

**VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY**  
**MINUTES OF PLANNING COMMISSION MEETING**  
**Tuesday, April 26, 2016**

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, April 26, 2016 in the Council Chambers of the Grosse Pointe Shores Municipal Building. The meeting was called to order at 8:02 a.m.

Present: Chairperson Mary Matuja, Commissioners, Gary Gula, Alan Broad, Gary Mitchell, Pat Chasteen, Pat McCarroll, Council Liaison Robert Gesell

Absent:

Also Present: Tom Krolczyk, Building Administrator, Dave Scurto, Carlisle-Wortman City Planner, Doug Kucyk, Council Member

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

APPROVAL OF MINUTES: October 27, 2015 regular meeting on motion by Mitchell and seconded by Gula were unanimously approved.

PUBLIC COMMENT - None

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS –

**Special Land Use Request - 699 Lake Shore Rd., Fiore-** Representative Attorney Nicholas Bouchand stated that the property owner would like to split the lot and leave everything the same for the next five to ten years as it would be advantageous to the owner financially. Scurto stated that part of the driveway and current set-backs of the carriage house along with accessory buildings are not allowable without a principal structure and would not meet zoning standards. Broad was concerned if a new house would fit the zoning standards and since no construction will be taking place in the near future suggested that the property owner come back before the Planning Commission when they are ready to build. Chasteen was concerned that if the split was allowable they could sell it and someone could move into the carriage house. Mr. and Mrs. Jin, 21 Lochmoor attended the meeting to inquire about the request to split and future residence as they live next to the proposed lot/property. Mr. Bouchand would contact the Fiore to discuss their options. Motion by Mitchell to table the Special Land Use until Variance Requests have been submitted on the carriage house and driveway, seconded by McCarroll.

**Special Land Use Request – 988 Lake Shore Rd., Monforton –** Representative Tom Miller. Broad asked if the garage was free standing or attached. Scurto replied that according to their review it is considered attached and proceeded to read the standards for the Special Land Use and all complied. Tom Miller stated that the house will be on the same footprint that exists today and Krolczyk stated he had one letter of support from 980 Lake Shore Rd. Marty Monforton, owner stated the reason for the additional two car garage was for storage since the house does not have a basement. Motion by Mitchell for approval seconded by McCarroll, Unanimously approved; Gesell abstained.

COMMUNICATIONS –

Krolczyk passed around a copy of the amended St. Clair Shores Master Plan in which Scurto noted the changes affecting Grosse Pointe Shores.

OLD BUSINESS –

Krolczyk updated the Commission on the GPYC, 55 S. Deeplands Rd. and new Vernier Rd. homes.

NEW BUSINESS –

Scurto stated that Carlise Wortman and the City are currently working on zoning revisions and will be brought up as a draft to Commissioners at a future meeting.

NEXT MEETING DATE- TUESDAY, MAY 24, 2016 AT 8:00 A.M.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:15 a.m. on motion by Commissioner Mitchell and seconded by Commissioner Gula. Unanimous.

---

Planning Commission  
Secretary