

VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY
MINUTES OF PLANNING COMMISSION MEETING
Tuesday, August 23, 2016

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, August 23, 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, City Manager Mark Wollenweber

Absent: None

Also Present: Tom Krolczyk, Building Administrator, Dave Scurto, Carlisle-Wortman City Planner

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

APPROVAL OF MINUTES: April 26, 2016 regular meeting on motion by McCarroll 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 Bachand stated the property owner requests to split the lot and obtain three variances to complete the property split. Bachand also explained that the reasoning behind the split is for financial and re-financing reasons and the family is continuing to upgrade the property as a whole. They also use the existing carriage house for cold storage. Matuja stated that it seems premature to split the lot without plans for a new home. Bachand stated that they have no intention to sell the parcel but plan to build on it in the future. Matuja asked what the hardship would be for obtaining the variances. Bachand responded it is for financial reasons and removal of the carriage house and driveways would create an eyesore for the community. Matuja stated that prints for the future home should be presented prior to the split and that in the past it would not be allowed without construction plans submitted. Gesell stated that everything that the property owner is asking for he already has and if the lot was to be split there is no way for the Village to stop it from being sold at a later date and would be very difficult to defend the non-conformity after the fact. Gesell also asked Bachand if he would be in favor of restrictions or time limits. Bachand replied they would be in favor of that. McCarroll stated that he understands the financial reasoning but would like assurances that no one could live in the existing carriage house. Scurto explained the variance request and how it is affected by the ordinances and that financial hardship is not considered a valid hardship and it must be a physical or dimensional hardship. He also noted the three options available to the Commissioners in his review. Gula noted that there are currently separate utilities that run to the carriage house but they have been disconnected and no one could occupy the dwelling without the City's knowledge. McCarroll asked Scurto if they qualify for a variance. Scurto stated there is nothing unique about the property and there are no physical or dimensional hardships. Bachand stated that driving through the City it looks like there are very few lots that could currently be split and that the City would gain tax revenue by gaining an extra parcel. Without the split, someone could actually live in the carriage house currently.

Wollenweber stated that it does not meet any of the requirements and the variances are self-created. Motion by Broad and seconded by Mitchell to deny the request; vote was 5-2, Gesell abstained.

COMMUNICATIONS – Mark addressed the commissioners stating that at the next Planning Commission meeting proposed ordinance amendments that Carlisle-Wortman has studied will be discussed. Scurto explained some of the proposed changes that they will face.

OLD BUSINESS – McCarroll asked if the GPYC marina construction was still under way and what phases were completed. Mark responded they have finished phase one and at this time it appears they do not have the funds to move forward with phase two. Wollenweber stated that the bank is taking new offers on the 55 S. Deeplands Rd. property and 759 Lake Shore Rd. has until Labor Day to obtain a final inspection or be ticketed.

NEW BUSINESS – Wollenweber stated that the Ford House will be turning plans in for two new buildings.

NEXT MEETING DATE- TUESDAY, SEPTEMBER 27, 2016 AT 8:00 A.M.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:04 a.m. on motion by Commissioner Mitchell and seconded by Commissioner Gula. Unanimous.

Planning Commission
Secretary