

CITY OF HUNTINGTON WOODS
REGULAR MEETING OF THE CITY COMMISSION
DRAFT MINUTES

October 25, 2021

7:00 p.m.

In Person Meeting – Huntington Woods Commission Room

Commissioner Mike Wright called the Meeting to order at 7:02 p.m.

PRESENT: Jill Ingber, Mike Wright, Rick Polan, Chris Golembiewski, Sheldon Kohn, Todd Sperl, Jules Olsman, Gail Linden

ABSENT: Blake Moore (excused)

City Staff Present: Zoning Administrator, Hank Berry.

APPROVAL OF AGENDA

Moved by Jill Ingber and seconded by Todd Sperl to approve the October 25, 2021, agenda.

APPROVAL OF MINUTES

Hank Berry:

Requested that the minutes approval be deferred to the next meeting.

Jill Ingber:

Motioned for the minutes to be deferred to the next meeting. Seconded by Jules Olsman

Ayes: Golembiewski, Kohn, Sperl, Linden, Ingber, Polan,
Olsman, Wright

Nays: None

Absent: Moore (excused)

The Motion Carried.

AGENDA ITEMS:

Matter of an addition to the Purdy residence at 10145 Talbot _ addition

Commissioner Wright called for review of the site plan for 10145 Talbot.

Brian Howard is present with HF Architecture on behalf of the plan, as well as the resident, Scott Purdy. Howard stated the project is a two-story addition off the back of the house.

The purpose of the addition is to add a first-floor master bedroom, to create a covered, enclosed porch area, behind, and expand their family room. Also, Howard stated, the purpose was to create another bathroom and bedroom on the second floor, which currently has a bedroom and a bathroom, in its master currently, and the residents want to create another bedroom as a guest room.

The new additions are not visible from the front of the house, they occur below the main ridge line of the house, and also exist behind the current existing addition that is on the east side of the house. Howard plans to remove all of the existing aluminum vinyl siding off of the house, and so harvest shingle on the second floor, and extend and expand the existing brick on the first level of the house, it will be repainted.

Zoning Administrator, Hank Berry stated that the plans meet the requirements of the code. He also stated that the plan does follow the rear contours of the house, as stated by Howard. Berry showed the Commission the site plan blueprint, which corroborates what Howard previously stated about the addition plan. Berry stated that the plan lessens mass, instead of enhancing it. It meets the lot coverage, it meets the maximum size, the front yard will not change, the height is still two stories, 23 feet. They meet the bonus calculations (even though not all are needed). There are a lot of breaks in the architecture and has a lot of design characteristics. Berry suggested Howard talk about the west elevation window, as a potential issue.

Olsman: “Great. Pretty straight forward. Nice plans. No Problems”

Sperl: “This looks really good”

Kohn: Asks what is behind the blank wall on the west elevation.

Howard: Half of the brick is the master bath, and master bedroom. His opinion is that there is not enough wall to put a window there. A higher horizontal window is introduced on the south elevation within the addition plans.

Kohn: How wide is the area that is without a window?

Howard: It is 3-3.5 feet wide, if that.

Kohn: My concern is with the total width of that brick area.

Howard: There is a four-foot section of brick, and then a five-foot section of brick, set back about ten feet.

Kohn: Just wanted to get a handle on what the spacing is actually like. Concluded that there is not sufficient space for a window there.

Howard: Stated is it not a nine-foot plane, there is a set back within the wall. Feels a window would look forced, and not look natural on the home.

Berry: The break and the articulation of the wall, is sufficient to create enough architectural interest and enough diversity that a window is not necessary, and it doesn't fit without looking like it shouldn't be there.

Golembiewski: No questions.

Polan: Confirming that the plans do not have any sizes in them.

Howard: This was brought to his attention after he submitted this. They submitted the plan way before the deadline time, when Berry then emailed Howard and said I don't see window sizes on here. Howard said it was okayed to put them on the PDF's and not the printed set of plans.

Polan: Is that acceptable then?

Berry: Yes, because when we get a final document, that goes into a permit, Howard will take the sizes for the windows and transpose them onto the paper document, and the city will be supplied with two copies of that. Both will be signed for permit, and then go back to him. This is a fairly routine process for us.

Ingber: Confirming all of the brick will be painted to match. Is the brick currently painted?

Howard: It is. Color scheme has not yet been decided, but it is currently white.

Ingber: No further questions.

Linden: No questions.

Motion to approve plans:

Moved by Linden and seconded by Olsman to approve the Site Plan for the Purdy Residence at 10145 Talbot.

Ayes: Golembiewski, Kohn, Sperl, Linden, Ingber, Polan,
Olsman, Wright

Nays: None

Absent: Moore (excused)

The Motion Carried.

OTHER BUSINESS:

Berry: December 6th, 2021. There is an opportunity for a Special Meeting Date of December 6th, 2021 to receive the initial draft of the Master Plan to review. Not usually a meeting in December, but it is being suggested because there is not usually a meeting in December, and it will be less congested at the beginning of the month. The November meeting would like to be held for CIB Planning, who has been talking to the commercial sites in Huntington Woods, to find out what they're looking for and allow them to give a presentation to the planning commission prior to the December 6th meeting. This meeting date allows for publicity and it is necessary for the meeting to be successful.

Moved by Ingber and seconded by Kohn to approve the Special Meeting Date for the Planning Commission on December 6th, 2021 at 7:00pm at City Hall, pending a change of venue based on attendance.

Ayes: Golembiewski, Kohn, Sperl, Linden, Ingber, Polan,
Olsman, Wright
Nays: None
Absent: Moore (excused)

The Motion Carried.

Hank Berry spoke about Gordon Glidden's passing , who previously served on the commission who recently passed away. He thanked Sheldon Kohn for stepping in to fill the vacancy.

ADJOURNMENT:

Moved by Gail Linden and seconded by Olsman to adjourn the Planning Commission meeting.

Ayes: Golembiewski, Kohn, Sperl, Linden, Ingber, Polan,
Olsman, Wright
Nays: None
Absent: Moore (excused)

The Motion Carried, meeting adjourned at 7:23 p.m.

Submitted
Amy Berry - Recorder