

CITY OF GROSSE POINTE PARK PLANNING COMMISSION – AUGUST 12<sup>TH</sup>, 2020  
7:00 P.M.

A special meeting was held via Zoom due to Governor Whitmer’s Executive Order 2020-160 and to minimize the spread of COVID-19. The meeting was called to order by Chairman Olds.

Roll Call

The following were electronically present: Chairman Olds, Commissioners Gaskin, Fikany, Sanpere, Goodwin, Lindsay, Councilmember Grano, and Mayor Denner.

Also electronically present: Nick Sizeland, City Manager; Jake Howlett, City Attorney; Leah Smith, Assistant to the City Manager.

Minutes

Chairman Olds presented to the Board the minutes of December 10, 2019 for approval.

Motion by Mayor Denner, support by Commissioner Gaskin, to approve December 10, 2019 minutes as presented.

AYES: Commissioners Gaskin, Fikany, Sanpere, Goodwin, Lindsay, Councilmember Grano, Mayor Denner, and Chairman Olds.

NAYS: None

Public Comment on Agenda Items

City Manager Sizeland read written comments from five business owners, nine non-residents, and fifteen residents.

Twenty-Two residents and two non-residents made verbal comments.

Adoption of Amended and Restated Bylaws

Chairman Olds asked City Manager Sizeland to present the amended and restated bylaws for approval.

City Manager Sizeland stated that the amended and restated bylaws include the following:

- Name and purpose
- Membership
- Meetings
- Officers
- Record
- Committees and
- Powers

City Manager Sizeland noted that there is a typo under Section D, number 1 regarding regular meetings. The sentence should read “meetings will be held four times a year, quarterly”.

Motion by Chairman Olds, support by Commissioner Gaskin, to approve the amended and restated bylaws of the Planning Commission of the City of Grosse Pointe Park with the following language change under Section D, Number1: Regular meetings of the Planning Commission will be held quarterly with dates to be determined on an as needed basis.

Commissioner Lindsay inquired about adding language under Section 2, number A-3 regarding ex-officio members on the commission and if they are voting members or not and inquired on if that is a conflict because two of the ex-officio members also serve on the Zoning Board of Appeals.

City Attorney Howlett stated that yes, the ex-officio members can vote and that there is no conflict. It is common for members of the Planning Commission to also serve on the Zoning Board of Appeals.

Commissioner Sanpere requested that under meetings, absences be reduced to two instead of three because the Planning Commission meetings are quarterly.

AYES: Commissioners Gaskin, Fikany, Sanpere, Goodwin, Lindsay, Councilmember Grano, Mayor Denner, and Chairman Olds.

NAYS: None

#### Site Plan Review – Schaap Center

City Manager Sizeland introduced the team presenting the Schaap Center Site Plan for consideration. The presenters included from the City of Grosse Pointe Park Building Official Ron Supal, City Manager Sizeland, City Attorney Howlett; and from the Schaap Center team spokesperson Jamie Rae Turnbull, Scott Cave from CBRE, Greg Boyle, and Clare Jagenow.

City Attorney Howlett clarified that the purpose of this meeting is for the Planning Commission to review and evaluate the submitted site plan against the City's current ordinances and zoning codes.

The Schaap Center Team presented the Schaap Center Site Plan for approval. Highlights include:

- A review of the facility which will be home to a 424-seat theatre and the Jane and Richard Manoogian Art Gallery.
- Explanation of the role of the Urban Renewal Initiative Foundation (URIF) and the Grosse Pointe Park Council for the Arts.
- Update on the status of the fundraising for the capital campaign and endowment.
- Overview of the programming partners including the Grosse Pointe Theatre and the Grosse Pointe Symphony Orchestra.
- Overview of the expected economic impact including a list of local businesses in support of the project.
- Explanation of the Schaap Center organizational chart and operating budget through 2026.
- Overview of the MOUs in place between the URIF and the City of Detroit and the URIF and the City of Grosse Pointe Park Downtown Development Authority.
- A detailed explanation of the parking plan and facility design.

Chief Building Inspector Ron Supal also provided an overview as to how the submitted plan meets the City's zoning ordinances regarding parking; how the height of the facility meets the requirements per

2015 Michigan Building Code Chapter 5, section 504.3; and how the facility meets the definition of a public facility under the 2015 Michigan Building Code.

Motion by Chairman Olds, support by Commissioner Gaskin, to approve the site plan for the A. Paul and Carol C. Schaap Center for the Performing Arts and the Richard and Jane Manoogian Art Gallery.

Commissioners Lindsay and Sanpere both stated that the project should require a variance approval for the parking, building height, and type of facility.

AYES: Commissioners Gaskin, Fikany, Goodwin, Councilmember Grano, Mayor Denner, and Chairman Olds.

NAYS: Commissioners Sanpere and Lindsay.

#### New/Old Business

Commissioner Lindsay stated that the ad hoc committee for schools has been working with the Grosse Pointe School District regarding the future use of Trombly elementary. The School District ceased the use of Trombly as an elementary school at the end of June of this year. The School District did vote to keep the building open to host a pilot Early Childhood Education (ECE) program for a year dependent upon a one million dollar donation. The School District has set a deadline for the donation to be in place by September 1<sup>st</sup>. If the donation has not been received by that date, School District Administration would like to have the proposed use of the building presented to the School Board by October 30<sup>th</sup>.

Commissioner Sanpere requested an update on where the City is at with the request for proposals that were due at the end of July for the Master Plan Update/Revision.

City Manager Sizeland stated that the City received eight proposals in response to the RFP that was released. City Administration is currently reviewing and scoring the proposals and those proposals will be presented at the City Council meeting on August 24<sup>th</sup>. City Administration and the City Attorney is currently investigating the role of the Planning Commission in selecting the consulting firm to award.

Mayor Denner inquired on when the proposed DPW Facility will be presented to Planning Commission for discussion.

City Manager Sizeland stated that the City is currently working with the architect to finalize the design of the building and is anticipating presenting the final design to Planning Commission for consideration within a month.

#### Public Comment on New/Old Business

Six residents made verbal comments.

Motion by Mayor Denner, second by Commissioner Goodwin, to adjourn at the meeting.

AYES: Commissioners Gaskin, Fikany, Sanpere, Goodwin, Lindsay, Councilmember Grano, Mayor Denner, and Chairman Olds.

NAYS: None

With no further business, the meeting adjourned at 12:05 am.