

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

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, March 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: Acting Chairperson Pat McCarroll, Commissioners, Alan Broad, Pat Chasteen, Gary Mitchell, Council Liaison Robert Gesell, City Manager Mark Wollenweber

Absent: Chairperson Mary Matuja, Gary Gula, excused, Mayor Ted Kedzierski

Also Present: City Planning Consultant Don Wortman, HRC Engineers Eddie Zmich & Jesse VanDeCreek, City Attorney Brian Renaud

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

ON MOTION TO EXCUSE Commissioner Gula and Chairperson Matuja and to RECUSE Commissioner Broad by Commissioner Gesell and seconded by Commissioner Chasteen; unanimously APPROVED 5-0.

APPROVAL OF MINUTES: February 28, 2017 regular meeting, with changes on motion by Commissioner Mitchell and seconded by Commissioner Chasteen, the minutes were unanimously APPROVED 5-0.

PUBLIC COMMENT – None

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS –

4A. Continuation of Public Hearing – 55 S. Deeplands Rd.- Preliminary/Tentative Plat Proposed Subdivision Development

Attorney Gilbride representing Deeplands Development Company explained the changes to the plan since the previous meeting and the revisions including looping the water main, tree preservation and deed restrictions. He also stated that they do not have a problem with increasing the diameter of the cul-de-sac, but are still requesting a deviation for the length. Brad Streder of MKKS, a Transportation Planner indicated 600 feet is a pretty common standard for established older areas. ULI (Urban Land Institute) now measures the number of units and suggests cul-de-sacs can go up to 1500 feet in length. He also stated a second means of access adds a second point of conflict for traffic. He also explained the reasoning behind the request for the deviation and that the current standards don't limit cul-de-sac lengths as short as our ordinance requires.

Arborist Brian Colter of Grosse Pointe Park and Grosse Pointe City stated that of the 346 trees inventoried, 40% are Silver Maples which are not a desirable species and also not permitted to plant in Grosse Pointe Shores. He passed out photos of many of the existing trees on the lot that are hollow with "Heart Rot". Gilbride stated that Colter would be willing to work with City Arborist Brett Marshall to come up with a plan to work with Colter regarding the trees on the property. He also stated that the zoning map shows that the lots would be in harmony with the surrounding parcels and is asking for favorable approval for length deviation and turn around diameter of the proposed cul-de-

sac.

Attorney Gilbride stated landscape planning is premature at this time as the storm water requirements may require a second lot to be used for storage of storm water and the developer is willing to make it a condition of approval.

City Planner Don Wortman referred the Planning Commission to his February 28, 2017 detailed analysis and his March 23, 2017 letter summarizing their review and explained all the changes provided to the Commissioners in the updated plan. He pointed out that it is still deficient in the radius and the length of the cul-de-sac. McCarroll asked if it would be possible to construct a U-shaped road which Wortman replied there are a number of options that would meet our current standards but would result in fewer lots. HRC Engineer Jesse VanDeCreek explained the dimension of the cul-de-sac and the length which could result in fewer lots. With the increased diameter of the cul-de-sac turnaround so close to the property it would result in light pollution to the Eastern neighbors. He also stated they are still deficient. He stated there could be a problem with storm water retention until final plat approval could be obtained.

Chairperson McCarroll opened up the meeting for Public Comment:

Resident James Case expressed his concerns and showed the deficiencies in the cul-de-sac. He also stated the proposal is not a good design and the residents are trying to preserve the character and tree preservation of the neighborhood. Steve Cassin on behalf of the Residents opposed to the project stated as a practicing planner the proposed development doesn't meet the alternatives which may be include; t-shaped, or looped road and the problem is economics. He stated zoning ordinance and regulations are not there to maximize profit and cited a court case in Northville Township. Resident Alex Lucido explained that the neighbors know that this parcel will eventually be developed, they just don't agree with the current layout of the proposed development and explained there could be a Fire Sale of homes because of this. James Case stated that he is not opposed to the development of the property but thinks that this current proposal does not fit in with the neighborhood and would appreciate if the Commission would deny the request. Landscape Architect Dave Schervish closely scrutinized the current tree preservation plan and stated that they would lose 80 trees which would leave 270 trees in good condition. The trees over the storm retention including a 40 inch diameter would be lost and it could be another total of 195 trees be taken out of the site to build the homes. Resident Peter Macuga expressed his concerns regarding the increased traffic impact on South Deeplands and that he believes the current proposed retention system cannot be owned by a private party. Resident John DeWald wished that the City could purchase the property but knows this is not feasible. He mentioned the length of all the other cul-de-sacs within Grosse Pointe Shores and that they are all currently over the length restrictions. He also thinks that there will be no proposed plan that won't need some type of deviation.

Several residents spoke including Hendrie, Best, Rahi, Saad, Yerramalli and Dr. Ed Schervish expressing their concerns against the proposed sub-division development.

Russell explained the storm water retention system. He stated that City Administration was shown a layout with storm ponds. Mr. Russell also stated that the curb to curb radius does meet the Wayne County standard and the tree preservation plan complies with trees being removed and replanted as they are being taken out. He also stated that the property itself is not big enough to be designed with a U-shaped road and that traffic would not be over burdened with the addition of the 18 homes. Commissioner Chasteen asked if the length of the cul-de-sac could be shortened and the storm retention system be placed behind the radius to the East. Russell replied that it was looked into and it would not meet City standards.

Attorney Gilbride addressed the property interest rights of Russell Development Company and if the proposal complies with the ordinances, asked the Commission for favorable consideration of the proposed request with conditions.

McCarroll addressed the audience and the Commission regarding the concerns raised about the proposed request. He stated the length of the cul-de-sac is still deficient. McCarroll noted the prior cul-de-sacs preceded the adoption of the current ordinance and that the purpose of the Commission is to conform with the ordinance and not to change them. He stated the Commission is to make a determination whether or not there are reasonable means to grant the deviation. McCarroll asked City Planner Don Wortman based on everything he has heard this evening, is there a possible alternative layout that would alleviate a deviation for the length of the cul-de-sac proposed. In which Wortman replied he feels there are alternatives out there that would comply with the current ordinance.

Motion by Mitchell to deny the deviation/variation request based upon not meeting the ordinances and that there are other ways to change the design based upon Carlisle Wortman's and the Consultants comments, seconded by Gesell; unanimously approved 5-0.

Motion by Mitchell to deny the tentative preliminary plat review as it does not comply by not meeting ordinance standards, seconded by Chasteen; unanimously approved 5-0.

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS – None

NEXT MEETING DATE- TUESDAY, APRIL 25, 2017 AT 8:00 A.M.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:58 p.m. on motion by Commissioner Mitchell and seconded by Commissioner Chasteen. Unanimously approved 5-0.

Planning Commission
Secretary