

VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY
MINUTES OF PLANNING COMMISSION MEETING
Tuesday, September 25, 2018

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, September 25, 2018 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 8:03 a.m.

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

Absent: Mayor Ted Kedzierski, City Manager Mark Wollenweber

Also Present: City Planning Consultant Dave Scurto, Tom Krolczyk, City Attorney Brian Renaud

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

APPROVAL OF MINUTES: August 28, 2018 regular meeting, on motion by Commissioner McCarroll and seconded by Commissioner Mitchell, the minutes were unanimously APPROVED 6-0.

Chair Matuja recognized Alan Broad for serving on the Planning Commission for the last several years.

PUBLIC COMMENT – None

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS –

Mr. Russell explained the project overview including details of the two, cul-de-sac design, storm water retention system and the tree layout. He also explained that the root balls of the trees over the retention system have ample room to grow. He stated that he would like his forester to work with the city's forester to come up with a tree replacement plan.

Gilbride reviewed the reports from the consultants and felt that they meet the requirements for the tentative preliminary plat. Mitchell asked if trees would be planted around the perimeter of the property. Gilbride stated that the trees were inventoried last year and supplied to the Planning Commission and that DTE came through the property and trimmed and cut damaged limbs and removed trees that were endangering the power lines. Of the 87 currently removed trees, 108 would be replaced. Both arborists will work together to come up with an approved replacement plan. Russell stated that some of the trees currently on the plan are now rated as poor and would like to replace those trees with larger caliper trees.

Renaud mentioned that the ordinance does not spell out what substantial replacement means, so the City will use best-practices to determine substantial replacement.

Chief Schulte reviewed the details of the cul-de-sac and determined that the current diameters are acceptable for emergency equipment to navigate within the proposed sub-division. He also noted that the water mains are looped to maintain water for fire fighting purposes.

Scurto went over his review for the Planning Commission and his recommendations.

Jesse Van De Creek of HRC explained his review and how the cul-de-sacs meet the ordinance including the angle of the east cul-de-sac where it meets S. Deeplands Rd. He also noted that the east hydrant should be relocated prior to the final plat application and that will also show that the storm water retention system will meet the specifications. He noted, for safety reasons that the sidewalks should carry all the way round the cul-de-sacs.

Matuja discussed a letter provided by resident John Lizza. Renaud stated the letter is an appeal against Deeplands Development Company but no stay of action to stop the development and proceedings.

Resident Macuga stated that if the deed restrictions are held up in court, that the property would have to be returned to its original condition. He also stated deer, raccoons and an occasional eagle would be displaced. He stated the developer should provide an inventory and preservation plan concerning the dead trees that were removed and the City Manager is the only one to make that determination according to the ordinance. He asked if a storm water computation has been received yet to determine if the existing sewer system can handle the additional load.

Mr. Schervish stated that Carlise Wortman's review is lacking information on inventory of the trees and believes there are conflicting numbers. He also believes that the housing is too dense to replace the trees that were taken down including some landmark trees including ground coverage. Matuja stated that they are taking everything into consideration to comply with the ordinance and if they find that the housing is too dense some of the replacement trees will be placed in public places.

Schervish also went over why he thinks the plans are not administratively complete and they should be tabled. McCarroll replied that all the things listed on the consultant's review have been addressed and explains the tentative preliminary plat approval process.

Resident Patrick Monahan stated if approved, this plan would be very beneficial to the city. Resident Dr. Best stated someone from the city should have been on site when the trees were removed and asked if approved, would there be more time for input from the residents. He also asked if the city could require replacement around the perimeter of the property of trees prior to construction.

McCarroll stated that we would have our arborist review the tree inventory before determining substantial replacement. Mr. Russell stated that he has a complete photo library of all the trees removed and a total inventory.

Broad spoke of deed restrictions and approvals with conditions and that the commission should move forward with a clear understanding of what is being approved.

Chasteen stated that the perimeter of the property contains 24 houses. 16 homes are very density friendly and likes the changes in the plan.

Motion by Gula and seconded by Chasteen, to recommend approval of tentative preliminary plat with the following conditions, consistent with and adopting the written recommendations of the City Planner dated September 20, 2018 and the written recommendations of the City Engineer dated September 12, 2018, and consistent with their respective comments to the Planning Commission at the September 25, 2018 Planning Commission Meeting: a) substantial tree replacement program to be approved by City arborist, to include an updated tree survey which shows the existing trees and trees already removed, along with additional information on tree preservation and compliance with City Code of Ordinances Section 40-332 for areas beyond immediate building footprints; b) provide information or cross section showing that there is adequate room for the proposed spruce trees and spruce tree root balls along the proposed stormwater detention area. Indicate type of spruce trees

and proposed size at planting; c) substitute the proposed Cleveland Pear trees with more suitable street tree species. Propose a mixture of tree varieties rather than one tree variety or monoculture; d) indicate any amenities to the private park/stormwater detention area, such as park benches or enhanced landscaping; e) consider landscaping the cul de sac islands or cul de sac entry ways; f) additional trees or notes denoting location of existing walls should be included at the end of the cul de sacs to screen headlights and to comply with the requirements of City Code of Ordinances Section 40-332; g) provide additional landscaping for screening of perimeter areas around the entire proposed subdivision; h) modify plans to show the installation of sidewalks along the entire length of each of the two cul de sacs; i) provide additional information and modified plans regarding the location of private utilities such as gas, telephone, electric, etc., and j) modify plans to show the relocation of the fire hydrant that would service the easterly Deeplands Lane cul de sac to a suitable location outside of that cul de sac.

6-0 approved, Gesell abstained.

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS –

NEXT MEETING DATE- TUESDAY, OCTOBER 23, 2018 AT 8:00 A.M.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:06 a.m. on motion by Commissioner Gula and seconded by Commissioner Mitchell. Unanimously approved 7-0.

Planning Commission
Secretary