

CITY OF HUNTINGTON WOODS
REGULAR MEETING OF THE PLANNING COMMISSION
DRAFT MINUTES

July 25, 2022

7:00 p.m.

In Person Meeting – Huntington Woods Commission Room

Commissioner Rick Polan called the Meeting to order at 7:02 p.m

PRESENT: Bob Paul, Chris Golembiewski, Blake Moore, Sheldon Kohn, Rick Polan, Ingber (arrived late), Linden (arrived late).

ABSENT: Todd Sperl, Mike Wright

City Staff Present: Zoning Administrator, Hank Berry.

APPROVAL OF AGENDA

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Moved by Bob Paul and seconded by Chris Golembiewski to approve the July 25, 2022, agenda.

Ayes: Paul, Kohn, Golembiewski, Moore, Polan, Linden, Ingber

Nays: None

Absent: Sperl, Wright

The Motion Carried.

APPROVAL OF MINUTES

Moved by Blake Moore and seconded by Chris Golembiewski to approve the June 27, 2022 minutes as amended.

Ayes: Paul, Kohn, Golembiewski, Moore, Polan, Linden, Ingber

Nays: None

Absent: Sperl, Wright

AGENDA ITEMS:

Master Plan Adoption Hearing

Berry: This is Brad Strader, from MKSK, our planning consultant firm for the Master Plan. He will be going through a presentation on the Master Plan again, and this is also a situation where we will be taking public comment.

Brad Strader: We engaged with stakeholders and the community via: virtual and in-person working sessions with the Planning Commission, Visioning Open house at the Rec Center (over 100 people in attendance), Community wide survey and website updates (over 550 people responded to the survey, Review by adjacent communities and agencies and public hearing. The top priority improvements were identified as: stormwater management, road maintenance and construction, increased sustainability, parks and recreation opportunities, diversified housing (especially for seniors), and crosswalk and street improvements.

Plan Organization

Future Land Use: Preserve residential land use in well established areas of the city, and focus investments along Woodward, 11 Mile Rd. and Coolidge.

Sustainability: Create a climate action plan to establish benchmarks and track best practices. The Climate action plan should include: energy efficiency and alternative energy methods, mobility options, stormwater management and greenspace, waste reduction and management, ways to enhance quality of life.

Zoning Plan (recommendations): Zoning Map and Ordinance should remain largely unchanged, southwest corner property at 11 Mile Rd and Woodward should be rezoned from BD to TD (transitional district), preservation plan actions include research anti-monotony standards for how residential guidelines may be amended, develop visual guidelines for residential and commercial areas, and additional sustainable standards.

Action Plan: Provides framework for implementation, identifies goals, actions, partners, priorities and timeframes, should be revisited on an annual basis to confirm and update.

Next Steps: Planning Commission motions to adopt the master plan update, or adopt the master plan update with revisions, or postpone action with a list of what needs to be addressed.

Vice Chair Rick Polan then opened the meeting to public participation

Steve Gold, 26764 York Rd: I am a 33 year resident of Huntington Woods. I think the Master Plan was very professionally executed. Many important issues were considered and I'm pleased to see my city doing such good work to plan for its future. The exception I would find to that general comment is with regard to diversity, equity and inclusion. Five years ago when I retired from my position as director of health and community services for Macomb County, I offered a white paper on diversity to the city commission, it was read and the city briefly considered and approved having a diversity committee then they decided to not have that committee because diversity was going to be included in the master plan. As the gentleman from MKSK has said, that's a separate plan. There is a reference to it and a summary in the Master Plan. When the RFP went out it said that it would like to explore how to build upon our strengths to encourage diversity, equity and inclusion in our community and that the selected consultants will present a report with their findings and recommendations to the city commission, which will foster an inclusive and welcoming community and shall include best management practices from other small cities. The report that is summarized, the work that was done contains essentially none of that, contains demographic information which anybody can easily find and find in more detail if you bother to talk to SEMCOG - I'll simply say for \$20,000, which either has or hasn't been paid yet, the city has not received what it should have received and what it should have received and said that it wanted is very important. I am disappointed that the promised inclusion of a DEI plan with the master plan did not happen.

Strader: I respect the comment and I think we try to include DEI but it was a separate plan as we started the process, so it is correct that it's kind of limited the summary of the DEI plan, we used the summary of what was available. I think that it is an appropriate comment, and your concerns will hopefully be answered soon.

Hal Stack, 13108 Talbot Ave: I agree that the plan is better than the original plan, largely because a lot of citizens complained about the lack of sustainability issues in the plan. I think the plan overall is still basically an embarrassment to the city, and the consultants that the city paid \$40,000 to develop. I have a couple of quick questions. 1. Will the commission actually monitor implementation of this plan, unlike the past? 2. Why was the energy plan not included in this plan? 3. What happened to the appendix that included the evaluation of the last plan?

Strader: I think the energy plan is important but it's not part of the Master Plan. It is a separate plan.

Berry: I want to answer Mr. Stack's question about will we be monitoring this. The answer is yes. At the end of the year, there will be a report as to what we have accomplished or where we are status wise in that. That will be publicly available.

Seeing no more public participation, the meeting was then closed to public participation.

Paul: I don't have any comments except to thank the planning commission for the last year and a half and all of the hard work you put into this.

Ingber: I don't have any questions or comments.

Golembiewski: I don't have any questions either.

Moore: My only comment would be that a lot of people have put a lot of time into this. This is reflective of what the city and the community agree are the priorities right now. I would concede that it might be imperfect, but it does a good job succinctly giving an overview of where everybody's priorities and agendas are.

Linden: I think it's a comprehensive plan. On page 48, when it talked about bump outs, or bulb outs, I don't know what a bulb out is.

Strader: A bulb out and a bump out are basically the same thing. On page 49, it shows a bump out which is the same thing as a bulb out.

Polan: I don't have any questions. Thanks for all your hard work, Brad.

Jill Ingber motioned to adopt the Master Plan as presented, and recommend final adoption to the city commission. **Blake Moore** seconded the motion.

Ayes: Paul, Kohn, Golembiewski, Moore, Polan, Linden, Ingber

Nays: None

Absent: Sperrl, Wright

The Motion Carried.

Matter of a site plan review of an addition to the Holmes/McGuire residence at 10834 Kingston

Mike Ostrowski, Ostrowski Design Group: We are asking for an approval for a site plan for the Holmes/McGuire residence at 10834 Kingston. This residence was built in 1949 and sits at 1,563 square feet. We are proposing to add to the rear of the structure, a rear dormer addition to the existing 446 sq. ft. second floor. A new master bedroom suite, which will enlarge the second floor an additional 247 sq. ft. We are also proposing to relocate and renovate the first floor kitchen area and rebuild the stairwell which will update and give high function to the kitchen as well as the overall living space. This renovation will provide new windows, new roofing, new

upgraded electrical service, plumbing, complete insulation - which there is none throughout the total residence. The existing residence has brick, minor smooth, and rock face cut limestone detailing, wood sided cantilevered rear Florida room, aluminum clad eaves, soffits, gutters and window trim. There are also accents of exterior wood painted panels and columns on the front and side elevations. The design proposal incorporates the use of brick sills and painted wood detailing, new metal clad insulated windows, and doors, painted soffits, moldings and trim.

Photos of typical dormer styles within the area of the house were then shown and described.

Berry: This is standard for Bungalows. It's popping the back of the bungalow, which is a very common way of adding onto a bungalow. The plans that your looking at reflect what he wants to do, and a lot of the second floor usage is the same space only utilized differently. The maximum height is well below the limit. Front and side yards haven't changed. It's got a huge side yard, so even the impact on the siding which is usually used to help reduce mass, will be even greater than most. Most are minimum 5 total, which is right at the setbacks. They're minimum 5, and he's got 23.1 total. The rear yard is required at 30, and he's at 50.95. The lot coverage comes in at 28.4% which is under the maximum house size.

Vice Chair Polan then opened the meeting for public participation on the matter, it was then closed as there was no participation.

Paul: I have no comments.

Kohn: I'm good.

Ingber: it's straightforward and it fits within the guidelines so I have no comments and they look good.

Golembiewski: No questions, no comments.

Moore: It's a classic bungalow, it's consistent with the neighbors.

Linden: I think it looks great. What is going to be the square footage when it is finished?

Ostrowski: it will be 1800.

Polan: I think it looks good.

Sheldon Kohn motioned to approve the plan as presented. **Gail Linden** seconded the motion.

Ayes: Paul, Kohn, Golembiewski, Moore, Polan, Linden, Ingber
Nays: None
Absent: Wright, Sperl

The Motion Carried.

Matter of a site plan review of an addition to the Myers residence at 13120 Sherwood.

Berry: I have been contacted by the applicant, and they have asked for the courtesy of a table until the next regular meeting.

Sheldon Kohn motioned to table the site plan review for the Myers residence at 13120 Sherwood until the next regular meeting. **Blake Moore** seconded the motion.

Ayes: Paul, Kohn, Golembiewski, Moore, Polan, Linden, Ingber
Nays: None
Absent: Linden, Ingber

The Motion Carried.

The meeting was opened for public participation. Seeing none, it was closed.

ADJOURNMENT:

Moved by **Sheldon Kohn** and seconded by **Blake Moore** to adjourn the Planning Commission meeting.

Ayes: Paul, Kohn, Golembiewski, Moore, Polan, Linden, Ingber
Nays: None
Absent: Sperl, Wright,

The Motion Carried, meeting adjourned at 7:50pm.

Submitted
Amy Berry - Recorder