

**City of Huntington Woods**

**Planning Commission Minutes**

**June 28, 2021**

**Virtual Meeting**

**7:00 p.m.**

**1. Chairman Polan called the virtual meeting to order at 7:03 pm.**

2. Roll Call

PRESENT:

Chris Golembiewski

Richard Polan

Todd Sperl

Jill Ingber

Blake Moore

ABSENT:

Gordon Glidden

Michael Wright

Gail Linden

Jules Olsman - signed in at 7:20 p.m.

Other staff present: Hank Berry

**3. Motion to approve agenda as presented**

**Motion to approve agenda by Ingber, seconded by Sperl**

**Roll call vote:**

**Chris Golembiewski -yes**

**Richard Polan -yes**

**Blake Moore -yes**

**Todd Sperl - yes**

**Jill Ingber - yes**

#### **4. Approval of Minutes- May 17 and 24th, 2021**

**Motion to approve minutes by Sperl, seconded by Moore**

**Roll call vote:**

**Chris Golembiewski -yes**

**Richard Polan -yes**

**Blake Moore -yes**

**Todd Sperl - yes**

**Jill Ingber – yes**

**Jules Olsman - yes**

#### **5. Site Plan review for a new house for Kretchmer/Lipton residence at 25300 Parkwood**

Geoff Kretchmer , homeowner, gave introduction: A long life resident. He will be using a local designer for his new home.

Arik Green gave an overview. Prairie style modern house with brick, Hardie siding, metal roof with large windows, limestone detail Has an attached garage facing the street and covered porch. 3640 Sq ft. Height conforms with standard. Neighbor is in favor of the plans.

Berry: More modern style architecture, smaller second floor. Meets all the standards, set backs. Lot coverage meets standard. House size had a dimensional adjustment that was worked out with the architect to make it compliant. 25222 Parkwood is 1704 sq. ft. and is the same homeowner. 25306 Parkwood sent in a letter in support.

Chairman opened public comment, seeing none closed public comment.

Board discussion.

Sperl: great architecture

Ingber: Beautiful design

Moore: I love the Prairie look, modern style and details.

Golembiewski- Great design

Polan- lot coverage question which Hank answered

**Motion to approve plan by Ingber with supplemental information that was received today regarding dimensional adjustment to make the project in compliance. Seconded by Golembiewski**

**Roll call vote:**

**Chris Golembiewski -yes**

**Richard Polan -yes**

**Blake Moore -yes**

**Todd Sperl - yes**

**Jill Ingber - yes**

**Yays-5**

**Nays-0**

**Motion passed**

#### 6. Public Hearing for Solar Ordinance

Moore inquired about ordinance not passing this evening, due to only 5 commissioners present. Berry states the PC needs 5 of 5 to pass, and gave instruction.

Steve Gold- Supports the ordinance as it stands.

Sperl- Reviewed survey data, how can we control how this looks? Aesthetically not sure that it is the right thing to do for Huntington Woods.

Ingber- We have given this a lot of time and attention, I am comfortable moving it forward.

Moore- Agree with Jill, as far as aesthetics, it changes with technology.

Golembiewski, I feel the same as Jill and Blake, we need to move it forward.

Olsman- I am concerned about my position as liaison for the City commission, this will get a lot of study. Aesthetics that will have a significant impact for the area for the front of the houses will draw a lot of attention at the city council meeting.

Polan- It is time to take a vote.

Motion by Ingber to recommend this ordinance as presented to the city commission. Seconded by Moore.

**Roll call Vote:**

**Chris Golembiewski -yes**

**Richard Polan -yes**

**Blake Moore -yes**

**Todd Sperl - yes**

**Jill Ingber - yes**

**Olsman- Abstains**

**Yays- 5**

**Nays- 0**

**Motion Passed**

Environmental

## **7. Master Plan Discussion**

Master Plan update

Berry-currently we have a DEI survey out for the public, copies available at city hall, online at Hwmi.org. On the 8th of July the survey for the planning portion of the master plan will be available. Following the conclusion of the surveys it will come back to the Planning Commission. The planners will be next working on the business properties in order to get their input.

Sperl- when is the survey done? When will we see the results?

Berry- The diversity and equity survey has gone out. July 8th the others are available at city hall and online. It will not be ready for the July PC meeting. It may be ready August or September.

Gold- do you have the responses to the survey yet, number of participants? - Berry - no

## **8. Public Participation opened, seeing none chairman closed Public Participation.**

**Motion to adjourn by Sperl, seconded by Olsman**

**Roll call Vote:**

**Chris Golembiewski -yes**

**Richard Polan -yes**

**Blake Moore -yes**

**Todd Sperl - yes**

**Jill Ingber - yes**

**Jules Olsman- yes**

Meeting adjourned at 7:37 pm

Respectfully Submitted,

Nikki Rallis

Recorder