

VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY
MINUTES OF PLANNING COMMISSION MEETING
Tuesday, October 27, 2020

A virtual ZOOM meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, October 27, 2020. The meeting was called to order at 8:05 a.m.

Present: Chairperson Mary Matuja, Commissioners Pat Chasteen, Patrick McCarroll, Gary Gula, Greg DeMars, and City Council Liaison Doug Kucyk

Excused: Gary Mitchell

Also Present: City Planning Consultant Dave Scurto, City Attorney Brian Renaud, and Interim City Manager Tom Krolczyk

Motion by Kucyk and seconded by McCarroll to excuse Commissioner Mitchell, unanimously approved.

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

APPROVAL OF MINUTES: September 22, 2020 regular meeting, on motion by Commissioner Chasteen and seconded by City Council Liaison Kucyk, the minutes were approved 6-0.

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS –

21 Webber Place and 605 Lake Shore Road – Lot Division and Lot Combination - Scurto explained that he would like to see the six-sided lot currently located at 21 Webber Place divided, with the divided portion then being combined with the lot located at 605 Lake Shore Road, thus resulting in a more normal four-sided lot for 21 Webber Place and a four-sided, though somewhat trapezoidal, lot for 605 Lake Shore Road. Scurto further explained that the City's current zoning ordinance, at Section 16-265(a)(3), prohibits unusually shaped lots such as that which has existed at 21 Webber Place. Scurto also explained that the combination of the divided portion of the 21 Webber Place property with the 605 Lake Shore Road property would result in a property line length ratio for the 605 Lake Shore Road property that is greater than the "1 to 3" property line length ratio specified in the City's ordinances. This exceedance would occur along the southern property line of the 605 Lake Shore Road property. He also explained that the requested approval of the division and combination and thus the ratio exceedance would not, under the City's Ordinances, require that a separate variance application be filed with the City.

Kucyk asked how much of the southern property line of 605 Lake Shore Road would be in excess of the 1 to 3 ratio requirement if the application is recommended for approval by the Planning Commission, and also whether there are any other lots within the City that are in the same situation. Scurto responded that the southern property line would exceed the 1 to 3 ratio requirement by just 97 feet. Krolczyk responded further that because of the curve on Lake Shore Road in the vicinity of the subject properties, some such parcels and thus their property lines are longer than those of other parcels, but that none that are in precisely the same situation are known of.

DeMars stated that, if recommended for approval by the Planning Commission, the resulting parcels should be combined based on a Michigan Act 132 survey to show only two resulting parcels, not three parcels as currently legally described, and that the two such resulting parcels are to be assigned just two parcel identification numbers by the City's Assessor. City Attorney Brian Renaud agreed. McCarroll stated that the cost of the Act 132 survey should be borne by the Applicant.

Motion made by DeMars and seconded by McCarroll to recommend to the City Council approval of the proposed lot division, and separate motion made by DeMars and seconded by McCarroll to recommend approval to the City Council of the combination of the divided portion of 21 Webber Place with the 605 Lake Shore Rd. property, with both such recommended approvals being subject to the Applicant's obtaining of an Act 132 survey at the Applicant's expense, and both recommended approvals being made further subject to the City Assessor's assigning of separate tax parcel identification numbers to just the two resulting parcels, based on the Act 132 survey. Both motions were unanimously approved by the Planning Commission members, City Council Liaison Kucyk abstaining from voting on either motion.

COMMUNICATIONS –

Krolczyk updated the Commissioners on the remaining new construction projects in the City.

OLD BUSINESS – None

NEW BUSINESS

City Attorney Brian Renaud explained to the Commissioners that there is currently an appeal proceeding that is pending in the Wayne County Circuit Court, between the owner of 605 Lake Shore Road and the City and its Zoning Board of Appeals, regarding the City's earlier decision on a variance request submitted by the owner of the 611 Lake Shore Road property, which property is located adjacent to the property at 605 Lake Shore Road.

NEXT MEETING DATE - TUESDAY, NOVEMBER 24, 2020 AT 8:00 A.M. VIRTUAL ZOOM MEETING.

CHECK WEBSITE FOR INSTRUCTIONS

ADJOURNMENT - There being no further business, the meeting was adjourned at 9:02 a.m. on motion by Commissioner McCarroll and seconded by Commissioner Kucyk; unanimously approved 5-0.

Planning Secretary
Planning Commission