

CITY OF HUNTINGTON WOODS
SPECIAL MEETING OF THE PLANNING COMMISSION
MINUTES

August 29, 2022

7:00 p.m.

In Person Meeting – Huntington Woods Commission Room – City Hall

Chairman Mike Wright called the meeting to order at 7:05 p.m

PRESENT: Bob Paul, Chris Golembiewski, Blake Moore, Sheldon Kohn, Rick Polan, Jill Ingber, Gail Linden, Todd Sperl, Mike Wright

ABSENT: N/A

City Staff Present: Zoning Administrator, Hank Berry.

APPROVAL OF AGENDA

Moved by Sheldon Kohn and seconded by Gail Linden to amend the August 29, 2022 by switching agenda items three and four.

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

Nays: None

The Motion Carried.

Moved by Todd Sperl and seconded by Blake Moore to approve the August 29, 2022 agenda.

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

Nays: None

The Motion Carried.

AGENDA ITEMS:

Matter of a site plan review of an addition to the Myer Residence at 13120 Sherwood

Ben Heller, of Ben Heller and Associates: I think this is pretty straight forward. We meet all of the restrictions and requirements. We spent a lot of time working to make this cohesive and not look like an outright addition to the home. With that, I would turn it over for any questions.

Berry: This was actually supposed to be on for last meeting, but I got a call from Mr. Heller who said the plan was not only not meeting the city standards, but it wasn't meeting his standards as well. If you take a look, the ridge now matches, the windows are proportionate, the fenestration matches. They meet the height restrictions, the front yard restrictions, the side yard restrictions, the rear yard restrictions, lot coverage is well under and the house size is barely under as well. The neighboring lot's houses are around 1800-1900 sq. ft. This house will be 3327 sq. ft. The only difference here is that the neighboring houses haven't had the updates yet. The materials are brick and siding. The siding adds an architectural element, which helps to reduce the mass and scale.

Chairman Mike Wright opened the meeting for public participation. Seeing none, public participation was closed.

Linden: I think it's a nice plan. Is it two metal roofs?

Heller: It's an illusion, because the upper roof you won't see as much, you can't really see it. We're doing a standing seam on the lower roof and we have it on the upper shed. But yes, that is what it is.

Ingber: It's a nice element, I like it.

Moore: I'm very familiar with that house, I think you're doing a lot. It's fantastic, very contemporary but it still has the essential bones of the house, so I think it looks great.

Golembiewski: no questions from me.

Ingber: None from me either, it's beautiful.

Polan: No questions or comments

Sperl: No questions.

Kohn: A couple questions. I don't see materials call down.

Berry: In the whole main floor drawing, you can see the double line which indicates brick.

Heller: The whole main level is brick, all the way around the house up to that band board that you see.

Kohn: And there's no living space over the garage?

Heller: No sir.

Paul: No questions, good design.

Wright: None from me either.

**Jill Ingber motioned to approve the site plan review for 13120 Sherwood as proposed.
Blake Moore seconded the motion.**

**Ayes: Paul, Kohn, Golembiewski, Moore, Polan, Linden, Sperl, Wright,
Ingber**

Nays: None

The Motion Carried.

Matter of a site plan review of an addition to the Paul residence at 26361 Dundee.

Paul: Mr. Chairman, I would like to recuse myself since this is for my home.

Brian Howard, HF Architecture: The house is unique in that it falls from south to north. This does lead to a ponding issue. With the renovations, we will make changes in regards to the storm water collection area. We are adding a total square footage of on the first floor 1336 and on the second floor we are adding 612. The reason for the amount of footage on the first floor is to develop a first floor master. The idea was to still let the existing house read very strongly, and let the existing center entrance colonial read as a house from 1926. The reason the addition is pushed back as far as it is, and because it's a single story, we really tried to decrease the look of the addition onto the north side of the house. The second story addition actually only occurs behind the existing house. We really tried to mimic some of the detailing of the existing house. One being the railing that occurs above the front entry. It's all brick. The entire addition is brick.

Berry: The house does need two variances. It's over on the maximum house size and the fence location in the side yard being further forward and not having a door to enclose there. There is already a fence there, they are changing the location of the fence and that's something that is up to the zoning board of appeals. You will see that the addition is mostly to the back and to the side. So when you're looking at mass and scale, you're not seeing it from the street.

Berry then referenced a plan that showed the proposed layout and lot coverage of the addition.

Berry: Most of this house, even though it has an expanse, will not be seen from the street. It will not be injurious in any way, shape or form to the neighbors next door as well. This lot has 100 ft. of frontage, where the next door neighbor has 50 ft. and yet has over 3000 sq. ft. on a 50 ft. lot. This shows that the project even at 4154 sq. ft. could be consistent in scale to the house next door. This house takes up 64 ft on a 100 ft lot. It takes up 64% of the streetscape, while the house to the north takes up 72% of streetscape, and the house to the south takes up over 60%. This is not the largest house existing on the physical block. There's another house around the block that takes up 67.8 lineal feet of front streetscape and is over 4240 sq. ft.

Chairman Mike Wright opened the meeting for public participation. Seeing none, public participation was closed.

Kohn: Just curious, what's happening with the drainage?

Howard: What we're going to propose is a rain guard in the north area to collect all of that low area. We are going to do it through landscaping and things like that.

Kohn: Nice plan.

Sperl: This lot is 100 ft wide? And the house to the left is 50? And the one to the right is 75?

Berry: Yes.

Sperl: I have no additional questions.

Polan: Is there any way that we can pull up google maps to get a street view?

Berry then pulled up google maps to show the house in comparison to its neighbors.

Polan: I have concern about the grading in the back. Noec and Frauss have looked at this?

Berry: Yes, they sent us the grading changes back there.

Ingber: I didn't see materials. Is it all going to be brick? Is there any siding?

Howard: There is a little bit of siding near the chimney. Currently there is some aluminum there, but we are going to change it out for some hardy siding.

Chris Golembiewski: No questions from me.

Moore: I think all of the design decisions were well considered, it is very persuasive. I think the house size compared to lot size and the way it's been handled makes sense.

Linden: Hank, can you pull up the google maps again? I see on the drawing there's a tree on the north side that is marked with an x but it wasn't talked about as coming out earlier.

Howard: That one must just be a dead tree because there's not a reason why we would x that particular tree out unless it were already a dead or dying one.

Wright: I think it's great.

Sheldon Kohn motioned to approve the plan subject to the approval of the Zoning Board of Appeals with respect to the variance relating to the maximum house size, and the fence line. Gail Linden seconded the motion.

Ayes: Kohn, Golembiewski, Moore, Polan, Linden, Sperl, Wright, Ingber

Nays: None

Recused: Paul

The Motion Carried.

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

ADJOURNMENT:

Moved by Jill Ingber and seconded by Blake Moore to adjourn the Planning Commission meeting.

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

Nays: None

The Motion Carried, meeting adjourned at 7:49 pm.

Submitted

Amy Berry - Recorder