

VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY
MINUTES OF PLANNING COMMISSION MEETING
Tuesday, June 23, 2020

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, June 23, 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, Architect John Vitale, Resident Blake Johnson. Resident Dan De Keyser

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

APPROVAL OF MINUTES: January 28, 2020 regular meeting, on motion by Commissioner Chasteen and seconded by Commissioner Mitchell, the minutes approved 7-0.

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS –

1. 611 Lake Shore Rd.- Front Yard Variance Request. John Vitale explained the exterior modifications to the front part of the house and also explained the need for the modification due to the rear yard being very small. The patio/pergola on the front as shown is just a landscape feature. Mc Carroll asked if there would be second floor access in which Vitale stated No as it is on open ceiling pergola. Johnson also stated the whole house will be repainted in a whitewash and a blue trim so that the whole house matches. Scurto stated that a minor approval would be needed for a small portion of the front corner which would be in the front setback. Motion by Mitchell to recommend approval without any vertical walls, seconded by Mc Carroll, 6-0. De Mars abstained.
2. 914 Lake Shore Rd. – Detached Garage Variance Request & Special Land Use. De Keyser explained the project and the need for the carriage house for a live-in nanny. He also stated that the overall height could be lowered to 30 feet. Including the side setback as well. He also asked why other homes on Lake Shore currently have carriage houses. Matuja stated that those homes were grandfathered in and no other carriage have been built since the ordinance changes. She also asked if the current garage could be extended in lieu of a separate structure. De Keyser stated he would also be adding an additional garage. Mc Carroll stated that the front yard seems to be the issue and if approved could set a precedence along Lake Shore Rd. Commissioners discussed the possibility of doing an addition to the existing garage. De Keyser agreed to that and withdrew his original request for the garage variance but still wants to pursue the Special Land Use for additional garage space. Scurto stated that the addition to the existing garage could not be attached by a breezeway. Motion by Mc Carroll to approve the Special Land Use for the additional garage bays, seconded by Mitchell, unanimously approved, 7-0.

COMMUNICATIONS – Krolczyk gave Commissioners updates on the current construction projects in the city including the Ford House, 31 Colonial Rd., 707 Lake Shore Rd., 33 Willow Tree Place, 663 Lake Shore Rd., 900 Lake Shore Rd. and 816 Lake Shore Rd.

OLD BUSINESS – None

NEW BUSINESS – None

NEXT MEETING DATE- TUESDAY, JULY 28, 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 Gula; unanimously approved 7-0.

Planning Secretary
Planning Commission