

City of Huntington Woods

Planning Commission Minutes

January 25, 2021

Virtual Meeting

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

PRESENT: Gordon Glidden, Chris Golembiewski, Jill Ingber, Blake Moore, Richard Polan , Todd Sperl
Michael Wright, Gail Linden, Jules Olsman

Other Staff present: Hank Berry

ABSENT: None

Approval of Agenda

Berry explained that item 8b would not be included this evening.

**Motion to approve the agenda as proposed with the change of deletion of 8b Storm Water
Management by: Ingber Seconded by: Linden**

Roll call vote

**Yeas: Gordon Glidden ,Chris Golembiewskii, Jill Ingber, Blake Moore, Richard Polan ,Todd Sperl
Michael Wright, Gail Linden Jules Olsman**

Nay: 0

Motion passed

Approval of Minutes- Oct 26, 2020

Motion to approve by: Sperl : Second by Wright

Roll call vote:

**Yeas: Chris Golembiewski , Jill Ingber Blake Moore Richard Polan Todd Sperl Michael Wright Gail
Linden**

Nays: None

Abstentions: Gordon Glidden Jules Olsman

Approval of Minutes- Nov 23, 2020

Motion to approve by Polan, Seconded by Moore

Roll call vote

Yeas: Chris Golembiewski , Jill Ingber Blake Moore Richard Polan Todd Sperl Michael Wright Gail Linden

Nays: None

Abstentions: Gordon Glidden Jules Olsman

Motion passed.

Matter of Site Plan application for an addition to the Muscat residence at 25823 Wyoming

Vince Homer said he represents the project and gave an introduction. Part of addition on a slab, part on a crawl space. Exterior windows to be brown outside with white inside to match existing, they are vinyl. 2-3 feet of brick ledge to be included to match. Existing brick ledge is just over 2', new brick ledge is to be the same with Hardie siding above. Existing 3 seasons porch is aluminum siding.

Mike Muscat: gave an introduction to addition. He explained that an existing 3 seasons room to be expanded to create a bedroom.

Hank Berry: Pointed out that the house faces off Wyoming, platted off Vernon, project is technically a side yard addition and meets requirements, but rear is a legal non-conforming. Meets front and side yard coverage, house size and lot coverage. House is brick, addition is to be siding, new windows to match existing.

Chairman Wright opened Public Participation and closed Public Participation seeing no one wishing to speak.

Board discussion: Linden- questions siding on 3 seasons porch. Builder: Breezeway is sided, neighbors house is sided, cost is a factor. Discussion among commissioners regarding siding.

Motion to approve plan as presented by Polan, Seconded by Olsman.

Roll call vote

Yeas: Gordon Glidden,Chris Golembiewski, Jill Ingber, Blake Moore, Richard Polan ,Todd Sperl

Michael Wright, Gail Linden Jules Olsman

Nay: 0

Matter of Site Plan application for an addition to the Abrams residence at 12959 Talbot

Architect Michael Gordon gives an introduction on addition which will be a spa/pool. Addition will bring lot coverage to 13%, siding and windows to match existing. Garage door to be used to serve spa/pool.

Berry- Addition to side of house, not visible to front or back as there is lots of vegetation, 1 story addition, under the allowed lot coverage, under max house size. Meets all requirements.

Chairman Wright opened Public Participation and seeing no one wishing to speak, closed public participation

Board Discussion:

No Board discussion?

Motion to approve site plan as presented by Glidden, Seconded by Ingber

Roll call vote

Yeas: Gordon Glidden, Chris Golembiewski, Jill Ingber, Blake Moore, Richard Polan ,Todd Sperl

Michael Wright, Gail Linden Jules Olsman

Nay: 0

Other Business

Matter of Discussion of Solar Energy report and proposed ordinance with Environmental Committee (continued).

Amy Sullivan- revised purpose and intent, added definitions and standards for placement.

Aaron Retish- in attendance, feels Huntington Woods is behind in solar. Pleasant ridge did a survey.

Mark Hagerty- from Michigan Solar Solutions- in attendance, no glare from solar panels now. Southern facing areas are most efficient. A building permit should be issued. 35 year life expectancy.

Hank Berry- Your committee will put this in ordinance form then go to hearing, correct? Amy- yes

Chairman Wright opened public participation

Bridget McKinley- on the environmental committee, in favor and support of the options for the neighborhood regarding solar.

Mari Cooper: Installation by contractor or homeowner? We did not address that. There are non-glare solar panels. Aesthetics are for the Planning Commissions to decide, regards to color, front facing issues etc.

Julie Petrik- EAC member. Lives in a house that has no rear location for one, has a tan and taupe roof, concerns for restrictions on colors. Supports the zoning ordinance for solar.

Chairman Wright closed public participation

Board discussion

Glidden- There is a solar roof in Berkley, it stands out. I prefer stand alone units, not rooftops. A building permit should be required.

Polan- Which inspections would be required? Fire dept. review to meet International Fire Code. Licensed installers, I think homeowners should retain the right to self install.

Linden- Can homeowners install and service them being that they are electrical? Colors of panels, location of panels? ZBA needed? When do they have to be removed?

Moore-Permits required makes sense. Ordinance language should be "tighter". Keep an open mind to aesthetics. Survey is worthwhile even though it may not get a lot of participation.

Olsman- Impact of solar on Insurance. Aesthetic is a major issue. Life expectancy?

Wright- colors? M Hagerty stated there are colors???

Berry- Building inspector and electrical. Spelled out in building code. Standards: Berry reads, HDC has its own standards for review, roof height for installation on flat roof is 3'. Frames, same color as collector surface. They are going to be black, that is the surface. Front facing may be a practical hardship, should go to ZBA. Ground mounted shall be prohibited. Nothing on walls, it is allowed on accessory structures. Solar storage of batteries, enclosed or placed in secure containers.. Installation manuals shall be included with and comply with building and applicable codes and manufacturers specifications. Inspection process explained. Item 4, same color as surface in ordinance.

Linden- Survey is a good idea but feels any front panels should go to ZBA.

Golembiewski- Survey good idea, homeowners should be able to install also.

Ingber- likes survey idea

Sperl- neighboring cities have already adopted this, we are lagging behind.

Falik- Next meeting for hearing should be held, no survey, to get it moving and ideas of the public.

Motion to set a public hearing by Polan, Seconded by Ingber

Roll call vote:

Yeas: Chris Golembiewski, Jill Ingber, Richard Polan, Blake Moore

Nays: Gordon Glidden, Todd Sperl, Michael Wright, Gail Linden, Jules Olsman

Motion failed

Motion to proceed with a public survey by Olsman, second by Glidden

Roll call vote

Yeas: Gordon Glidden, Chris Golembiewski, Jill Ingber, Blake Moore, Richard Polan, Todd Sperl

Michael Wright, Gail Linden Jules Olsman

Nay: 0

Communications

a) MasterPlan Update

Berry: Master plan RFP's are in. A selection will be recommended to the City Commission. They are MKSK planning firm. 3 key areas to be looked at are housing diversifications, economic development and Woodward Corridor plan.

Chairman Wright opens Public Participation

Mari Cooper- As a member of the EAC and resident, thanks for looking into this and the concerns and options for solar.

Chairman Wright closed Public Participation

Motion to adjourn meeting by Glidden, Second by Ingber

Yay: All yes to adjourn

Nay:0

The meeting adjourned at 9:06 p.m.

Respectfully Submitted,

Nikki Rallis

Recorder

