

VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY
MINUTES OF PLANNING COMMISSION MEETING
Tuesday, August 27, 2013

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, August 27, 2013 in the Council Chambers of the Grosse Pointe Shores Municipal Building. The meeting was called to order at 8:10 a.m.

Present: Chairperson Mary Matuja, Commissioners, Alan Broad, Gary Mitchell, Patrick McCarroll, Gary Gula, Dan Schulte Council Liaison.

Absent: Mike Monahan, Excused

Also Present: Chris McLeod, City Planner, Tom Krolczyk, Building Department Official, Mark Wollenweber, City Manager.

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

APPROVAL OF MINUTES OF THE MINUTES OF THE JUNE 25, 2013 MEETING.

A motion to approve the June 25, 2013 minutes was made by Commissioner McCarroll and seconded by Commissioner Gula. Motion approved 6-0.

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS

A. Plan Reviews - None

**B. Variance Requests – 33 Belle Meade – Haouilou
41 Belle Meade - Mihaylov
984 Lake Shore Rd. - Rahaim**

VARIANCE REQUEST- Mr. Ron Simon presented both variance requests at 33 Belle Meade & 41 Belle Mead on behalf of the property owners - Planner McLeod reviewed the generator requests and had no serious objections. Members of the Planning Commission asked questions and made comments that both variances were placed in the dead space of the side yard closest to the existing utilities and that each neighbor has agreed to the other. An email objection was passed out to the members of the Planning Commission from the neighbor at 29 Belle Meade expressing his objection to both variances. It was pointed out that the commission needs to act within the existing ordinance. After additional questions about the landscaping and additional sound insulation, a motion was made by Mitchell and seconded by Gula to recommend Council approve and grant the following variance request at 33 Belle Meade for the installation of an emergency generator:

- To be located within the side yard as opposed to the rear yard
- Permit the generator to be located approximately 13.5 feet from the side yard property line as opposed to the 25 feet setback, and
- Permit a noise level of up to 86 decibels at the property line, as opposed to the required 72 decibels.

This recommendation is based on the following:

- The information presented as a part of the application 2013-002.
- The location of the emergency generator, while in the side yard is to the furthest rear portion of the side yard.
- The emergency generator is not adjacent to any indoor living area of the adjoining residence (the nearest portion of the adjoining residence is 75 feet away).
- The extensive landscaping hedge (arborvitae hedge, 8' height) along the abutting side property line.
- The air conditioning units for the residence are already located in this area of the lot.
- The generator is being proposed at the location of the interior electrical panel and gas "hookup"
- The adjoining neighbor consenting to the installation of a generator in the side yard abutting their residence, and also requesting a generator for their property, in the abutting side yard.

The following conditions are also recommended as a part of this variance:

- That additional noise deadening material/devices be sought by the applicant for the generator to help further limit noise emanating from the unit.
- That the landscaping scheme adjacent to the existing air conditioning units be extended towards the rear of the residence to also provide screening for the generator unit.
- That all other conditions and requirements of Section 6 of the Grosse Pointe Shores Compiled Ordinances be met.

The resolution was approved 4- 2, with Commissioner Broad and Commissioner Schulte voting no.

Planner McLeod reviewed his comments on the side yard generator placement at 41 Belle Meade.

It was pointed out by the resident at 41 Belle Meade that they will have to move the gas line and electrical service if the generator was moved from the proposed spot.

Motion by Mitchell supported by Gula to recommend that council grant the following variance at 41 Belle Meade for the installation of an emergency generator:

- To be located within the side yard as opposed to the rear yard
- Permit the generator to be located approximately 13.5 feet from the side yard property line as opposed to the 25 feet setback, and
- Permit a noise level of up to 86 decibels at the property line, as opposed to the required 72 decibels.

This recommendation is based on the following:

- The information presented as a part of the application 2013-002.
- The location of the emergency generator, while in the side yard is to the furthest rear portion of the side yard.
- The emergency generator is not adjacent to any indoor living area of the adjoining residence (the nearest portion of the adjoining residence is 75 feet away).

- The extensive landscaping hedge (arborvitae hedge, 8' height) along the abutting side property line.
- The air conditioning units for the residence are already located in this area of the lot.
- The generator is being proposed at the location of the interior electrical panel and gas "hookup".
- The adjoining neighbor consenting to the installation of a generator in the side yard abutting their residence, and also requesting a generator for their property, in the abutting side yard.

The following conditions are also recommended as a part of this variance:

- That additional noise deadening material/devices be sought by the applicant for the generator to help further limit noise emanating from the unit.
- That the landscaping scheme adjacent to the existing air conditioning units be extended towards the rear of the residence to also provide screening for the generator unit.
- That all other conditions and requirements of Section 6 of the Grosse Pointe Shores Compiled Ordinances be met.

The resolution was approved 4- 2, with Commissioner Broad and Commissioner Schulte voting no.

Michael Gordon, architect for 984 Lake Shore Rd. presented the Special Land Use Approval and Variance Request. Planner McLeod went through his analysis of the request. It was indicated that the neighbor to the north filed a letter indicating that he has no objections to the changes. The neighbor two doors to the north also verbally indicated he had not objections to the changes. The neighbor to the South was unavailable due to be out of town. However, the special land use request and the variance requests are on the north side of the property. The property owner indicated that it is his plan to remodel the carriage house in the same style once the new house is done. The Planner pointed out, while this is a significant intrusion into the setback it lines up with the existing buildings. It is specific to this site and is included in the Lakefront District. Motion made by McCarroll supported by Mitchell to recommend that Council grant approval of both Special Land Uses at 984 Lake Shore Rd. for the construction of a fourth garage bay for the residence within the required side yard setback.

- Allow a fourth garage bay for a residence, any number of garage bays over three (3) requires special land use approval.
- Allow for a reduction in the required side yard from the required 24'-3" to 15'-2"

This recommendation is based on the following:

- The application material and site plan and elevations provided within the applicant's application.
- The subject application is located within the City's Residence Lakefront District which is unique in that properties have a front yard and lakefront yard (which views should be maintained), residences are designed to maximum views from the residence thereby increasing their width, and the lots are generally long and narrow.
- The garage addition within required setback is one (1) story addition, with a roof line that slopes away from the side property line.
- The adjacent residence's garage area is adjacent to the proposed addition and therefore

the proposed addition will not be significantly impact the living space of the neighboring residence.

- The garage configuration meets the intent of the Zoning Ordinance in that the majority of the garage doors do not face the front yard/roadway
- The size and configuration of residences within the Lakefront District are conducive of a larger number of garage bays.
- The proposed layout and design of the garage still allows for an appropriate setback for the driveway area from the side property line.
- The fourth garage bay will allow for additional storage of materials, vehicles and apparatus typically present on a waterfront lot.
- The neighbor immediately impacted by the proposed garage addition provided a letter indicating support for the proposed residence and garage layout.

The resolution was approved 6-0 to recommend to Council approval of both Special Land Use requests at 984 Lake Shore Rd.

The Planner then explained the variance request for the pool house addition. Motion made by McCarroll and seconded by Mitchell to recommend that council grant the following variance at 984 Lakeshore Rd.

- Allow the construction of an accessory building (pool house) within five (5) feet of the side property line as, opposed to the required 24' – 3" (the required side yard setback).

The recommendation is based on the following:

- The application materials and site plan and elevations provided within the applicant's application.
- The subject application is located within the City's Residence Lakefront District which is unique in that properties have a front yard and a lakefront yard (where views should be maintained), residences are designed to maximum views from the residence thereby increasing their width, and the lots are generally long and narrow.
- The existing pool house is located five (5) feet from the side property line and the requested variance would allow for an extension of the existing façade.
- The requested addition is approximately sixteen (16) feet in length and will be open air (not have a roof), therefore reducing the overall building mass within the side yard setback.
- An additional accessory building further to the front of the lot (the carriage house) is also built approximately five (5) feet from the side property line.
- The proposed layout of the pool house addition is designed to maximize the view sheds from the proposed residence by not projecting the addition to the interior portion of the lot.

The resolution was approved 6-0.

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS – Due to the time frame, it was decided to postpone the discussion of changes to the existing generator ordinance.

DATE OF NEXT MEETING - TUESDAY, SEPTEMBER 24, 2013 AT 8:00 A.M.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:50 a.m. on motion by Commissioner Broad and seconded by Commissioner Schulte. Approved 6-0

Planning Commission
Secretary