

**PLANNING COMMISSION MINUTES  
Monday November 25, 2019  
City Hall, 7:00 pm  
DRAFT**

The meeting was called to order by Chairman Michael Wright at 7:10 p.m.

**PRESENT:** Jill Ingber, Martha Shrode, Richard Polan, Joe Rozell and Michael Wright.  
Staff: Hank Berry

**ABSENT:** Jill Plamper, Kimberly Watts, Sheldon Kohn, David Schwartz

**Approval of Agenda**

**Motion by Rozell and seconded by Shrode to approve the agenda as presented.**

**Yeas:** Wright, Ingber, Shrode, Polan, Rozell

**Nays:** None

**Absent:** Plamper, Watts, Kohn, Schwartz

**Motion passed.**

**Approval of Minutes from September 23, 2019 and October 28, 2019**

**Motion by Ingber and seconded by Shrode to approve the September 23, 2019 and October 28, 2019 meeting minutes as presented.**

**Yeas:** Wright, Ingber, Shrode, Polan, Rozell

**Nays:** None

**Absent:** Plamper, Watts, Kohn, Schwartz

**Motion passed.**

**Matter of Public Hearing for Storm Water Management Ordinance Amendment to Article 9 of the Zoning Ordinance**

City Manager presented the ordinance to the Planning Commission. She explained that earlier in the year there was a thread on NextDoor suggesting that pesticides and fertilizers be banned from use in the City. She has confirmed with the Parks Department and the Department of Public works that the City and its contractors do not use pesticides or fertilizers on public property. City Commissioner Rozell was asked by a resident if the City would consider an ordinance banning pesticides and fertilizer on private property. The City Attorney conducted a review and did not find a community that bans pesticide use on private property but did find ordinances that prohibit improper use of pollutants, so they do not enter the sewer system. The ordinance was drafted by the City Attorney and reviewed by the City's Environmental Advisory Committee at which time the recommended the adoption of the ordinance. It is being forwarded to the Planning Commission since it is an amendment to the Sustainable and Environmental Standards section of the Zoning Ordinance.

**Public Comments:**

Marc Rosenblat – 8290 Nadine

Questioned if passed, what would be the defined punishment. Manager Sullivan noted it would be considered a violation with a \$50 fine and the second being a \$150 fine and the third being \$300. This fee schedule was written into the ordinance.

**Commissioner Comments:**

**Ingber:** Noted the ordinance needs to clarify that homeowners need to be responsible for what their contractors do.

**Shrode:** Questioned how a violation could be reported. Manager Sullivan clarified you would have to call City Hall or Public Safety depending on the time of day and week. She also questioned how the residents will be notified of the ordinance amendment. Berry clarified that the ordinance is published, sent out in the e-blast and posted on the website.

**Polan:** Noted he is concerned with over enforceability and is there is a City expert on pesticide application or pollutants. Berry clarified that this would be deferred to Rocco Fortura, Department of Public Works Director, who has been dealing with these type of things for years and will make the needed determinations. Polan further noted that sediments and pollution, i.e.: pesticides and fertilizers, should be split within the ordinance. Manager Sullivan noted that it is an ordinance prohibiting anything from entering the storm water system to include sediments.

**Rozell:** Noted that the intent by the resident was to minimize the impact pesticides and fertilizers have on our environment. He is happy it has navigated through multiple committees and is pleased that it is before the Planning Commission. The email comments made by Sheldon Kohn were good and should be incorporated once reviewed by the City Attorney.

**Motion by Shrode and seconded by Rozell to recommend the new City ordinance with the addition of comments from tonight’s meetings so that the City Commission will be aware of the possible additions noted by the Planning Commission.**

**Yeas: Wright, Ingber, Shrode, Polan, Rozell**

**Nays: None**

**Absent: Plamper, Watts, Kohn, Schwartz**

**Motion passed.**

**Matter of Site Plan Review for a Proposed Addition to Rucinski Residence at 26346 Wyoming**

Kevin and Amanda Rucinski requested site plan approval for the construction of an addition to their residence. The zoning is R-1D and the property contains one platted lot (5’ x 12’), 6,000 sq. ft. The proposed plan is a second floor addition that would include a bathroom and bedroom on top of the rear family room. They are also proposing a small bump out to relocate the kitchen to the

rear of the home. The current addition has a brick skirt that matches the rest of the existing home with the upper portion being Hardie plank. The new addition will match the existing brick utilizing brick from the south side of the home near the driveway that is being removed for the proposed bump out. The addition will also match the existing Hardie siding.

Hank Berry noted the proposed dimensions of the addition meet all zoning requirements.

**Rozell:** Noted the plans look good and had no other comments or suggestions.

**Polan:** Noted he had no comments on proposed plans.

**Shrode:** Noted it is a standard addition seen through out the City and thinks it looks fine.

**Ingber:** Noted that she appreciated them using the same materials throughout and the plan looks good.

**Wright:** Agreed the plans look good.

**Public Participation:**

**None**

**Motion by Rozell and seconded by Ingber to approve the site plan for 26346 Wyoming as presented as it meets the zoning requirements that have been presented.**

**Yeas: Wright, Ingber, Shrode, Polan, Rozell**

**Nays: None**

**Absent: Plamper, Watts, Kohn, Schwartz**

**Motion passed.**

**Matter of Site Plan Review for a Proposed Addition to the Bell Residence at 10825 Vernon.**

Shannon and Abigail Bell requested site plan approval for the construction of an addition to their residence. The zoning is R-1D and the property contains one platted lot (50'x140'), 7,000 sq. ft. The proposed plan is a second story addition to the existing foundation of the home. They understand it will need to go to the Zoning Board of Appeals because it is over the allowable lot coverage. The overage in lot coverage is due to the extension of the front porch across the front of the home that is being added to gain symmetry.

Hank Berry noted the house is currently a ranch home with the proposed second story addition and a covered front porch across the front of the home. The plan meets all zoning requirements except for the maximum lot coverage. Permitted is 30% and the proposed is 31.9% which will require Zoning Board approval.

**Public Participation:**

None

### **Commissioner Comments:**

**Ingber:** Noted she likes the symmetry of the house and the front porch. She did note concern with the left side elevation lacking fenestration on that side. She does understand that is where the kitchen is located, and it is difficult to add windows with cabinet and appliance placement. Bell noted they did remove a window in that kitchen area but added two windows to the front of the space.

**Shrode:** Noted she is concerned with the lack of fenestration on the left side elevation first floor. Suggested breaking up the area on the rear elevation of the second floor, possibly adding a hexagon window providing more natural lighting. Noted the plans were nicely done.

**Polan:** Sought clarification on where Shrode had proposed the additional window. Questioned why the back two windows could not be more evenly spaced. Questioned if they had located matching brick fill. Bell noted they are removing two existing chimneys as well as salvaging brick from areas with new window placement.

**Rozell:** Noted he likes the porch and does agree with Shrode on the either adding another window on the rear elevation or evening out the existing proposed windows providing more symmetry.

**Wright:** Agrees with the other comments made about the balancing out of the windows in the rear elevation.

**Motion by Polan and seconded by Rozell to approve the site plan for 10825 Vernon including the moving of the back window from four feet to six feet six and using salvage brick for infill or brick to match.**

**Yeas: Wright, Ingber, Shrode, Polan, Rozell**

**Nays: None**

**Absent: Plamper, Watts, Kohn, Schwartz**

**Motion passed.**

### **Matter of Site Plan Review for a Proposed Addition to the Lebovic Residence at 13330 Winchester**

Chris Morgan from Chris Morgan and Associates spoke on behalf of the Lebovic's residence. The zoning is R-1D and the property contains one platted lot (40'x 130"), 5,197 sq. ft. He noted the house is a-typical for the City of Huntington Woods being a Colonial with a front entry garage and is non-compliant with the front yard set-backs. They are seeking Zoning Board approval for the non-conformity. They are looking to add a four hundred square foot addition that includes a upstairs master suite which is going over the garage. The roof line of the addition will be held back to create a roof line and not increase the non-conformity. He further explained the additional fenestration.

Hank Berry noted that the garage is further forward than the house with the proposed addition

being over the top of the garage. A rear addition was not equitable for them because they needed second floor space and not additional first floor living space and would put them over the maximum house size allowed. They are within their maximum house size but with the garage being front forward, the front set back is non-conforming. Any motion made should be pending Zoning Board approval.

Public Comments:

None

**Commissioner Comments:**

**Rozell:** Does not have concern with the house coming further forward based on the design of the addition and the pitch of the addition being lower than the existing home.

**Polan:** Questioned if any of the neighbors had commented. Berry noted one neighbor did come into City Hall to review the plans. Gean Barlidge of 13332 Winchester commented for the Commission that she has no problems with the addition.

**Shrode:** Noted she thinks the addition softens the look of the home and directs you to the front door. The plan warms up the look of the home.

**Ingber:** Agreed with the other commissioners that the addition is an improvement to the look of the home and clarified that materials being used on the addition are the same as the existing material on the home. Morgan noted it is a Texture1-11 siding that he can still order and utilize to match the home.

**Wright:** Likes the design and thinks it looks great.

**Motion by Commissioner Rozell and seconded by Commissioner Ingber to grant the approval of the site plan for the addition at 13330 Winchester subject to the front yard variance being obtained from the Zoning Board of Appeals.**

**Yeas: Wright, Ingber, Shrode, Polan, Rozell**

**Nays: None**

**Absent: Plamper, Watts, Kohn, Schwartz**

**Motion passed.**

**Matter of Review for Planning Commission Approval for a Proposed Front Roof Solar Panel Installation to the Ahuvia Residence at 25338 Dundee.**

**Motion by Commissioner Rozell and seconded by Commissioner Shrode to table Planning Commission review of the proposed front roof solar panel installation at 25338 Dundee to the January 2020 meeting.**

**Yeas: Wright, Ingber, Shrode, Polan, Rozell**

**Nays: None**

**Absent: Plamper, Watts, Kohn, Schwartz**

**Motion passed.**

**\*Hank Berry thanked Commissioner Rozell and Martha Shrode for their time spent on the Planning Commission and there will be a new City Commission liaison for the Planning Commission appointed for 2020.**

**Public Participation:**

None

**Motion by Shrode and seconded by Polan to adjourn.**

**Yeas: Wright, Ingber, Shrode, Polan, Rozell**

**Nays: None**

**Absent: Plamper, Watts, Kohn, Schwartz**

**Motion passed.**

Meeting adjourned at 7:55p.m.

Heidi Barckholtz  
Recorder

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