

CITY OF GROSSE POINTE PARK PLANNING COMMISSION – September 24th, 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, and Mayor Denner.

Also electronically present: Nick Sizeland, City Manager; Jake Howlett, City Attorney; Pat Thomas, Public Works Supervisor; and Leah Smith, Assistant to the City Manager.

Minutes

Chairman Olds presented to the Board the minutes of August 12th, 2020 for approval.

Motion by Commissioner Gaskin, supported by Commissioner Goodwin, to approve the minutes as presented.

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

NAYS: None

Public Hearing – Department of Public Works Facility

City Manager Sizeland read written comments from two residents.

One resident and one non-resident made verbal comments.

Site Plan Review – Department of Public Works Facility

City Manager Sizeland stated that the conceptual design being presented was for the new Public Works Facility located on Mack Avenue between Maryland and Wayburn Street. The presented design has been developed by Stuckey Vitale Architects with civil engineering assistance provided by Stonefield Engineering. The new facility will be approximately 17000 square feet and includes a secure storage yard and mezzanine inside to provide additional storage. The facility was approved by City Council in December of 2019 and the TIFA Amended Development Plan in June 2020. The City also worked closely with OHM Advisors to identify the top needs for the new facility.

Public Works Supervisor Thomas stated that the current facility is too small and the size of the current facility creates numerous functionality issues. Based on the conceptual design provided, the new facility will provide adequate space for movement and various tasks to be completed at the same time.

City Attorney Howlett reminded the Commission that the City does not have to follow zoning code for City projects.

City Manager Sizeland stated that the City also had OHM Advisors complete a review of conceptual design and the City’s zoning code. In a letter to the City, OHM Advisors did confirm that the project does not meet the zoning code for the area however, the City is exempt from following Zoning Code for City

projects. OHM Advisors also encourages the use of additional screening measures for surrounding the facility to maintain harmony between the City and residents in close proximity to the facility.

City Manager Sizeland introduced John Vitale and James McNelis from Stuckey Vitale Architect to present the conceptual plan for the facility in detail.

Mr. McNelis also introduced Eric Williams and Kevin Heffernan from Stonefield Engineering, who served as the Civil Engineers on the project. Mr. McNelis stated that the proposed building was designed to highlight the entrance of the City. The new facility will be approximately 17565 square feet and will be a pre-engineered building, which will help maintain a more upscale look with lower cost. The conceptual design includes the following elements:

- A main entrance off of Mack avenue.
- A maintenance garage and office space.
- A second story mezzanine inside the facility to provide additional storage space.
- A lighting design and plan to help provide adequate light for work to be done while also lowering the impact on residents
- A landscaping plan for the facility including the placement of arborvitae and screening along the back of building facing Wayburn avenue to decrease noise and light spillage into the neighboring residential area

Chairman Olds and Commissioners Gaskin, Fikany, Sanpere, Goodwin, and Lindsay all stated concerns with the kinds of material being utilized on the sides and the back of the building. They all stated that they would prefer to see the same brick façade on the Mack Avenue side around the entire building.

Mr. Vitale stated that they could work with the City and look for additional ways to soften the backside of the building. Currently, insulated metal foam panels are being used on the back and sides of the building because it is long lasting, functional, and cost effective.

Commissioner Gaskin inquired on if there were any anticipated issues with stormwater run-off as designed.

Mr. Williams stated that the current design does meet all of Wayne County's standards and requirements for stormwater management and negative impact is not anticipated.

Commissioner Gaskin inquired on the small numbers included by each light fixture on the lighting plan.

Mr. Williams stated that each number is a foot candle reading. The lighting was designed with the neighboring residential areas in mind and all of the lights are LED fixtures and any lights that back up directly to a home will have a house shielding to shield the house from any light shining directly in. All of the lights around the perimeter of the property are around zero and any numbers higher than zero are small which indicates very low light flooding.

Commissioner Gaskin inquired on the height of the brick wall shown as part of the landscape plan and is it tall enough to screen the building for the adjacent residential area.

Mr. Vitale stated that the wall included in the design is 6 feet, which is higher than an average humans sight line of five feet. The current height still provides adequate screening and sound protection without

it being overwhelming for the neighbors. Mr. Williams also added that the arbs to be planted will grow to a height of about seven feet to make the wall more appealing.

Commissioner Gaskin and Lindsay inquired if an elevator was going to be installed for access to the mezzanine to haul equipment and materials.

Mr. Vitale stated that a removable railing is being anticipated for use so that a portable lift or hauler could be used to lift materials up there when necessary.

Commissioner Goodwin inquired how noise mitigation was incorporated into the design.

Mr. Vitale stated that the building will be fully insulated once built which will help decrease noise. He also stated that they considered building a taller wall in areas where the facility is in close proximity to residential property. However, they determined that the six-foot wall will be adequate along with the added benefit of the arbs that are being planted. When planted, the arbs will already be six feet tall.

Commissioner Lindsay inquired if the mezzanine could be extended further to increase storage capacity for the future.

Mt. Vitale stated that has been considered and the design team does believe there is a possibility to add mezzanine storage on the other end of the building. There is a code restriction regarding that only 30% of mezzanine storage can be included in a building but the design has not hit that maximum capacity yet.

Commissioner Lindsay inquired if there is enough of a turning radius for deliveries built into the current design.

Mr. Williams stated the building was designed with the intention of delivery trucks entering off of Maryland and they would pull through the alley heading west. Delivery companies were contacted and their feed back was integrated into the design.

Commissioner Sanpere stated that she would like to see a sustainability plan incorporated more into the design and construction of the facility to serve as an example for other projects in the future.

Motion by Chairman Olds, supported by Mayor Denner, to approve the site plan with a recommendation to the City Manager to take into consideration all of the comments made by the Planning Commission members and act on the comments made to the highest extent possible.

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

NAYS: None

New/Old Business

No new/old business was presented.

Public Comment Non-Agenda Items

Three residents made verbal comments.

Motion by Chairman Olds, second by Commissioner Fikany, to adjourn the meeting.

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

NAYS: None

With no further business, the meeting adjourned at 8:40 pm.