

CITY OF HUNTINGTON WOODS
REGULAR MEETING OF THE PLANNING COMMISSION
MINUTES

November 28, 2022

7:01 p.m.

In Person Meeting – Huntington Woods Commission Room

Commissioner Mike Wright called the Meeting to order at 7:01 p.m and held roll call

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

ABSENT: Sheldon Kohn, Blake Moore

City Staff Present: Zoning Administrator, Hank Berry.

APPROVAL OF AGENDA

Amendment to item eight; the election of a ZBA liaison

Moved by Bob Paul and seconded by Gail Linden.

Ayes: Gail Linden, Chris Golembiewski, Jill Ingber, Bob Paul, Todd Sperl, Rick Polan, Mike Wright

Nays: None

The Motion Carried.

APPROVAL OF MINUTES

Moved by Jill Ingber and seconded by Rick Polan for approval of the minutes of August and October, 2022.

Ayes: Gail Linden, Chris Golembiewski, Jill Ingber, Bob Paul, Todd Sperl, Rick Polan, Mike Wright

Nays: None

The Motion Carried.

AGENDA ITEMS:

Matter of a Site plan review of an addition to the Siporin Residence, 25524 Wareham

Katy Schmitz - JSM Architecture: Originally the building was permitted with just a single story rear addition and the builder elected to do a second story on it which put the house over the allowable square footage. So we're asking for a little bit of a relief on that. We meet all of the square footage bonuses with the exception of 26 square feet which we are asking for a relief on that.

Hank Berry: Mr. chair, just for clarification. The 26 square feet will come for the zoning board of appeals which they are already scheduled for next Monday. So you would be approving the project subject to the zoning board of appeals which will take place next week.

Mike Wright: Hank, do you have any pictures you want to bring up?

Hank Berry present floor plans on projector and prefaces the project

Hank Berry: So basically what we're looking at here, and there's a set of circumstances here which are very unfortunate. The Siporin's are here this evening, they've found somebody to help them out of their jam if you will. Through no fault of their own their last contractor took an awful lot of liberties both with the contract and with the design of the approved project for this. So as a result they were left, the contractors nowhere to be found. So they're trying to finish their project and this has gone on since 2018. So unfortunately we have what we have, and what we have standing is a rough structure. What these plans that Joe Novitsky has drawn up represent the finished product of what's going to be there, in part based on what was actually built. I'll go through the plans with you so you can kind of see what it is that we have going on. The 26 square feet comes after taking out the staircase and all allocable space that we can remove from the project. So they're only needing 26 feet, it's a small ask, so they do have to go to the zoning board of appeals because it's not within the purview of the planning commission. So if you take a look at the first page here and my mouse cursor is going to kind of act as a lazer...

Hank Berry then went on to explain the diagram through multiple slides

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

Gail Linden: I'm glad that hopefully it will come to fruition for you this time, I know it's been a long haul. My question on the thin brick fireplace that I can see on the inside looks like it has a regular hearth and it doesn't look like there's a closed sealed gas fireplace. So, I'm wondering, this is a partial chimney. Is there a vent or something like that for it, on that chimney for the fireplace?

Katy Schmitz: No, that would just be a gas fireplace. It's drawn incorrectly.

Hank Berry: There will be a vent that comes off the back of that.

Gail Linden: Okay, that will come off the back of the thin brick?

Hank Berry: Off the bump out, yes.

Gail Linden: Okay because usually we'll see it just like we see the exhaust fan and I didn't see it so. You know, I wanted to make sure that it vented properly. The other thing is that all of your windows in the house are double hung windows and these seem to be fenester or crank windows throughout. Any reason, you know, just in changing the look of the windows?

Katy Schmitz: It was to get the appropriate fenestration percentage and then I believe my clients asked me to match kind of the front windows to have that three panel look on them as well.

Hank Berry: On the front elevation if you take a look at that, those would be casement on the side and (Inaudible) There is precedent for it on there. With the awning if you take a look at the awning windows on the other side...

Gail Linden: I grew up on Wareham so that used to be the Ellis's house so I know it well. When I saw your survey it said the marker is coming from 25474 Wareham and I went, "That's my house," you know it's like by the fire hydrant. And I go, "The fire hydrant isn't in front of our house, it's in front of the house next door 25484." All of a sudden I saw my address on there and I went, "Woah!" So, okay, those were my only questions." Nice Plan.

Chris Golembiewski: No questions from me.

Jill Ingber: I'm just trying to understand, and maybe I missed it. Where the herringbone brick is and those windows are, were those existing windows? This is all new, right? That side is part of the addition.

Katy Schmitz: So I believe there currently aren't any windows framed in, it's just a rough frame with no drywall or anything so we had the liberty to be able to put the windows where we thought they were appropriate. Since there's a stove and cabinets there on that one wall we wanted to emulate a window on that face since we can't have an actual window...

Jill Ingber: (Inaudible)

Rick Polan: So was this originally approved in 2017?

Hank Berry: Well, I'll back up the history for you a bit. It was approved and was started in approximately 2018. What happened was that they were approved originally for a single story addition and the contractor took some liberties and as a result of those liberties and some ongoing problems that they've had with him the house comes in with a two story addition that is oversized. So as a result they need a variance of 26 square feet which is scheduled to go to the zoning board of appeals on Monday. Having said that they have what they're left with, basically the guy is nowhere to be found, and they have a frame... So the drawings that you see reflect the drawing from JSN architecture which is at this point an as built with the completion, the frame is there...

Jill Ingber: With the one story addition it wasn't in need of a variance because this house size (Inaudible)... for the ZBA for an addition because I was on this ZBA...

Hank Berry: It's through an unfortunate set of circumstances that they're back at all.

Rick Polan: So what was the original one story plan? Was that a kitchen and was it wall length?

Hank Berry: They went through a lot of frustration with the contractor and back and forth with various iterations of different plans and the contractor never came through to get anything changed, which you would have obviously had to have done. So the issue then became, once they went with Joe Novitsky, was how did they get from point A to point B now with what they have. The building officials looked at the frame and the frame was tight. So it's not like there's a code issue or anything with the frame the way that it is right now. You still have to approve it because it's a second story that wasn't going to be there and we still have to approve it. If you approve it has to be done with the ZBA approval in mind.

Rick Polan: I guess my point in going backwards a little bit is that I don't want to set a precedent that the herringbone in fill replaces a window on a elevation and if that's a concern I was hoping that someone could tell me that well back in the one story plan there weren't windows there to begin with. It somewhat sounds like that.

Hank Berry: The design that was put in was to articulate some interest in the brick that wasn't being expressed on the first floor on that side. So it allows them to give some architectural interest. Is it maybe the most accurate thing? No, but it's a kitchen wall where they have cabinets and a stove. So there's not really a whole lot they can do and it's the drive side. That was why they went with the herringbone design.

Rick Polan: No further questions.

Todd Sperl: I was going to have a question on the herringbone but I'm going to pass. I understand what you're doing.

Bob Paul: No questions.

Mike Wright: I have no questions either, it was great. Looking for a motion.

Moved by Rick Polan to approve the plan as presented subject to a ZBA approval. Seconded by Chris Golembiewski.

Ayes: Gail Linden, Chris Golembiewski, Jill Ingber, Bob Paul, Todd Sperl, Rick Polan, Mike Wright

Nays: None

The Motion Carried.

Matter of a site plan review of an addition to the Hsu residence, 13308 Lasalle

Eugene Hsu: I didn't know how much of an introduction I had to do so this will be a little longer than the last group but my name is Eugene Hsu. We live at 13308 Lasalle, I live there with my wife and my three year old. We moved here six years ago. I'm originally from California, she's from Georgia. We moved out here for medical training. Since then we've basically fallen in love with the neighborhood. When we bought the house they even said, "Oh, you know, you bought a house on the best block in the woods." We didn't really know the significance of that saying until many years down the line, neighbors have basically become family at this point. They've all taken part in raising our child, my daughter Kate's best friend is five houses down the street and another one is one block up the street. We've really grown to love the neighborhood. Since this time we've actually had to move her family from Atlanta up to here to move a little bit closer to us. As a result we're hoping to basically enroll in preschool and settle and expand the house a little bit more to accommodate for a little more guests to come over and have fun in our family room. I guess I can outline a little bit of the general plan. We're

hoping to expand the kitchen into an open concept kitchen with a living space with large windows. The windows will overlook the backyard. Liz's mom, who's now passed, was actually really big into gardening and she actually gave us a lot of the plants that we have in our backyard. We're hoping to get a little bit better view from the dining room area. Hoping to also close off the wall to the bedroom area where our daughter sleeps so we can have friends over. Upstairs we're hoping to do an expansion to add a little more light into the Bungalow style house that we have right now. The ceiling is a little bit slanted, a little bit low, I'm a little bit on the taller side and I always wanted to feel a little bit more comfortable up there. We'll make a modest expansion to the bathroom, and as well to the closet.

Jeffrey Nickel: Just a couple things. There is a current sunroom on the back, it has a stone skirt. Our intention is to continue that stone skirt that matches the front chimney and the front columns onto the lower part of the elevations. All the siding will be replaced with a composite siding similar to hardie board because obviously we're adding additional space. Right now, all the windows are mostly weatherguard so we have quotes to have weatherguard that would match the existing. I think that's it we can... Um as far as setbacks, we're fine. Lot coverage, we're fine. Maximum house size we're well under and so therefore it's just based on design and your guys' approval.

Hank Berry: So basically what we're looking at here is we're looking at a modest overall addition to the house. They are well under the square feet by almost 700 square feet, so they haven't maxed this out at all.

Hank Berry then went on to explain the diagram through multiple slides

Chairman Mike Wright opened the meeting for public participation.

Scott Nolan: My name is Scott Nolan, I live at 13316 Lasalle. I live right next door. I looked at the plans they're fantastic so... I'm really happy with it.

Mike Wright: Great, thanks. Appreciate it.

Carlos Guerra: Hello, my name is Carlos Guerra. I live a couple houses down from Eugene. Plans look great, I think it's a welcome addition to the best block in the woods.

Mike Wright: Thank you...

Seeing no more public participants, Mike Wright closed public participation.

Bob Paul: I don't have any questions.

Todd Sperl: The only question I have... Is the siding going to be consistent from the old to the new?

Jeffrey Nickel: Yes, all the siding will be replaced. Right now the dormer is actually only for the bathroom right now. Where the new toilet is is where the dormer is. That's just a little piece of siding on the back there. So when we're expanding it out we need to reside it. Then on the front is horrible fake shake vinyl... all the siding will be replaced to a composite product.

Mike Wright: So the shake now, what's that going to be replaced with?

Jeffrey Nickel: Composite shake.

Todd Sperl: No other questions, I'm good.

Rick Polan: No questions.

Jill Ingber: I think it looks great. I appreciate how you aesthetically, the stone skirt, matching the skirt. The stone you brought into the back, I think it looks really nice.

Chris Golembiewski: No questions for me either.

Gail Linden: I think it looks great. It's gonna be just the composite shake in the front, and in the back it's going to be 1 inch sort of siding including the dormer or above the bathroom or whatever that is over there.

Jeffrey Nickel: That would be traditional lap then there is a small spot on the front there by the bedroom window that has lap on it that's existing.

Gail Linden: Looks great, I won't ask the same question again...

Mike Wright: I agree it looks great, nice job.

Jill Ingber moved to approve the plan as proposed. Gail Linden seconded the motion.

Ayes: Gail Linden, Chris Golembiewski, Jill Ingber, Bob Paul, Todd Sperl, Rick Polan, Mike Wright

Nays: None

The Motion Carried.

Mike Wright: Hank, next up we have some traffic light updates?

Hank Berry: ... Right now we're waiting on the grant with 11 mile to see what happens with that, like I told you at the last meeting we don't anticipate hearing anything around that until January. And that is with our partners from Oak Park and Berkley. On Coolidge we have started looking at other grant opportunities and seeing where we might enhance our boorage frontage... We did have a TIA study done, so we do have that information but we haven't correlated that with a grant application yet. Until we do I don't have much to tell you on that, other than that is still moving forward. I didn't want you to think we were sitting on this so Coolidge is still underway. The 11 mile with Berkley, we'll have information back on that quick. We also have been working with SEMCOG and National League of Cities and different opportunities that we have. Just because we have one grant doesn't stop us from applying for more than that. This is an important project. It was very high on your priority list if not the highest thing because what's more important than our kids... I just want to update you that we have met with Oak Park and had zoom calls with them.

Mike Wright: Is there any indication of where that brake may happen yet on Coolidge?

Hank Berry: We're looking at the potential for something along the Winchester/Balfour area for crossing on that side. The reason for that is we have a large percentage of people from Oak Park that do come over and use the park. We also have a large percentage of Huntington Woods kids that cross because the middle school is in Oak Park. They don't go down to Lincoln for it sometimes they play dodge cars just like they do on 11 mile and Coolidge. To get another safe means for them to cross and slow some of that traffic down there would be a big plus... We have to talk with Oak Park and discuss the TIAA results and kind of broker our best plan...

Mike Wright: Do you want to walk us through the election of officers?

Hank Berry: We're going to be losing a couple of members off the planning commission. First I'll thank Mayor Paul for his time served on the planning commission. As you know the city commission rotates a voting member onto the planning commission. Which is excellent and we always appreciate the concern of the commission on how things are going and how things are done... As far as the boards or commissions it does require a lot of time so I thank you for putting yours in. I'd also be extremely remiss if I didn't thank our current chairman Mike Wright. Mike has been on for two terms and is term limited and will be going off of this board. Maybe we'll see him pop up somewhere else, but in the meantime, Mike you have been exemplary on this board and I want to thank you again. Now we have to move on to our replacements. We have four officers that we have to do. We have the chair, which is Mike currently. We have the vice chair, which is Rick currently. We have the secretary, which we

talked Jill into. We will also have a ZBA liaison that we have to appoint; because Mike has not only served as the Chairman but also as our representative to the zoning board of appeals. Having said that, what we'll need is we'll need a nomination. Then once we get a nomination, there's more than one person that can be nominated with the understanding that it takes five votes to get somebody elected for this position. If you have more than one person that's interested or more than one person that is nominated for this. We'll take a vote on it, if the first person doesn't get five we'll take a vote on the second person. If the second person doesn't get five votes then we'll defer this until the next meeting because this has to be settled one way or another. Having said that the floor is yours and you can open it for nominations.

Mike Wright: Okay, we'll start with the chair. Any nominations there?

Jill Ingber: I nominate Todd Sperl for chair...

Hank Berry: Are you interested? ... Are you agreeable with the nomination.

Todd Sperl: Yeah, I'm fine.

Mike Wright: Anybody else? Take a vote, all in favor of Todd?

Ayes: Gail Linden, Chris Golembiewski, Jill Ingber, Bob Paul, Todd Sperl, Rick Polan, Mike Wright

Nays: None

Mike Wright: I'll look for a nomination for vice-chair.

Gail Linden nominates Rick Polan to be the chair. Jill Ingber seconds the nomination.

Ayes: Gail Linden, Chris Golembiewski, Jill Ingber, Bob Paul, Todd Sperl, Rick Polan, Mike Wright

Nays: None

Mike Wright: Okay, secretary?

Jill Ingber: Anybody else want it.

Todd Sperl: I'll nominate you again Jill.

Mike Wright: Alright, all in favor of Jill maintaining your secretary role.

Ayes: Gail Linden, Chris Golembiewski, Jill Ingber, Bob Paul, Todd Sperl, Rick Polan, Mike Wright
Nays: None

Mike Wright: Sorry, what was the last one? ZBA liaison? Does anybody want it first?

Rick Polan: I will take it.

Gail Linden: I nominate Rick!

Mike Wright: All in favor?

Ayes: Gail Linden, Chris Golembiewski, Jill Ingber, Bob Paul, Todd Sperl, Rick Polan, Mike Wright
Nays: None

(Friendly banter about appointments)

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

ADJOURNMENT:

Moved by **Gail Linden** and seconded by **Chris Golembiewski** to adjourn the Planning Commission meeting.

Ayes: Gail Linden, Chris Golembiewski, Jill Ingber, Bob Paul, Todd Sperl, Rick Polan, Mike Wright
Nays: None

The Motion Carried, meeting adjourned at 7:38pm.

Submitted
Lucas Rice - Recorder