

AGENDA
CITY OF GROSSE POINTE PARK
PLANNING COMMISSION
February 10, 2022 7:00pm

SPECIAL NOTICE: Although COVID-19 remains an imminent threat to the public within Wayne County, governmental meetings subject to the Open Meetings Act, 1976, PA 267, must be held with the voting members in-person due to changes in the Open Meetings Act. To minimize the continued airborne transmission of COVID-19 and maximize guidelines for meetings to allow for safe public access and participation to meetings during the rapidly changing COVID-19 environment masks will be required as part of in person attendance.

- I. Call to Order
- II. Roll Call
- III. Approval of December 16th Meeting Minutes
- IV. Public Comment – Agenda Items
- V. New Business
 - a. Selection of Chair, Vice Chair and Secretary
 - b. Setting Public Hearing Date for Master Plan
- VI. Old Business
 - a. Master Plan Subcommittee Discussions
- VII. Public Comment Non-Agenda Items
- VIII. Adjournment

How to Submit Public Comment There will be two options for how to public comment for this meeting: attending the meeting in person or written comment. There will be public comment on agenda and non-agenda items at the beginning and end of the meeting. Spoken comments will be limited to three minutes. Written comments will be limited to 250 words. Written comments can be submitted directly to clerk@grossepointepark.org. Written submissions need to be 250 words or less and be submitted by 5:00 p.m. on Wednesday, February 9, 2022.

Live Stream: The Official City of Grosse Pointe Park Facebook Page will be live streamed during the City Council meeting. Facebook Live comments will not be read as public comment. The meeting recording will be posted to the City of Grosse Pointe Park YouTube page.

CITY OF GROSSE POINTE PARK PLANNING COMMISSION
December 16, 2021; 7:00 pm

An electronic meeting was held through Zoom due to the Wayne County Public Health Order and to continue decreasing the spread of COVID-19.

CALL TO ORDER

The meeting was called to order by Chair Lindsay.

ROLL CALL

The following were electronically present: Commissioners Coletta, Evans, and Vethacke; Mayor Hodges, Vice Chair Chesterton, and Chair Lindsay.

Also electronically present: Nick Sizeland, City Manager; Erica Shell, City Attorney; John Jackson, McKenna; George Bailey & Rich Inger, GSR Properties LLC; and Courtney Delmege, Deputy Clerk.

Excused Absence: Commissioner Sanpere

APPROVAL OF OCTOBER 20, 2021 MEETING MINUTES

Chair Lindsay presented to the Board the minutes from October 20, 2021 for approval.

AYES: Commissioners Coletta, Evans, and Vethacke; Mayor Hodges, Vice Chair Chesterton, and Chair Lindsay.

NAYS: None

ABSENT: Commissioner Sanpere

PUBLIC COMMENT AGENDA ITEMS

City Manager Sizeland stated no written comments were received.

There were no verbal comments.

NEW BUSINESS – SETTING 2022 MEETING DATES

City Manager Sizeland presented 2022 meeting dates. As required by the MI Planning Enabling Act of 2008 the Planning Commission shall meet at least four times a year. For your review are 6 proposed meetings throughout the year that meet on either Wednesdays or Thursdays at 7:00 p.m. Proposed dates for 2022 are as follows: February 3, April 14, June 1, August 3, October 6, and December 7.

Motion by Vice-Chair Chesterton, supported by Commissioner Coletta, to approve meeting dates of February 3, June 1, August 3, October 6, and December 7, 2022 with an April meeting date to be determined.

AYES: Commissioners Coletta, Evans, and Vethacke; Mayor Hodges, Vice Chair Chesterton, and Chair Lindsay.

NAYS: None

ABSENT: Commissioner Sanpere

NEW BUSINESS – TRAINING SESSION SPECIAL LAND USE REVIEW

City Manager Sizeland introduced John Jackson of McKenna to present the training session on special land use. According to the Michigan Zoning Enabling Act (P.A. 110 of 2006), zoning ordinances can include special land uses. A special land use includes principal uses permitted subject to special conditions. If there is a proposal with special conditions, it must go through a process consisting of the following: public hearing; specific standards; general standard; Planning Commission decision (denial, approval, or approval with conditions); and a site plan review. Any kind of approval for a special condition use, would include a condition that says subject to site plan approval. Then, in a second motion, the Planning Commission would act on the site plan by denial, approval, or approval with conditions so if there is a change in the site plan, this would trigger revisiting the special land use in the future.

NEW BUSINESS – PUBLIC HEARING PROPOSED WAYBURN DEVELOPMENT

City Manager Sizeland introduced George Bailey and Rich Inger of GSR Properties LLC to present the proposed 4-unit townhouse development on Wayburn. There were no verbal comments made. There were four written comments expressing denial of the land use, and there was one written comment expressing moving forward with the proposal.

Motion by Vice-Chair Chesterton, supported by Mayor Hodges to table proposal until next meeting.

AYES: Commissioners Coletta, Evans, and Vethacke; Mayor Hodges, Vice Chair Chesterton, and Chair Lindsay.

NAYS: None

ABSENT: Commissioner Sanpere

NEW BUSINESS – MASTER PLAN SUBCOMMITTEE GROUPS DISCUSSION

Chair Lindsay presented three master plan subcommittee groups. The three groups are as follows:

- City Form which consists of zoning recommendations, permitting process, design standards, housing, business districts, looking at the design of the business districts not limited to policy, and the idea of moving the City toward becoming a redevelopment ready community.
- Mobility which consists of streetscapes, bike lanes, parking, transit, and crossings.
- City Services which consists of City infrastructure including water and sewer, schools, parks, treescapes, and business districts policy verse design to incentivize new business.

Chair Lindsay assigned the subcommittee groups to the Commissioners as follows:

- City Form: Vice-Chair Chesterton and Commissioner Vethacke
- Mobility: Commissioners Sanpere and Coletta
- City Services: Chair Lindsay and Commissioner Evans

Mayor Hodges presented stepping back to look for areas that are not covered by the subcommittee groups including: City owned properties inside and outside of the jurisdiction and how these properties can be interwoven into the Master Plan; infrastructure on a capital level; and lastly, stimulus funding to direct resources towards appropriate investments.

City Manager Sizeland stated he would rotate between the three subcommittee groups.

OLD BUSINESS

No old business was presented.

PUBLIC COMMENT NON-AGENDA ITEMS

City Manager Sizeland stated no written comments were received.

There was one verbal comment.

ADJOURNMENT

Motion by Commissioner Coletta, supported by Commissioner Vethacke, to adjourn the meeting.

AYES: Commissioners Coletta, Evans, and Vethacke; Mayor Hodges, Vice Chair Chesterton, and Chair Lindsay.

NAYS: None

ABSENT: Commissioner Sanpere

With no further business, the meeting adjourned at 9:05pm.



Planning Commission Meeting

Date: February 10, 2022

TITLE: Master Plan Public Hearing Date	DATE: February 8, 2022
SUMMARY: As part of the Master Plan process the Planning Commission needs to hold a public hearing to adopt the Master Plan. Planning Commission would approve of the recommended subcommittee results discussed then MKSK will integrate those edits into the draft review for the Public Hearing.	
FINANCIAL IMPACT: None	
RECOMMENDATION: Set Master Plan Public Hearing for March 14 th at 7pm	
PREPARED BY: Nick Sizeland	TITLE: City Manager



Planning Commission Meeting

Date: February 10, 2022

TITLE: Master Plan Subcommittees	DATE: February 8, 2022
<p>SUMMARY: The planning commission at its last regular meeting divided into three groups to discuss the survey results of the draft master plan.</p> <p>Amy Chesterton & Mike Vethacke -- Neighborhoods and Zoning Katherine Sanpere & Patrick Coletta - Complete Streets Matt Evans & Michele Lindsay -- Business Districts, Sustainability and Priority Investments</p> <p>They were tasked with answering and reviewing the following.</p> <ul style="list-style-type: none">• Identify public comments that relate to your category and ask if the action items correspond to those comments• Is the timing for meeting these objectives reasonable?• Is the priority level (high, med, low) appropriate?• Can we identify other partners to assist our city in achieving these goals? <p>The subcommittees will discuss their results at the meeting and recommend to MKSK their results to be incorporated into the Master Plan.</p>	
FINANCIAL IMPACT: None	
RECOMMENDATION: Forward recommended comments from Commission to MKSK to incorporate in the City Master Plan	
PREPARED BY: Nick Sizeland	TITLE: City Manager