

**VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY
MINUTES OF PLANNING COMMISSION MEETING
Tuesday, April 24, 2018**

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, April 24, 2018 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 8:00 a.m.

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

Absent: Commissioner Alan Broad

Also Present: City Planning Consultant Dave Scurto, Tom Krolczyk, Mayor Ted Kedzierski, City Manager Mark Wollenweber

Motion by Gula seconded by Chasteen to excuse Commissioner Alan Broad, unanimously approved 7-0.

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

APPROVAL OF MINUTES: November 28, 2017 regular meeting, on motion by Commissioner Mitchell and seconded by Commissioner Gula, the minutes were unanimously APPROVED 7-0.

*Commissioner Mitchell nominates Mary Matuja as Chairperson and Pat McCarroll as Secretary, unanimously approved 7-0.

PUBLIC COMMENT – None

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS –

627 Lake Shore Rd.- Special Land Use Request-A request to install an array of solar panels. Mark Haggerty spoke on behalf of the owners of 627 Lake Shore Rd. and plans to install the solar panels and battery system. Scurto explained to the Commissioners the regulations and the eight items that must be met to grant a Special Land Use request. Haggerty stated that the solar panel system will be flush mounted, not overhang the garage, have an automated switch and zero reflection solar panels. He also stated that he has DTE documentation approving the net metering. McCarroll asked if there were any other local areas where he has done solar installations and the questioned structural integrity of the garage. Charles Ruifrok of 69 Webber Place expressed concern about the visual impact and not being beneficial to Michigan homeowners at 13% impact on your electric bill. Matuja inquired about firefighting. Haggerty replied that the system meets all current firefighting codes. Gesell inquired about reflection and Haggerty responded there is zero reflection with the panels. Samir Saqqa of 56 Webber Place stated he was concerned about glare and reflection and the long-term effects of such on small children and also thinks that other cities are banning solar panels that face other people's homes and that the City should research that. Haggerty explained how reflection and the newer designed solar panels absorb the light rather than reflect it resulting in zero glare. Joe Ghanem of 11 Woodland Shore stated he was also worried about glare at 56 Webber and stated that the only other home in the City with solar panels faces the soccer field and not other homes. Scurto stated that the petitioner should submit additional information showing height of the garage and

switch gear. A motion by Mitchell to approve contingent on receiving additional information, seconded by Chasteen unanimously approved 6-0, Gesell abstained. Scurto reassured residents that if glare is produced from the solar panel system the City can step in to take action to remedy the problem.

COMMUNICATIONS – Wollenweber stated that he was in court on Tuesday regarding the 55 S. Deeplands property issues and also stated that the Ford House has an approved concept and will be moving forward shortly.

OLD BUSINESS – None

NEW BUSINESS – None

NEXT MEETING DATE- TUESDAY, MAY 22, 2018 AT 8:00 A.M.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:55 a.m. on motion by Commissioner Mitchell and seconded by Commissioner Gula. Unanimously approved 6-0.

Planning Commission
Secretary