

**PLANNING COMMISSION MINUTES  
Monday March 25<sup>th</sup>, 2019**

The meeting was called to order by Martha Shrode at 7:07 pm.

**PRESENT:** Sheldon Kohn, Martha Shrode, Aaron Sullivan, Michael Wright, David Schwartz,  
Jill Plamper

**Staff:** Hank Berry

**ABSENT:** Jill Ingber, Kim Watts, Joe Rozell

**Approval of Agenda**

**Motion to approve the agenda by Sheldon, seconded by Jill.**

**Yeas: Kohn, Shrode, Sullivan, Wright, Schwartz, Plamper**

**Nays: None**

**Approval of Minutes from February 25, 2019**

**Motion to approve the Minutes from February 25, as written by Sheldon, seconded by David.**

**Yeas: Kohn, Shrode, Sullivan, Wright, Schwartz, Plamper**

**Nays: None**

**Matter of discussion whether to opt out and prohibit Recreational Marijuana establishments**

Hank explained that the Marihuana law was referred to the Planning Commission for discussion by the City Commission. He explained the new law to the Planning Commission and the potential impact opting in or out may have.

He explained the options to Opt in which would allow Marihuana establishments in the city, They could recommend Opt out and not allow it or there was an option to opt in or out for only parts of the law. He went over the possible locations and pointed out their proximity to the parks. He also discussed the other communities that have opted out and the general philosophy of letting it play out before perhaps opting in at a later date.

Hank pointed out that any action would come in the form of a recommendation to the City Commission.

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Mike asked that since a high number of voters in the city were favorable to legalization and other communities were opting out whether it would actually be available to those that wanted to use or obtain it.

Hank said that there were communities within 5-10 mile radius potentially including Berkley, Hazel Park and others that expressed an interest in opting in or have and while it would not be in our backyards it would still be within a 5-10 minute car ride. He also said opting in was an option for the city commission at any time.

Jill said she was concerned with the business locations being so close to our parks.

Martha asked what the staff position or recommendation was.

Hank said that both he and the city attorney suggest opting out for at least the time being to allow us to learn what happens in other communities and see what if any legal challenges play out. He said the city lacks retail space that isn't directly attached or bordering residential or recreational property so it makes it unique and in some cases potentially problematic. He pointed out that ultimately the City Commission will decide but they asked for a recommendation.

Sheldon said understands the issue and feels that letting the issue settle is ok with him and he would support staff's thoughts and concerns. He also said that if everyone opts out it wouldn't be available for those that would like to use it. He thought that may be a concern given the vote.

Hank said that while the community was substantially in favor of the legalization he would imagine that it would be no more difficult and in fact less difficult than obtaining medical grade marihuana is now.

Aaron agreed and said he also thinks that opting out is a good strategy.

David also agreed.

Sheldon said he supported opting out but he wanted there to be a discussion on all points.

Martha said she favors opting out and doesn't believe it has a place in Huntington Woods as there is no place to allow it that doesn't have children close by.

**Vice Chair Shrode opened Public Participation on the matter.**  
**Seeing no persons wishing to speak then closed public participation.**

Martha said that even if the city opts out that doesn't prevent them from opting in at a later date.

Hank said that was correct.

Martha asked if anyone else had any questions or concerns and no one did.

**Motion by Jill, Seconded by Aaron to recommend to the City Commission to opt out of allowing marihuana establishments in Huntington Woods.**

**Yeas: Kohn, Shrode, Sullivan, Wright, Schwartz, Plamper**

**Nays: None**

**Matter of Site Plan Review for an addition to the Ruelle residence at 8914 Borgman.**

Matthew Stroud from Christopher Thomas Builders explained the project and the need for the new space and roofline. He said they would be expanding an existing attic.

Hank explained that the project would need a variance for the third floor as code only allows two in that zone district. He pointed out that the lot was platted off of Humber but the house fronted Borgman making additions difficult. They would have to make their case to the ZBA. So should the Commission approve the plan it would be subject to a variance being granted.

Jill expressed concern over the roof line facing north.

Martha agreed and said the project look weighted to that direction.

Mr. Stroud said since the house fronted on Borgman it was more essential that they protect that view so they raised the roof and went off the back of the structure which is the side of the lot.

Jill said she understood the problems but the roof was a concerning.

**Public Participation**

**James Webster, 8816 Borgman, said he likes and supports the project.**

**Seeing no additional persons wishing to speak, Martha Shrode closed Public Participation.**

**Motion by Michael, seconded by Aaron to approve the plan as shown subject to a ZBA Variance for the third story.**

**Yeas: Kohn, Sullivan, Wright, Schwartz,**

**Nays: Shrode, Plamper**

Hank said the project does not pass for lack of 5 affirmative votes. Jill said she thought they needed four and wanted to reconsider her vote.

**Motion by Jill to reconsider the vote based on new information, second by Aaron**

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**Yeas: Kohn, Sullivan, Wright, Schwartz, Shrode, Plamper**

**Nays: None**

**Motion by Michael, seconded by Aaron to approve the plan as shown subject to a ZBA Variance.**

**Yeas: Kohn, Sullivan, Wright, Schwartz, Shrode, Plamper**

**Nays: Shrode**

**Matter of Site Plan Review for an addition to the Amberg residence at 13314 Sherwood.**

Jim Amberg explained his addition which was a simple 74 sq. ft. addition. He said it would be brick and meet all the requirements.

Hank explained the details of the project and still met code for the sq. ft. The project complied for bonuses and did meet requirements. He said it was a very small and simple project.

Sheldon said he was fine with the project.

Aaron said it fit well.

Jill said it looked good.

**Public Participation**

**Seeing no persons wishing to speak, Martha Shrode closed Public Participation.**

**Motion by Jill, seconded by Michael to approve the plan as shown.**

**Yeas: Kohn, Plamper, Sullivan, Wright, Schwartz, Shrode**

**Nays: None**

**Matter of Site Plan Review for an addition to the Lublin residence at 10784 Vernon.**

Michael Wright disclosed that he did see the Lublins' socially but indicated that he felt he could be impartial. He said he would recuse himself if anyone on the board felt he should.

After a brief discussion it was decided he should hear the case by consensus.

Michael Ostrowski , the designer, went over the project in detail and showed the changes to the structure. He explained the second floor addition and porch..

Hank said the project as presented met code requirements. It also qualified for all character bonuses.

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David said it was a nice change.

Martha said she liked the use of materials.

### **Public Participation**

**Seeing no persons wishing to speak, Martha Shrode closed Public Participation.**

**Motion by Jill, seconded by Michael to approve the plan as shown.**

**Yeas: Kohn, Plamper, Sullivan, Wright, Schwartz, Shrode**

**Nays: None**

### **Election of Officers**

#### **A) Chairman**

**Sheldon Nominated Michael Wright, Seconded by Jill, No other nominations were forthcoming and Michael accepted the nomination.**

**Yeas: Kohn, Plamper, Sullivan, Wright, Schwartz, Shrode**

**Nays: None**

#### **B) Vice Chair**

**Michael Nominated Aaron Sullivan, Seconded by David , No other nominations were forthcoming and Aaron accepted the nomination.**

**Yeas: Kohn, Plamper, Sullivan, Wright, Schwartz, Shrode**

**Nays: None**

#### **ZBA liaison**

**Jill nominated Michael Wright, Seconded by David, No other nominations were forthcoming and Michael accepted the nomination.**

**Yeas: Kohn, Plamper, Sullivan, Wright, Schwartz, Shrode**

**Nays: None**

### **Public Participation**

**Seeing no persons wishing to speak, Martha Shrode closed Public Participation.**

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**Public Participation**

**Seeing no persons wishing to speak, Martha Shrode closed Public Participation.**

**Motion to adjourn by Sheldon, seconded by Jill.**

**Yeas: Kohn, Plamper, Sullivan, Wright, Schwartz, Shrode**

**Nays: None**

The meeting adjourned at 8:15 p.m.  
Hank Berry  
Recorder