

**VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY**  
**MINUTES OF PLANNING COMMISSION MEETING**  
**Tuesday, October 23, 2012**

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, October 23, 2012 in the Council Chambers of the Grosse Pointe Shores Municipal Building. The meeting was called to order at 8:02 a.m.

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

Absent: None

Also Present: City Manager Mark Wollenweber, City Attorney, Mark McInerney, Chris McLeod, City Planner, City Attorney, Brian Renaud.

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

APPROVAL OF MINUTES OF THE MINUTES OF THE OCTOBER 23, 2012 MEETING.

A motion to approve the minutes from the last meeting was made by Commissioner Mitchell and seconded by Commissioner Broad with a correction to eliminate all words after ...handed out... in the last 2 lines under OLD BUSINESS. Motion approved 6-0.

The Chair introduced new City Attorney, Brian Renaud and went through his extensive background for the Commission.

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS

- A. Plan Reviews - None**
- B. Variance Requests – None**
- C. Public Hearing – Special Land Use Request for 529 Lake Shore Road**

The Chair introduced the petitioners, Mr. and Mrs. Jurcak and they explained their request for a 3 car addition to their existing garage.

Planner Chris McCloud explained the change in the ordinance that now allows for this request to be considered as a Special Land Use and not a Variance which gives the Planning Commission more flexibility. He cited that should the Commission be inclined to grant the request that one of the criteria is that “it fits in with the neighborhood.” He further explained that as proposed it meets all set back and lot coverage requirements and does not face a public street. He further pointed out that any revised plans should show the generator placement and landscape screening. Several members asked questions and comments were solicited from the 2 neighbors in attendance. They are Chase Wakefield of 516 Sheldon and Karl Backer of 520 Sheldon. Both Mr. Wakefield and Mr. Jurcak showed pictures of the property from their iPads to the Commission. Members of the Commission asked the petitioners if they could revise their request to add only 2 not 3 new garage bays and they agreed to this as a compromise.

A motion was made by Commissioner McCarroll and supported by Commissioner Mitchell to

approve a 2 car garage addition with the provision that the petitioners submit a revised plan prior to the December Council Meeting reflecting the new 2 car addition not 3 as originally requested and that a landscape plan showing the maintenance of the existing landscape along with screening of the generator in its new location. The motion is based on: With the new garage addition the lot coverage is still less than 12%. The height of the addition is still limited to one story. The architecture continuity is maintained between the existing residence and the proposed addition. The existing landscaping providing buffering between adjoining residences and the proposed addition is being maintained. The neighbors who attended the meeting are both in general agreement with the revised 5 car garage configuration and that the application meets the special land use approval standards of section 40-423 of being in conformance with the neighborhood. Motion approved 5-0 with Commissioner Monahan asking to abstain as he is a direct neighbor.

COMMUNICATIONS – None

OLD BUSINESS – The Planner discussed with the Commission the Proposed Ordinance Amendment for generators. After discussion Commissioner Broad made the motion to approve and recommend to City Council with support by Commissioner Monahan. Motion approved 6-0

NEW BUSINESS – None

DATE OF NEXT MEETINGS - DECEMBER 26, 2012 CANCELLED DUE TO HOLIDAY

NEXT MEETING DATE, JANUARY 22, 2013 AT 7:30 A.M.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:20 a.m. on motion by Commissioner Broad and seconded by Commissioner Monahan. Approved 6-0

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Planning Commission  
Secretary