

VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY
MINUTES OF PLANNING COMMISSION MEETING
Tuesday, November 22, 2016

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, November 22, 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, Pat Chasteen, Pat McCarroll, Gary Mitchell, Council Liaison Robert Gesell, City Manager Mark Wollenweber

Absent: None

Also Present: Dave Scurto, Carlisle-Wortman City Planner, Waref Hawasli, Danielle Hawasli, Dr. A Hawsali, Beth Case, Kathleen Mullins, David Miller, Kevin Shultis, Alex Lucido, Mayor Ted Kedzierski

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

APPROVAL OF MINUTES: October 24, 2016 regular meeting on motion by Commissioner Mitchell and seconded by Commissioner McCarroll were unanimously approved.

PUBLIC COMMENT - None

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS –

5A. Variance Request - Hawasli, 707 Lake Shore Rd. – Lot Split

Mr. Hawsli indicated that the same plan was submitted to create two panhandle lots. He went through a visual presentation to show how the lot is proposed to be split for two Hampton style homes for him and his father. He suggested that if the Planning Commission agrees with his interpretation of the “rectilinear” that both properties then meet all R-12 requirements as no variances are needed. After his presentation, Dave Scurto went through their analysis of why the lot split should be denied. It is their understanding of the ordinance that non-rectangular shaped lots would only be allowed on curve or cu-de-sac streets. The Planning Consultant recommends denial as they do not meet item 3, 5, 6, of Section 16 -265. It was indicated that there were several neighbors who indicated they were supportive of the lot split and one letter was received in opposition to granting the split. Realtor, Alex Lucido spoke in favor of granting the split. Beth Case, of 525 Sheldon spoke in opposition as she felt it would set a bad precedent about the impending Deeplands project. Members of the Planning Commission expressed concerns over the concept of splitting as it was an effort to ignore the 100’ lot requirements by just measuring at one location. Mr. Hawasli mentioned that the neighbor who was in opposition has a fence that encroached 5’ onto their property. Motion by Commissioner Broad seconded by Commissioner Gula; Mayor Pro-Tem abstained, Passed 7-0-1 to recommend denial of the lot division application for 707 Lake Shore Rd. to City Council based on a finding that design standards 3,55 and 6 of Section 12-265 of the Land Divisions and Subdivisions ordinance were not met.

These design standards state:

Section 16-265 – Design Standards

- 3). The resultant parcel shall not result in any panhandle lots of an unusual shape that are not in character and harmony with other lots in the immediate vicinity, are not detrimental to the development of adjacent lands.
- 5). Each resultant lot shall be of such location, size, layout, character and configuration that such lot will be in harmony with the appropriate and orderly development of the surrounding area in which it is situated.
- 6). The conformity of the resultant parcels with neighboring sites is such so s to ensure that The resulting parcels and proposed structures on such parcels will be in harmony with Other lots and structures within the existing block, neighborhood and/or sub-division in Such categories as setbacks, height, density street frontage, alignment. Orientation, size, Shape, width, area and suitability for residential use, and will not create a circumstance Where access to serve the parcels with emergency vehicles, installation of public Utilities and other public services is inadequate.

COMMUNICATIONS – None

OLD BUSINESS –

7A. Proposed Ordinance Amendments

Members were given a package of ordinance amendments to review. They will be discussed sometime early next year. If anyone has questions they were to let staff know.

NEW BUSINESS –

8A. Ford House Master Plan Update

Kathleen Mullins from Ford House introduced Kevin Shultis and David Miller and explained their Master Plan process and provided copies for Grosse Pointe Shores. She discussed their environmentally friendly irrigation system and that they had just received the Federal Award as a National Historic Landmark. Their architect, Kevin Shultis from JJR-Smith Group provided a slide show about their north area design which includes an 18,000 square foot administrative building and a 40,000 sq. foot visitor center. Both would be two story buildings and they are expecting the administrative building to be a 0-energy building and the Visitor Center to be a gold LEED standard building due to the kitchen and restaurant included along with 2 classrooms. The restaurant is being expanded and will include outdoor eating space and they will also have event space. Both facilities will have exterior walls of limestone along with slate roofs. They will both be carefully screened from view from the main home building. They expect to begin construction next summer immediately after the DSO concerts in July. In response to questions from members, Ford House will host a facility tour next Tuesday, November 29 2016 at 10:30 a.m. Members will meet at the Visitor Center and staff will post the tour as a meeting. It was suggested that the Planning Commission meeting for January be moved up to January 10, 2017 so that the project could then be discussed and a possible recommendation for Special Land Use approval be made at the City Council meeting on January 17, 2017. It was the consensus of the Planning Commission members to keep the Ford House meeting completely separate from any meetings on Deeplands. By way of public comment, Beth Case asked that members view the proposed Deeplands project that has been proposed as being not in harmony with the neighborhood and felt that there were too many home sites proposed. Members of the Planning Commission asked that staff and the Planning Consultants outline the various roles under the plat process and indicate specifically who does what. Alan Broad indicated

that he would recuse himself from the process but that the deed restrictions that apply to the land would need to be dealt with before the project could move forward. Staff indicated that Grosse Pointe Shores has been advised that it does not have standing on the deed restriction issues. It should also be noted that the developers plat application is not administratively complete under the zoning ordinance and not subject to review by the Planning Commission until it is complete.

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

PLANNING COMMISSION/FORD HOUSE TOUR, TUESDAY, NOVEMBER 29, 2016 AT 10:30 A.M.

JANUARY 24, 2017 REGULAR SCHEDULED MEETING MOVED TO TUESDAY, JANUARY 10, 2017 AT 8:00 A.M.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:12 a.m. on motion by Commissioner McCarroll and seconded by Commissioner Gula. Unanimous.

Planning Commission
Secretary