

VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY
MINUTES OF PLANNING COMMISSION MEETING
Tuesday, September 25, 2012

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, September 25, 2012 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 , Patrick McCarroll, Michael Monahan, Alan Broad, Gary Mitchell and Daniel Schulte City Council Member/Liaison.

Absent: Alex Di Petro called and could not attend.

Also Present: City Manager Mark Wollenweber, City Attorney, Mark McInerney, Chris McLeod, City Planner, Building Official Thomas Krolczyk, petitioner MaryAnn Lahood.

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

APPROVAL OF MINUTES OF THE APRIL 24, 2012 MEETING, AND THE MINUTES OF THE MARCH 27, 2012 MEETING.

A motion to approve the minutes from the last meeting was made by Commissioner Mitchell and seconded by Commissioner Broad. Motion approved 6-0.

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS

A. Plan Reviews - None

B. Variance Requests – 20 Stillmeadow – side yard generator

The City sent letters to all residents within 300' and received back no communications objecting to the granting of this variance request. The Planner indicated that this request is for two variances. The first is for side yard placement and the second is for placement 6' away from the property line. Commissioner Monahan indicated that usually a signature from the affected neighbor is submitted and that he felt the generator should be screened as well. Commissioner Schulte pointed out that this is in the neighbors back yard. Commissioner Mitchell asked if it could be tested monthly not weekly and that our ordinance allows for testing M-F 9am to 6pm and for weekly testing. The City Attorney, Mark McInerney pointed out the need to show a "practical difficulty." Tom K. was asked to check on the neighbor's shed. The City Attorney also pointed out that there is not enough time to advertise for the October Council Meeting the variance request if forwarded by the Planning Commission so that it would need to be on the November Council Meeting. Commissioner Monahan made a motion to approve and forward to City Council the variance request subject to meeting conditions cited by the Planner of 1) providing landscape screening as agreed to by the petitioner; 2) verifying the decibel level listed as 65db's and that it not exceed the ordinance required 72dbs measured at the property line by a letter from the generator manufacturer; and 3) that a letter from the neighbor not objecting to the placement also be provided and that a practical difficulty exists based upon the contractor electrician's comments due to the problem of locating the unit near the utilities in the house. Supported by Commissioner Broad. Motion passed 6-0. The petitioner agreed to provide a letter from the contractor or

manufacturer on the decibel limit measured 6' away and also provide a drawing with information as to the landscaping that will be provided along with a letter from the neighbor.

C. Public Hearing – None

COMMUNICATIONS – None

OLD BUSINESS – The City Attorney verbally reported on the passage of the solar panel ordinance amendments by City Council since the last Planning Commission meeting.

NEW BUSINESS – The proposed ordinance on placement of electrical generators was discussed and the planner was asked to provide additional information as to what other cities do. It was mentioned that a generator is different than an air conditioner so that different rules may need to apply and that some sort of set back from neighbors, screening and or sound deadening also be included. Adding approval by the Planning Commission was also discussed.

Planning Commission Chair Matuja thanked City Attorney, Mark McInerney for his many years of service to the City and the Planning Commission.

DATE OF NEXT MEETINGS – October 23, 2012 and November 27, 2012 at 8:00am.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:16 a.m. on motion by Commissioner Mitchell and seconded by Commissioner Monahan. Approved 6-0

Planning Commission
Secretary