbished in the 1990's back to its original state. Gesell stated that he is finding it very hard to find a hardship in the request and thinks there are other building locations. Krueger stated that they regularly have a forty person dinner at their home once a week and they would lose too much space if they moved it to a new location and it may cause a rear set-back variance request. Chasteen stated that she understands why they want to build it in this location as opposed to the rear because of the kitchen and dining location. Wollenweber stated that he doesn't feel it meets the requirement because it is self-created. All other design requirements have been met. Ertzbischoff of 31 Colonial Rd. stated that he thought that it is not self- created and there is a true hardship because of the historical significance and appearance of the rear yard and he is in support of the Krueger project. Krueger also added that they have a wider lot than most of the homes on Oxford so the 3.5 feet into the set-back will be hardly noticeable.

Motion by Mitchell and seconded by Chasteen to recommend approval of side yard variances for an outdoor kitchen and a canopy for 31 Renaud Road. Variances include three feet five inches for an outdoor kitchen and five feet five inches for a canopy within the east side yard. The following physical hardships were demonstrated to the satisfaction of the Planning Commission.

1. The house is set at an angle to the side property line.
2. The Zoning ordinance requires the side yard setback to be ten percent of the lot width or 14 feet for 31 Renaud Road. A variance for a similar expansion would not be required for surrounding properties of lesser lot width.

Approval of the requested variances requires four (4) affirmative votes of the City Council, acting as the Zoning Board of Appeals. If denied, the petitioner has the due process right of appealing the decision in Wayne County Circuit Court within thirty days of the denial.

Vote to approve 4-1, Kedzierski and Gesell abstained.

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS – None

NEXT MEETING DATE- TUESDAY, APRIL 23, 2019 AT 8:00 A.M.

ADJOURNMENT-There being no further business, the meeting was adjourned at 8:40 a.m. on motion by Commissioner Chasteen and seconded by Commissioner Mitchell. Unanimously approved 6-0.

Planning Secretary
Planning Commission