

CITY OF HUNTINGTON WOODS  
REGULAR MEETING OF THE PLANNING COMMISSION  
MINUTES

**June 27, 2022**

7:00 p.m.

In Person Meeting – Huntington Woods Commission Room

Chairman Michael Wright called the Meeting to order at 7:02 p.m

**PRESENT:** Bob Paul, Todd Sperl, Chris Golembiewski, Blake Moore, Gail Linden, Rick Polan, Michael Wright

**ABSENT:** Jill Ingber, Sheldon Kohn

City Staff Present: Zoning Administrator, Hank Berry.

**APPROVAL OF AGENDA**

Moved by Bob Paul and seconded by Gail Linden to approve the June 27, 2022, agenda.

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

Nays: None

Absent: Kohn, Ingber

**The Motion Carried.**

**APPROVAL OF MINUTES**

Moved by Todd Sperl and seconded by Blake Moore to approve the May 23, 2022 minutes as amended.

**AGENDA ITEMS:**

*Matter of Site Plan Review for an addition to the Lopatin Residence at 13345 Victoria.*

**Zach Ostroff, on behalf of the Lopatin project:** We changed the plan to eliminate the entire need for the variance for the front yard setback. We have reduced the maximum house size by about 100 sq. ft. and also reduced the lot coverage. The floor plan is coming out flush with the existing west side of the house. The roof lines and windows arrangements stayed the same as the previous plans that have been presented to the commission. There is a covered porch that's open, it's not enclosed. It is a basic reduction of just over 100 sq. ft.

**Berry:** There were three main variances that were needed to move this project forward. The front yard variance, which was probably the most egregious of the bunch, was eliminated. Then we had the maximum house size. Mr. Ostroff is starting off with a house that is at 2600 sq. ft. as of right now so it is already over. They are asking to go to 2872 sq. ft., where before it was 2935 sq. ft. There is a reduction in the square footage of what he's asking for. Also the lot coverage, which has proposed previously of 35.8% which is now 35.3%. The variance required for that was 480 sq. ft. and is not 417 sq. ft. He's just pushed the front of the house back. I put the diagram up on the board so you can see how the walls line up now, whereas before the left side (as you're facing it) was popping forward.

*The meeting was then opened and closed to public participation as there was no public in attendance.*

**Paul:** I am happy with the revised plans. I do not have any questions.

**Sperl:** Same, no questions.

**Polan:** No questions.

**Golembiewski:** No questions.

**Moore:** No questions, but on the record and say that this house is still massive. You've essentially eliminated 100 sq. ft. It's still a big rig.

**Linden:** I don't have questions. It's already over the 2535 allowed for the lot at 2600 sq. ft. the way it exists.

**Wright:** What is the finished square foot size?

**Ostroff:** 2872

**Wright:** I don't have any other questions.

Chris Golembiewski motioned to approve the plans as designed subject to the approval of the Zoning Board of Appeals, Bob Paul seconded the motion.

Ayes: Paul, Sperl, Wright, Golembiewski, Polan

Nays: Moore, Linden

Absent: Kohn, Ingber

**The Motion Carried.**

***Matter of a discussion of the planning commission priority list***

**Berry:** I would suggest adopting it as you have it. You can always change it, you can always add things up to it. Rather than spending time in future meetings, going over it again and again and changing one thing or another. My suggestion is, let's go ahead and approve it as we have it. We know what we're already looking at and I would like to give you an update on that so far. Once we get done with that, I'd like to at least have this in place.

Bob Paul motioned to adopt the priority list as presented, with the ability to go back and change priorities as needed. Chris Golembiewski seconded the motion.

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

Nays: None

Absent: Ingber, Kohn

**The Motion Carried.**

***Master Plan Update:***

**Berry:** We have started looking at the safe routes to school. We have had contact with the Berkley School Board. We are wading into discussions with Berkley and Oak Park. I have had a meeting with the Oak Park Traffic Control Committee. We're also looking at funding for the 11 Mile Rd. study. We applied for one grant which had a limited amount of funds that they were giving out this year. We did not receive that grant. We have to look for other ways to fund this, which may include going to the city commission and asking them for funding for this study.

**Wright:** Is this specific to Scotia? Or where are we looking at putting crosswalks?

**Berry:** Basically we're looking at the crosswalks and the safe routes to school, which is a combination of complete streets and safe routes to school. That applies to both Coolidge and 11 Mile Rd. As we go through and we do this, we have crossings where Huntington Woods students cross twice a day, with no crossing except for at Coolidge/11 Mile or Woodward/11 Mile. They were looking at two main cross streets. One would be right out here off of Scotia, and the other

would be possibly at Meadowcrest. They may also recommend a lane reduction, a left turn lane, an island in the middle. We won't know that until we get there but those things kind of make sense, and they are typical with what has been done. Those are things that have already been in, and in the works. We have talked to our consultants who did our masterplan, MKSK, about possibly being interested in continuing on to do that kind of work, and we have received the price from them. Other than that, that is all the updates I have at this point.

**Berry:** What we are looking at in terms of the Master Plan Update - our review periods have come to a close. We had some very nice supportive letters from Pleasant Ridge and Berkley. We also had a letter from Oakland County based on the meeting, which I was able to attend with our consultants from MKSK. They typically write something stating the fact that it is not in conflict with any of the master plans. We would like a motion this evening to set the public hearing for July 25th. At that point in time, once we have the motion, I will be able to publicize it. Once I publicize it, at that meeting that will be the final time when the Planning Commission takes public comments or anything like that. At that point in time, the document that we come to you with, we would be asking for approval. There are a couple things that we've incorporated based on a couple things that Oakland County said that has become available, that we would like to include in it. There's no changes, just more resources listed. Pending approval, I would then schedule it for the August City Commission meeting for final adoption.

Gail Linden motioned to set the date for the Master Plan Adoption Hearing for July 25, 2022. Chris Golembiewski seconded the motion.

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

Nays: None

Absent: Ingber, Kohn

**The Motion Carried.**

### **ADJOURNMENT:**

Moved by Todd Sperl and seconded by Chris Golembiewski to adjourn the Planning Commission meeting.

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

Nays: None

Absent: Ingber, Kohn

**The Motion Carried, meeting adjourned at 7:21pm.**

Submitted

Amy Berry - Recorder

