

**VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY**  
**MINUTES OF PLANNING COMMISSION MEETING**  
**Tuesday, July 28, 2020**

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, July 28, 2020 in the Osius Park Pavilion, 800 Lake Shore Road, Grosse Pointe Shores, Michigan. The meeting was called to order at 8:05 a.m.

Present: Chairperson Mary Matuja, Commissioners, Gary Mitchell, Pat Chasteen, Gary Gula, Pat Mc Carroll, Greg De Mars, Council Liaison Doug Kucyk

Excused: None

Also Present: City Planning Consultant Dave Scurto, Tom Krolczyk, Resident Carron-47 Colonial Rd., Mayor Ted Kedzierski

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

APPROVAL OF MINUTES: June 23, 2020 regular meeting, on motion by Commissioner Mitchell and seconded by Commissioner McCarroll, the minutes approved 7-0.

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS –

1. 56 Webber Place- Special Land Use Request, Athletic Court. Matuja read a letter from Dr. Saqqua the petitioner and asked that his athletic court be approved and stated he could not attend the meeting due to a scheduled surgery. Matuja asked if the petitioner could obtain more signatures from the surrounding properties. Resident Ballew at 627 Lake Shore Rd. stated that she was not opposed to the request after speaking with the owner about noise and lighting. Scurto stated that the drawings should include details and set-backs. After further discussion, McCarroll made motion to approve in concept with input from the Building department with the final details to make sure ordinance requirements are met, seconded by Mitchell approved 6-0, Kucyk abstained.
2. 47 Colonial Rd. –Special Land Use, Garage Extension. Petitioner Carron stated the need for his garage extension along with any other concerns that the Commissioners may have. Chasteen stated that it would improve the neighborhood. DeMars questioned the materials being used to construct the extension. Carron replied that all the materials used will match the existing structure. He also stated that the arborvitae hedge will be extended to the full length. Carron also submitted a letter of approval from his neighbor at 41 Colonial Rd. Scurto recommended approval provided that no impact on the adjacent residents is demonstrated. Motion by McCarroll, seconded by Mitchell, unanimously approved 6-0. Kucyk Abstained.

COMMUNICATIONS – None

OLD BUSINESS – 611 Lake Shore Rd. Variance request discussion- DeMars stated he doesn't under the role of the Planning Commission due to the Council's denial of the request at the City Council meeting and provided the MML guidelines for meeting notices. Mayor Kedzierski stated that an email had gone out prior to the meeting, an objection to the project threatening a lawsuit if passed. He also stated that there should be proper notice to petitioners and a deadline for neighbors to respond. McCarroll stated they have been threatened with lawsuits in the past and still

have moved forward with their decisions. He also stated there should be better communication between the Commission and City Council. Kucyk stated that the motion should have been to table the request and not deny it. Matuja presented 611 Lake Shore Rd.'s application and asked for it to be tabled stating that the neighbor's view was the determining factor. Before she could ask for it to be tabled, there was already a motion to deny prior to her completing the presentation. Mayor Kedzierski also stated that it should have been tabled until the next meeting and that a Special meeting could be called in the meantime if they are not available for the next Council meeting. Motion by Demars seconded by McCarrol that City Council reconsider their denial for 611 Lake Shore Rd. variance request and the Planning Commission's recommendation for approval, unanimously approved. 7-0

NEW BUSINESS – None

NEXT MEETING DATE- TUESDAY, AUGUST 25, 2020 AT 8:00 A.M.

ADJOURNMENT-There being no further business, the meeting was adjourned at 8:35 a.m. on motion by Commissioner Mitchell and seconded by Commissioner Kucyk; unanimously approved 7-0.

Planning Secretary  
Planning Commission