

VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY
MINUTES OF PLANNING COMMISSION MEETING
February 21, 2012
REVISED

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, February 21, 2012 in the Council Chambers of the Grosse Pointe Shores Municipal Building. The meeting was called to order at 8:05 a.m.

Present: Commissioners Alex DePetro, Patrick McCarroll, Michael Monahan, Alan Broad, Gary Mitchel and Daniel Schulte City Council Member/Liaison

Absent: Chairperson, Mary Matuja
Ted J. Kedzierski, Mayor

Also Present: Commissioner/City Manager Brian P. Vick
Building Official Thomas Krolczyk

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

APPROVAL OF MINUTES OF THE DECEMBER 20, 2011 MEETING

The minutes of the December 20, 2011 meeting were unanimously approved on motion by Commissioner Mitchell and seconded by Commissioner DePetro. Commissioner Broad abstained. Motion by Mitchell and seconded by Broad to allow Patrick McCarroll to Chair meeting in Mary Matuja's absence.

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS

A. Plan Reviews

No plan reviews.

B. Variance Requests

No variance requests.

C. Public Hearing – Proposed Solar Panel Ordinance

The proposed ordinance establishes new regulations regarding the construction of solar panels and solar shingles upon structures in the City. The proposed ordinance provides that integrated solar shingles are preferred; that roof or structure mounted solar panels are permitted under restrictions; and that freestanding solar panels shall not be permitted. The proposed ordinance further provides additional requirements governing all solar installations.

OLD BUSINESS

A. Solar Panel Ordinance Discussion

Items of discussion:

Commissioner Schulte, Section 2B; 6 inch clearance; questioned the importance of Section L; solar rights

Commissioner Monahan, Section J should state integrated shingles for aesthetics; skylights will still fall under Architectural Standards/Aesthetic Requirements

Commissioner DePetro recommended the removal of Section K

Commissioner McCarroll recommended flexible language vs. restricted language

Commissioner Patrick McCarroll concurred with Commissioner Alan Broad's offer to prepare for discussion at the next meeting a draft Ordinance incorporating the best of the Model Ordinances with the provisions of the current working draft.

Commissioner Monahan motioned to table the discussion to the March 27, 2012 meeting; seconded by Commissioner Schulte.

NEW BUSINESS - None

DATE OF NEXT MEETINGS –

MARCH 27, 2012 AND APRIL 24, 2012 AT 8:00 A.M.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:07 a.m. on motion duly supported and carried by unanimous vote.

Planning Commission Secretary