

VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY
MINUTES OF PLANNING COMMISSION MEETING
Tuesday, September 22, 2020

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Tuesday, September 22, 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, , Council Liaison Doug Kucyk

Excused: Patrick McCarroll, Greg DeMars

Also Present: City Planning Consultant Dave Scurto, Tom Krolczyk,, Mayor Ted Kedzierski, Resident Perotta-81 Colonial Rd.

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

Motion by Kucyk and seconded by Mitchell to excuse Commissioners McCarroll and DeMars, Approved.

APPROVAL OF MINUTES: July 28, 2020 regular meeting, on motion by Commissioner Mitchell and seconded by Commissioner Kucyk, the minutes approved 5-0. Kucyk asked Krolczyk to reach out to DeMars to see if he had any changes.

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS –

1. 81 Colonial Rd.- Variance Request. Petitioner Perotta explained the reasons for the project and that a previous variance was granted for the addition of a mudroom which the second floor bedroom would be constructed above and will not protrude any further than the existing mudroom. Kucyk asked about the addition including the mudroom and asked if the materials being used would match the existing house. Perotta responded that all materials being used will match the existing home along with the roof lines. Matuja stated that Colonial Rd. lots are very small and sometimes require variances and that the Commission should not try to set a precedence. Gula asked about the balcony on the south side and that the site lines would look directly into the home south of him. Perotta spoke with the neighbors to the south about any concerns who also has a balcony, and explained that there is a 20-foot shrub-line between the two properties. Scurto stated he recommends approval as long as there are no objections from the neighbors East and South. He also stated that if the shrub line were to die on the rear property line, there would be virtually no screening. Motion by Mitchell seconded by Gula to approve the request with the exception that the South shrub line must be maintained at its current height. Approved 5-0, Kucyk and Kedzierski abstained.

COMMUNICATIONS – Beline Obeid explained to the Commission that her client at 21 Webber Place seeks a lot split and that they will be coming before the Planning Commission at the October meeting. My Boyle stated that the property was split originally this way back in 1977 for the Webber Estate. Scurto stated that the Land Division Act and the City Attorney are currently reviewing the request and that the 3 to 1 lot ratio has to be met. Beline thanked the Commission for their time and stated that they will be on the agenda for the October 27th meeting.

OLD BUSINESS – None

NEW BUSINESS – Mayor Kedzierski gave the Commissioners an update on the status of the Deeplands project and will also meet with Russell regarding screening.

NEXT MEETING DATE- TUESDAY, OCTOBER 27, 2020 AT 8:00 A.M. ZOOM MEETING.

CHECK WEBSITE FOR INSTRUCTIONS

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 5-0.

Planning Secretary
Planning Commission