

**VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY**  
**MINUTES OF PLANNING COMMISSION MEETING**  
**Tuesday, September 22, 2015**

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, September 22, 2015 in the Council Chambers of the Grosse Pointe Shores Municipal Building. The meeting was called to order at 8:05 a.m.

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

Absent: None

Also Present: Mayor Ted Kedzierski, City Manager Mark Wollenweber, Dave Scurto, Carlisle-Wortman City Planner, Public Safety Director John Schulte

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

Chairperson Matuja introduced and welcomed newly appointed Commissioner Pat Chasteen.

APPROVAL OF MINUTES: December 23, 2014 regular meeting on motion by Mitchell and seconded by Gula were unanimously approved.

PUBLIC COMMENT - None

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS –

788 Lake Shore Rd.-GPYC - Special Land Use – Tom Lauzon and Graham Korneffel explained that their 2013 approval has now expired and request to get Phase 1A and 1B approved for marina renovations. They also explained that the jet skis showed on the plan will not be located in the fairway but in the new sail center. Gesell inquired as to whether the lease will be corrected to reflect the re-configuration before the changes in the marina are made as to the opening in Phase 2.

Mitchell asked on there is a dedicated fire suppression pipe. Lauzon responded that there would be a dedicated water line for fire fighting. McCarroll asked if all the permits were secured from the Army Corp and DEQ to do the interior and exterior work in which Lauzon replied they have secured the interior permits and are still waiting for the Army Corp pertaining to the new opening. Broad asked if the GPYC was looking for approval of all three phases. Lauzon replied at this time they are looking for approval of 1A and 1B and the replacement of the fuel tanks.

Gesell stated that the GPYC should come back to the Planning Commission each year for approval of any changes to the plan including Phase 2 and Phase 3. Scurto stated in terms of dock changes, 18 vehicle parking spaces will be removed. He recommended that the GPYC conduct a parking study to show that the remaining spaces will adequately fit the needs of member capacity. He also stated that the drawbridge cannot be removed until the new opening is permitted by the Army Corp of Engineers along with the Planning Commission.

Broad was concerned about the breakwater aesthetics and asked when the report from Baird would be available studying accretion and flow. Korneffel stated that the breakwater's size and shape is

dictated by the DEQ and Army Corp of Engineers. The shape makes it more resistant to ice damage and waves. Mitchell asked if the proposed new opening will help with the weed problem in the marina. Lauzon stated that as far as the weed problem goes, they are currently talking to a company who harvests them. Korneffel stated that his thought is that the increased flow with the new opening will help the weed problem. Schulte stated that he approved of the fire suppression pipe and it would also be nice to see a portable pump similar to the one in the Grosse Pointe Shores marina. Wollenweber stated that the approval would be for 1A and 1B only and replacing the fuel tanks. He also stated that the weed control this season was not acceptable and we will work together with GPYC for the following season. Motion by McCarroll to recommend approval of Phase 1A and 1B and relocation and replacement of underground fuel tanks. Motion seconded by Mitchell, unanimously approved. Commissioner Gesell abstained.

COMMUNICATIONS – Wollenweber stated that the ordinance reviews and changes through Carlisle Wortman will be part of the next meeting along with discussion on a possible second pavilion. Also, the Ford Estate has petitioned St. Clair Shores to be classified as a Philanthropic District similar to ours. He also stated that the property at 55 S. Deeplands has filed for additional time to study possibilities.

OLD BUSINESS – None

NEW BUSINESS – None

NEXT MEETING DATE- TUESDAY, OCTOBER 27, 2015 AT 8:00 A.M.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 8:36 a.m. on motion by Commissioner Mitchell and seconded by Commissioner Gesell. Unanimous.

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Planning Commission  
Secretary