

**VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY  
MINUTES OF PLANNING COMMISSION MEETING  
Tuesday, January 10, 2017**

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, January 10, 2017 in the Ford House Activity Center, 1100 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, City Manager Mark Wollenweber (arrived at 7:25 p.m.)

Absent: Gary Gula, excused

Also Present: City Planning Consultant Dave Scurto, Ford House Representatives Kathleen Mullins, David Miller, Kevin Shultis, Attorney Sandra Sorini Elser ; Mayor Ted Kedzierski, Chief John Schulte, City Attorney Brian Renaud; Bruce Smith, Grosse Pointe Woods; Chris Rayes, St. Clair Shores; Attorney Jon Walton representing neighbors Harry and Lynn Kurtz; and several other interested residents.

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

APPROVAL OF MINUTES: November 22, 2016 regular meeting on motion by Commissioner Mitchell, and seconded by Commissioner Broad, the minutes were unanimously APPROVED 7-0.

PUBLIC COMMENT - None

ELECTION OF OFFICERS

On motion by Commissioner Chasteen, seconded by Council Member Gesell, Commissioner Matuja was elected Chairperson, Commissioner McCarroll was elected Vice-Chairman, and Commissioner Mitchell was elected Secretary.

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS –

**6A. Special Land Use Request, Edsel & Eleanor Ford House, 1100 Lake Shore Road**

Kathleen Mullins, President and CEO of the Ford House gave a brief overview of the project and introduced the team working on this.

Architect Kevin Shultis and another representative from the Smith Group provided an overview of the proposed project, highlighting through visual blue prints the scope of work including key criteria for the project: Secretary of Interior Historic Property Guidelines, National Historical Landmark Statutes, energy efficiency goals, and sensitivity to migratory birds. Shultis described the new buildings, including the use of limestone, slate, copper and bird friendly glass materials to be used in the new visitors' center and administrative buildings, as well as hidden solar panels and geothermal heating/cooling in the administrative building to make it a net energy positive structure. He also outlined the new parking lot in St. Clair Shores and changes to the storm water retention pond/bio-swales.

Commissioner Mitchell asked about elevators and fire sprinklers, and Shultis answered that they would be in both buildings per code. Council Member Gesell inquired about social functions and hours of usage once the project is completed. Kathleen Mullins stated the functions would remain the same as per their mission statement and consistent with IRS non-profit regulations; she also stated that the Ford Estate would continue to comply with all Grosse Pointe Shores ordinances. She is not in favor of wedding receptions at the estate, which are not part of their mission. Since she has been there they have had only four weddings, two of which were family members. Commissioner Broad asked about conformance to the Grosse Pointe Shores Solar Panel Ordinance requirements, and Mullins indicated they would comply.

Commissioner McCarroll inquired about mitigation steps during construction, especially in light of the extensive Milk River Facility upgrades planned by the Milk River Intercounty Drain Drainage District (MRIDDD). Shultis said the Ford project should commence in August, 2017 and be completed by February, 2019 and that they would coordinate with the Grosse Pointe Shores Public Safety and Building Department. City Manager Mark Wollenweber stated he just became aware of the Milk River project, and will coordinate with Macomb and Wayne Counties over the use of any of Grosse Pointe Shores roads, including Lake Shore which is a city road. Commissioner McCarroll inquired about material and debris storage, including any easements which the MRIDDD would use during the Milk River project. The Ford House Attorney, Sandra Sorini Elser answered that the MRIDDD does have a small easement on the Ford property near the bridge entirely in St. Clair Shores, and they understand the Ford property would be accessed for approximately three months.

Commissioner Mitchell asked whether there would be an increase in employees at the Ford Estate following project completion. Mullins said there are presently about 40 to 50 full time employees and about 50 part time employees, and she expected only a nominal increase following the construction to maintain the new buildings, landscaping and security. Commissioner Chasteen inquired about a new water line to the site, and Wollenweber explained the Ford Estate was paying for a new 12 inch line which would be installed using directional boring to avoid ripping up Lake Shore Road. He indicated this new water line, paid for by the Ford Estate, would also benefit water flow for the north end of the city. Project bidding and construction is expected to commence in the spring and be completed by the summer.

Chairperson Matuja then asked City Planner Dave Scurto to explain their Special Land Use and Site Plan Review analysis. He detailed the Special Land Use requirements, and their analysis of the Ford Estate project. Scurto, as the Consultant Planner for the City recommended that the Special Land Use Request be granted because all of the concerns raised in their initial review had been satisfactorily addressed. Commissioner Mitchell asked if all surrounding property owners had been notified of the Special Land Use Request and hearing, and Wollenweber confirmed they had been so notified. Council Member Gesell inquired if it was feasible to develop working and operating conditions for site usage. Ford Estate Counsel, Sandra Sorini Elser responded that the Ford Estate will continue to comply with all city ordinances and requirements, but couldn't agree to an activity list or restriction on number of employees etc. Elser agreed to Gesell's request that the Ford Estate would coordinate activities with the appropriate staff from Grosse Pointe Shores. Wollenweber said that he would work with their counsel to develop an additional Special Land Use condition prior to the next city council meeting.

As part of the Planning Commission Public Hearing process, Chairperson Matuja asked for public input. Attorney Jon Walton, on behalf of village residents Harry and Lynn Kurtz, did not object to the Special Land Use Request and complemented the Ford Estate for their contributions to the community. He explained the Kurtz's are the only village property owners who abut the Ford property on the east side, and asked the Planning Commission and Council to use best practices to protect the interests of all village residents.

Commissioner Mitchell made a motion to approve the Special Land Use Request, which was seconded by Commissioner Broad. The motion was unanimously approved, with Councilman Gesell abstaining. MOTION PASSED 6-0-1

COMMUNICATIONS – None

OLD BUSINESS – Wollenweber indicated the Planning Commission would be asked to begin its review of proposed ordinance updates at the February meeting. Wollenweber informed the Planning Commission that a meeting was held last week with the proposed Deeplands site developer to discuss Village concerns; he advised any new information would be provided at the February meeting.

NEW BUSINESS – None

NEXT MEETING DATE- TUESDAY, FEBRUARY 28, 2017 AT 8:00 A.M.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 p.m. on motion by Commissioner Mitchell and seconded by Commissioner Broad. MOTION APPROVED 7-0.

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Planning Commission  
Secretary