

**PLANNING COMMISSION MINUTES
Monday July 22, 2019
City Hall, 7:00 pm**

The meeting was called to order by Chairman Michael Wright at 7:00 p.m.

PRESENT: Michael Wright, Jill Plamper, Kim Watts, Joe Rozell and Rich Polan
Staff: Hank Berry

ABSENT: Jill Ingber, Sheldon Kohn, David Schwartz, and Martha Shrode

Approval of Agenda

Motion to approve the agenda as presented by Rozell, seconded by Watts.

Yeas: Wright, Plamper, Watts, Rozell, Polan

Nays: None

Absent: Ingber, Kohn, Schwartz, and Shrode

Motion passed.

Approval of Minutes from June 24, 2019

Motion to approve the minutes from June 24, 2019 as presented by Watts, seconded by Rozell.

Yeas: Wright, Plamper, Watts, Rozell, Polan

Nays: None

Absent: Ingber, Kohn, Schwartz, and Shrode

Motion passed.

Matter of public hearing for an amendment to the Zoning Ordinance for accessory structure set aside for sections 40-4.03 – R-1A through R-1E: One Family Districts, 40-4.04 – RT, One and Two-Family Attached.

Hank Berry clarified for the Commission that the Huntington Woods Zoning Ordinance was recently redone. This chart was lost in the codification and was not intended to be changed. The Planning Commission always planned set asides for the addition of a garage. The language for this was included in update but the chart was left out in error. This meeting was advertised as the public hearing for the matter. The action of the Planning Commission is to approve with a motion, the amendment.

Public Comments:

Kevin Woodward – 26377 Huntington Rd.
Asked for clarification on the thirty percent rule.

Chris Umland -10764 Lasalle:

Asked if you have a larger lot, can you then have a larger garage.

Commissioner Rozell - sought clarification from Hank Berry that the ordinance was not changing but rather fixing a clerical error after the table got deleted.

Motion to add the table back into the Zoning Ordinance by Plamper, seconded by Polan.

Yeas: Wright, Plamper, Watts, Rozell, Polan

Nays: None

Absent: Ingber, Kohn, Schwartz, and Shrode

Motion passed.

Matter of Site Plan Review for a proposed addition to the Grant residence at 26345 Humber

Paul Grant, property owner, gave a brief introduction to the project. The house was built in the 40's and added onto in the 90's and has lost architectural style. The intent is to add architectural features to the house and bring it in line with the street scape and provide a more traditional neighborhood home with a porch which will be the primary feature. They are also changing windows and adding a curved gable.

Hank noted a variance has already been granted by the Zoning Board of Appeals subject to Planning Commission approval. The Planning Commission is not considering the garage and porch because neither require Planning Commission approval to construct. The reason it is before the Planning Commission is the box bay and eyebrow at the top were inconsistent with this type of architecture. Mr. Grant wants to change the front façade, so because the roof line is changing it required Planning Commission approval. He is keeping the box bay removing the eyebrow window and adding a reverse gable that comes out from the roof line which is more consistent with this type of architecture.

Michael Wright questioned how it went before the ZBA before going to the Planning Commission.

Hank clarified that because the garage or porch would come before the Planning Commission anyway, these two items put it over the lot coverage and as a result, they needed to go to the ZBA first. If Mr. Grant wasn't changing the box bay, he would not be coming to the Planning Commission at all.

Kim Watts stated it is a simple and appropriate improvement to the home.

Jill Plamper has no issues with it and feels the gable is more appropriate than the eyebrow window. Questioned if the porch is five feet deep and wondered if it will make it a useful porch.

Richard Polan noted he has no issues with the plan.

Joe Rozell noted simple plan changes and has no issues with the plans.

Michael Wright noted the gable is better than the eyebrow and thinks it looks great.

Motion to accept as presented by Plamber, seconded by Watts.

Yeas: Wright, Plamper, Watts, Rozell, Polan
Nays: None
Absent: Ingber, Kohn, Schwartz, and Shrode
Motion passed.

Communication – Receipt of lane reduction memo and study for Coolidge Hwy. and 11 Mile Rd.

Hank asked that the Planning Commission to receive the lane reduction memo and study for Coolidge highway and 11 Mile rd. There will be future presentation to discuss these changes but at this point this is to formally ensure the Planning Commission has the memo and study and to accept this with a motion for approval.

Joe Rozell noted that the City Commission referred this to the Planning Commission the last City Commission meeting along with Huntington Woods Public Safety and Public Works Departments to look at. He has serious issues with the road diet on Coolidge in Berkeley and how it is set up forcing you to merge in an intersection. Feels there are serious design flaws. There have been numerous accidents that Huntington Woods has had to respond to due to the lane reduction. Questions with the back up from the road diet on Coolidge, and if Huntington Woods and Oak Park also do the road diet, where will all the traffic go. The Commission would like to engage the Traffic Study Group (TSA) to get information on traffic numbers and how the City would be impacted with a diet on Coolidge and 11 Mile Rd.

Michael Wright feels like the Coolidge reduction would cause a bottle neck with traffic coming off the freeway and has a lot of questions concerning this proposed change.

Jill Plamper noted concern that people don't realize that center turn lane is a turn lane and not a merge lane at Coolidge and Eleven Mile Rd. She also feels with the Coolidge road diet, more people are cutting through the neighborhoods which worries her.

Motion by Watts to accept the communication, seconded by Plamper.

Yeas: Wright, Plamper, Watts, Rozell, Polan
Nays: None
Absent: Ingber, Kohn, Schwartz, and Shrode
Motion passed.

Public Participation

Christ Umland -10764 Lasalle: Noted he cannot imagine merging into one lane off of Woodward and what would it do with the Michigan left and coming down Woodward. Wondered where all that traffic would go.

Motion to adjourn by Plamper, seconded by Watts.

Yeas: Wright, Plamper, Watts, Rozell, Polan
Nays: None
Absent: Ingber, Kohn, Schwartz, and Shrode
Motion passed.

The meeting adjourned at 7:55 p.m.

Heidi Barkholtz
Recorder