

VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY
MINUTES OF PLANNING COMMISSION MEETING
Tuesday, May 28, 2013

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, May 28, 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.

Absent: Dan Schulte, Council Liaison, 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 FEBRUARY 26, 2013 MEETING.

A motion to approve the February 26, 2013 minutes was made by Commissioner Mitchell and seconded by Commissioner Monahan. Motion approved 4-0. Commissioner Gula abstained.

Chairman Matuja introduced and welcomed Gary Gula as the newest member of the Planning Commission.

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 consisting of 8.5 depth with diving board. Commissioner Gula noted to include fencing requirements and noise and grade levels. Planner McLeod indicated that pool sizes are not regulated just setbacks. Commissioner Gula also noted that the neighbor to the rear is 65 feet from the property line. Commissioner Broad expressed concern over raising the grade and storm water drainage. He also stated this is a significant variance and all plans should be in front of Committee Members before approving. There is not enough information provided.

Planner McLeod recommended denial of the variance request due to the significance of the 30 foot required setback to a 15 foot setback. Commissioner Monahan suggested Mr. Aliahmad could change the patio to configure the pool differently or change location. He also noted that grading should be provided to show storm water runoff. Planner McLeod suggested reducing the setback variance. Mr. Aliahmad commented he would like to keep the pool size and doesn't see a problem. Mr. Aliahmad's contractor stated that he needs 3 feet of concrete surrounding the pool for a hard cover and there is a state law indicating that a 16foot width needs to be maintained for a diving board.

Guy Gaylord, resident neighbor at 44 N. Deeplands commented he has no objections to the pool itself but does have concerns regarding grade and drainage. Motion by Commissioner Broad and seconded by Commissioner Monahan to deny variance request and requested Mr. Aliahmad to return to the June 25, 2013 Planning Commission meeting and resubmit requested information. Unanimously approved 5-0.

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS – City Manager Wollenweber stated he would supply Planning programs and handbooks for future reference.

DATE OF NEXT MEETING - TUESDAY, JUNE 25, 2013 AT 8:00 A.M.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:10 a.m. on motion by Commissioner Mitchell and seconded by Commissioner McCarroll. Approved 5-0

Planning Commission
Secretary