

VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY
MINUTES OF PLANNING COMMISSION MEETING
Tuesday, February 28, 2017

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, February 28, 2017 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 7:00 p.m.

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

Absent: Gary Gula, excused, City Manager Mark Wollenweber

Also Present: City Planning Consultants Don Wortman & Dave Scurto, Mayor Ted Kedzierski, Chief John Schulte, HRC Engineers Eddie Zmich & Jesse VanDeCreek, City Attorney Brian Renaud, DPW Director Brett Smith

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

APPROVAL OF MINUTES: January 10, 2017 regular meeting on motion by Commissioner Mitchell, and seconded by Commissioner McCarroll, the minutes were unanimously APPROVED 6-0.

PUBLIC COMMENT – None

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS –

5A. Public Hearing – 55 S. Deeplands Rd.- Preliminary/Tentative Plat Proposed Subdivision Development

Commissioner Broad recused himself from discussion and voting on any business related to 55 S. Deeplands due to his proximity to the property. Motion by Gesell seconded by McCarroll, APPROVED 5-0.

Rich Russell of Deeplands Development Company passed out to Commissioners a request for road-length deviation.

Attorney Bill Gilbride introduced himself as representing Deeplands Development Company and gave a quick overview of the presentation to include a road-length deviation and approval of the tentative preliminary plat.

Mr. Russell introduced the owners of Deeplands Development Company; Jennifer Peck, Peter Eckrich and Christopher Stroh.

Mr. Russell addressed the Commission and presented his electronic presentation noting that the lot sizes are similar to the existing neighborhood also that he has built hundreds of homes and eight subdivisions since 1978 in the Grosse Pointes. He also touched on the underground storm water retention system, tree preservation and landscape plans. He introduced Realtor Kay Agney, who gave a brief snapshot of house values in the area and how values are increasing and that the development should enhance the neighborhood.

Mr. Russell stated that he would work with the City Manager regarding re-planting City trees in the cul-de-sac using multiple random species to avoid future disease of one tree species.

*Attorney Gilbride explained that his client is asking for a deviation of between 215 to 260 feet for the length of the cul-de-sac. The current ordinance states length no longer than 600 feet. He stated reasons, including that a U-shaped street would not comply with our current ordinance, current street layout discourages through traffic, one street intersection instead of two and they have fulfilled all the ordinance requirements except the cul-de-sac length.

Planner Don Wortman gave a summary of his review and explained the preliminary plat process and mentioned the pocket park above the storm water retention system. He also noted that the TIA report states that the cul-de-sac length is undesirable. He also recommended that deed restrictions should be put into place to protect the proposed sub-division. He noted the need for tree preservation on the current lot and stated that some of the trees are in bad shape and will have to be removed. Gesell questioned who would maintain the storm water retention system as it would not be part of the City's responsibility. Mr. Russell responded that there would be a homeowner's association formed to maintain the system.

Jesse VanDeCreek of Hubble, Roth and Clark Engineers stated that all the engineering meets the current ordinances aside from the cul-de-sac length and radius. He also noted that the storm water method shown would ultimately have to be verified post development. The concept numbers are good but not proven and also stated the water main could be looped by trenchless technologies and they still need to review the utility drawings. McCarroll asked what the county's role is in the storm water retention system and if the pond ends up not big enough. Jesse responded that they would have to lose another lot to increase the size of the retention pond.

Chief Schulte commented on his review including the importance of maintaining the ordinance specifications concerning cul-de-sac lengths and radii for both firefighting and DPW traffic. He stated that the Woods ladder truck would have problems getting in and out of a cul-de-sac that size. McCarroll asked how often we call on the Woods firetruck and Chief Schulte responded as a second alarm. Resident Dick Bania and Resident John Lizza both submitted letters to the Commission which were briefly discussed and they are not in favor of the project.

Jim Case of 525 Shelden Rd. showed his power point presentation presented by the Sub-Division homeowners and stating that the project does not preserve the property and shows an angular roadway with 18 lots. The lot sizes do not conform to the character to the current neighborhood, the cul-de-sac length seems to be a huge Public Safety issue, also the storm water retention pond does not meet the Wayne County standards and the pocket park shown above the pond does not allow for trees to be planted there. Case showed the Commission an alternate plan by a different builder which they think would better preserve the property.

Peter Macuga of 524 Shelden Rd. expressed his concerns about storm water run-off stating that the existing lot acts as its own retention system. The proposed 18 new home sub division on an old sewer system will not work. He stated that the project should not be approved for this reason. Russell addressed the cul-de-sac diameter which will be within the ordinance and that also the side lots will be installed after construction is completed. Matuja asked if Mr. Russell would be the sole building company or if he would sub-contract some of the work out. He also asked if he was able to build fewer homes to preserve more trees and how long would the project take to complete. Russell responded he would be the only builder and if there were fewer homes the roads would still be the same size which could start in the Fall upon approval and could take 5 to 7 years to complete based on a stable economy. McCarroll inquired if the maintenance of the storm water retention system by the Home Owners Association would include the maintenance of the filters on which Russell commented, Yes. Macuga stated that storm water cannot be treated privately according to the Clean Water Act. Dr. Best stated it will take 5 to 10 years to build out this proposed project and will sell his

current home if the project is approved by the Planning Commission. He would like to see a Planned Unit Development instead with fewer homes. Dennis Perkins of 33 S. Deeplands stated the density and traffic flow would double with the amount of homes proposed and the cul-de-sac should be within the ordinance. Matuja asked if they would be able to reduce the number of homes proposed to create a more open space and preserve more trees. Christopher Stroh responded that they already reduced the number of homes to make it less dense from 19 to 18.

Matuja Closed the Public Hearing at 8:55 p.m.

Russell asked for a postponement to March 28th in which he will provide changes to the proposed plan showing the proper cul-de-sac radius and the water main being looped by Monday, March 6, 2017. Case stated he would provide input also. Russell agreed on the record that, if the postponement was granted, the Planning Commission would have an extra 30 days to deliberate and decide regarding the preliminary plat proposal. Brian Renaud explained the meeting postponement and motions to the Commission. Gesell made a motion for a 30-day extension postponement seconded by Mitchell, unanimously approved.

Motion by Chasteen and seconded by McCarroll to excuse Commissioner Gula as he could not attend the meeting. Unanimously approved.

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS – None

NEXT MEETING DATE- TUESDAY, MARCH 28, 2017 AT 7:00 P.M.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:10 p.m. on motion by Commissioner Mitchell and seconded by Commissioner McCarroll. Unanimously approved.

Planning Commission
Secretary

*Revised