

VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY
MINUTES OF PLANNING COMMISSION MEETING
Tuesday, June 25, 2013

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, June 25, 2013 in the Council Chambers of the Grosse Pointe Shores Municipal Building. The meeting was called to order at 8:18 a.m.

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

Absent: City Attorney Brian Renaud

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 MAY 28, 2013 MEETING.

A motion to approve the May 28, 2013 minutes was made by Commissioner Mitchell and seconded by Commissioner Monahan. Motion approved 7-0.

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS

A. Plan Reviews - None

B. Variance Requests – 50 N. Deeplands Rd. – Charles Aliahmad

VARIANCE REQUEST- Committee Members discussed the in ground pool variance requested by Mr. Aliahmad. Mr. Aliahmad provided a revised request showing 5' north and 1' south of pool. Landscaping provided, fence provided; 2/3 shadow box and wrought iron and arborvitaes.

Planner McLeod commented Mr. Aliahmad reduced request by half, drainage patterns have been provided which should be checked by an engineer. Pool equipment information and landscaping details for screening have been provided as well. 16 feet is acceptable for diving platforms, could be 2 feet less. The walls could be moved or rebuilt to fit a pool of this size.

Commissioner Gula noted the patio was put in first. It existed and was repaired prior to pool.

Commissioner Monahan suggested removing the hard surface area to gain 5 feet from the north; the resident could put the pool to the right side of the yard and install without a variance and still had some concerns regarding grading. The request needs to justify the granting of a variance.

Commissioner Broad stated signatures from neighbors were not provided, but a list of contacts and suggested providing a form for neighbors to sign for future requests.

Commissioner McCaroll commented that it seems the variance request is self created and is working around the patio.

Commissioner Mitchell stated the practical difficulty of this variance request would be the patio.

Mr. Aliahmad commented that the Village has the largest set back requirements of the surrounding cities and that the Village has granted pool variances in the past years. Mr. Aliahmad stated he is willing to take off the additional 2' of width to reduce the rear yard.

Commissioner Monahan made a motion to deny request based on no hardship or practical difficulty, seconded by Mitchell. Unanimously approved, (Schulte abstained).

Planner McLeod will research and provide a list of Zoning Boards that do not also sit as Council.

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS – Shrubs –

Discussion took place regarding shrub maintenance. Commissioner Schulte suggested homeowners should maintain their hedge width so as not to overgrow property lines. City Manager Wollenweber stated no changes will be made to the existing ordinance at this time. Commissioner Mitchell commented that the current shrub ordinance includes that the homeowner must maintain their shrubs accordingly.

DATE OF NEXT MEETING - TUESDAY, JULY 23, 2013 AT 8:00 A.M.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:32 a.m. on motion by Commissioner McCarroll and seconded by Commissioner Schulte. Approved 7-0

Planning Commission
Secretary