

**VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY**  
**MINUTES OF PLANNING COMMISSION MEETING**  
**Tuesday, June 24, 2014**

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, June 24, 2014 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, Mike Monahan, Pat McCarroll, City Manager Mark Wollenweber

Absent: Commissioner Gary Mitchell, Commissioner Alan Broad, Council Liaison Robert Gesell (all excused)

Also Present: Dave Scurto, Carlisle-Wortman City Planner, Tom Krolczyk, Building Department

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

APPROVAL OF MINUTES: April 22, 2014 regular meeting on motion by Monahan and seconded by McCarroll were unanimously approved.

PUBLIC COMMENT - None

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS - 44 SHOREHAM RD.

Scurto stated that the residence is more modest in size compared to other homes in the area and would still maintain a 22.8 foot front set-back. He also stated the variance was not self-created. McCarroll and Monahan both questioned if the Planner's comments must be met prior to issuing the request. Mike O'Shea (owner) cleared up the discrepancy on the set-back measurement and stated that it was not self-created and have exhausted all other floor plan options. The surrounding neighbors were notified of the variance request and were all in favor. Gula stated the request was substantial at 7 feet and asked if it could be smaller. Mr. O'Shea responded there was a window in the way that could not have been moved and would substantially change the appearance of the home from the outside. Motion by Monahan and seconded by Gula; unanimous approval for recommendation to the Zoning Board of Appeals who will meet on Tuesday, July 15, 2014 at 7:00 p.m.

COMMUNICATIONS – None

OLD BUSINESS –

**Generator Ordinance** - Scurto provided a draft of the amended generator ordinance and explained the wording changes. Motion by McCarroll and seconded by Gula for approval; unanimous.

**55 S. Deeplands Rd.**- Mark stated there was no new news on the lot (Stackpole) from Comerica bank and Scurto will provide a lay-out of housing scenarios for the lot.

**Ford Estate** – Wollenweber noted that the Ford Estate is looking into building a new Administration Building on the East side of Lake Shore Rd. possibly in St. Clair Shores and also looking into a possible hotel on the West side of Lake Shore Rd.

NEW BUSINESS –

**Planning Services Revised Fee Schedule** - Wollenweber explained the concept for the applicant to pay for review fees based on minor or major projects. The Planning Commission to receive a copy of the revised fee schedule for approval.

**984 Lake Shore Rd.** – Mark stated that the approved variance for the pool house had to be re-tagged because the height exceed 2 feet 8 inches. It has since been corrected. Scurto to meet with the neighboring residents after the meeting.

COMMISSIONER COMMENTS –

McCarroll questioned construction at 590 Shelden Rd. concerning fencing. Krolczyk to address the contractor. McCarroll also stated there was a trip hazard on Lake Shore Rd. sidewalk at approximately Roslyn Rd. and another one located on Claireview near Ballantyne. Gula stated that pot holes seem to be a problem throughout the city. Krolczyk to touch base with Brett Smith on both issues.

DATE OF NEXT MEETING - TUESDAY, JULY 22, 2014 AT 8:00 A.M.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:30 a.m. on motion by Commissioner Monahan and seconded by Commissioner Gulal. Unanimous.

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Planning Commission  
Secretary