

**City of Huntington Woods**  
**Planning Commission Minutes**  
**July 26, 2021**  
**Virtual Meeting**  
**7:00 p.m.**

Chairman Wright called the virtual meeting to order at 7:00 pm.

PRESENT: Chris Golembiewski, Richard Polan, Todd Sperl, Blake Moore,  
Michael Wright, Gail Linden.

STAFF: Hank Berry

ABSENT: Ingber, Glidden, Olsman

Agenda

Motion to approve agenda by Chris , seconded by Wright

Roll call vote:

Wright

Golembiewski

Polan

Sperl

Moore

Linden

Approval of Minutes- June 28, 2021

Motion to approve minutes by Wright , seconded by Sperl

Roll call vote:

Wright

Golembiewski

Polan

Sperl

Moore

Linden

**A.)Matter of Site Plan review for an addition to the Findling residence at 25811**

**Pembroke.**

Berry gives an introduction regarding variance on the project. Project started in 2018 was approved and has gone back for a second variance for an addition to home, a sunroom, due to permit expiring. It meets standards, lot coverage, set backs. The home is smaller than the one next door with the addition. It is a small addition for a sunroom.

Homeowner states he would like to have a more functional room and beautify this area with the addition.

Chairman opens public participation, seeing none closes.

Board discussion:

Linden asks about roof material, and is there a second story addition?

Homeowner states the roof is to match the existing roof, copper look metal roof no second story.

Motion by Linden to approve the first floor addition as presented. Seconded by Sperl.

Roll call vote:

Wright- yes

Golembiewski-yes

Polan- yes

Sperl- yes

Moore- yes

Linden- yes

Motion Passes

**B.)Matter of Site Plan review for an addition to the Bajcz residence at 12769 Elgin Rd.**

Berry gave an introduction- this is an addition to the second floor. 22 ½ feet height addition.

meets lot coverage, house size, set backs. First floor is brick and the second will be Hardie plank. They are reconfiguring the inside and master suite, Several windows to be added as well as shingle siding.

**Chairman opened public participation**

Anthea Papista- I am the neighbor to the east. In the side yard is everything within the set back?. Is the addition only in the rear yard? Timeline? Homeowner- yes within the setbacks. Project is dependent on materials and contractors.

Berry- yes, all within the building line.

**Chairman closed public participation.**

Board discussion:

Polan-the dormer on the front, plan doesn't show that siding will be replaced? Plan doesn't show the siding. Homeowner- that was not part of the plan, I assume it is aluminum siding in brown presently. Polan- the rear elevation- the small window going into the closet, size? 1' x 2", it is not aligned and looks very small relative to the wall size. Homeowner- yes that is probably something that we can address, it a small walkin closet, we can work on aligning it. The neighboring room is a laundry room, didn't want to use wall space that is for cabinets, but it may allow for a window over the laundry tub. Polan- I request that the window in the closet is lined up with other transom windows. Homeowner- yes I will ask the designer to match that. Polan- left elevation in the corner what is going on? Berry- it is showing the rear ridgeline where it meets the siding, looks like it is in-line over the brick. More detail forthcoming in the final building plans.

Moore- Polan addressed my comments- windows and fenestration, have been clarified. I would suggest bringing those windows into scale.

Sperl- The rear window, it looks out of place. Board agrees.

Berry- suggests putting a larger window in the laundry room, it would add architectural interest on the outside.

Linden- 10'side set back to the garage? Does it comply? Berry- I believe it will, it will need to be 1-', or fire rated to be closer. regarding the window in the closet, the windows presently in the house have dividers, this does not show that. Homeowner, I believe we are matching windows to existing. Linden- Egress window size? Berry- That is a building department issue it will have to meet standards for egress and safety.

**Motion to approve plan by Sperl subject to the following 1: The window in the back in the laundry room be centered over the utility sink. 2: The front dormer siding to match the additions Hardie siding. 3: Clarification of the additions windows. Clarify roof pitch, trim and tie in with the building department.**

**Discussion of motion.**

**Polan- Too many issues, need to come back.**

**Moore- add a minimum window size of 2 x 2.**

**Moore seconds and amends motion with the following conditions: 1: A larger window be placed over the laundry room utility sink. 2: The front dormer area is Hardie plank to match the addition. 3: Clarify drawing details for the building department. 4: define egress size window, to be determined by code. 5: Window consistency and size. Sperl accepts amendment to motion.**

**Roll call vote:**

**Wright- aye**

**Golembiewski-aye**

**Polan- nay**

**Sperl- aye**

**Moore- aye**

**Linden- aye**

**Motion Passed 5-1**

Matter of Master Plan discussion

a) Master Plan Update

Berry- Master plan documentation is almost ready, survey closes the 29th. Materials forthcoming for September will come to the planning commission for discussion. Meeting at rec. center and survey responses will be in, over 500 responses, should have information in August early September. Some surveys are electronic, others are dropped off at the city offices.

Other:

Moore- We voted last month on the Solar ordinance, what is the next step? Berry- it will go to the City Commission between Sept.- Nov.

Berry- Next month's meeting is at the City Hall.

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

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

**Roll call Vote:**

**Wright- yes**

**Golembiewski-yes**

**Polan- yes**

**Sperl- yes**

**Moore- yes**

**Linden- yes**

**Motion Passes**

**Meeting adjourned at 7:53PM**

Respectfully Submitted,

Nikki Rallis

Recorder



