

**City of Huntington Woods**

**Planning Commission Minutes**

**May 24, 2021**

**Virtual Meeting**

**7:00 p.m.**

1.Chairman Wright called the virtual meeting to order at 7:03 pm.

Roll Call

PRESENT:

Chris Golembiewski

Richard Polan

Michael Wright

Gail Linden

Blake Moore

Jules Olsman

ABSENT:

Gordon Glidden

Todd Sperl

Jill Ingber

Other staff present: Hank Berry

**2.Motion to approve agenda as presented**

**Motion by: Golembiewski, Seconded by: Wright**

**Roll call vote**

**Roll call vote**

**Chris Golembiewski -yes**

**Richard Polan -yes**

**Michael Wright -yes**

**Gail Linden -yes**

**Blake Moore -yes**

**Jules Olsman -yes**

**Yay: 6**

**Nay: 0**

**3.Motion to move Solar Ordinance up to #5 in agenda from item #9.**

**Roll call vote**

**Motion by: Linden, Seconded by: Moore**

**Roll call vote**

**Chris Golembiewski -yes**

**Richard Polan -yes**

**Michael Wright -yes**

**Gail Linden -yes**

**Blake Moore -yes**

**Jules Olsman -yes**

**Yay: 6**

**Nay: 0**

**4.Approval of Minutes- April 26, 2021**

Linden made corrections on Page 2, 3rd line Dark horizontal lines bring massing down.

**Motion to approve minutes as amended by: Linden , Seconded by: Golembiewski**

**Roll call vote**

**Chris Golembiewski -yes**

**Richard Polan- yes**

**Michael Wright -yes**

**Gail Linden - yes**

**Blake Moore -yes**

**Jules Olsman -yes**

**Yays: 6**

**Nays: 0**

## **5. Matter of Public Hearing for Solar Ordinance.**

Aaron Retish gave an introduction, first survey found over 90% in favor, this survey found 76% in favor.

### **Chairman Wright opened public participation**

Jay Schwartz-10014 Ludlow, an electrical engineer. In favor of solar on roof, 1 concern, due to positioning of several houses on front and back roofs, north/south issues, tree issues. In general favor of proposed ordinance. Has concern about the survey. Would like to see how data was collected, and what the results were. Mentions about batteries in the ordinance. Potential for batteries and solar cells coming in contact with the commercial power grid. Ordinance should make provisions that such a connection between solar cells, batteries and commercial power grid cannot happen. There is a way to sell power to the power company. Safety codes need to take this into account. This is Dangerous to line workers. Request ordinance be modified to prevent undesired feeding of energy into the commercial power grid.

Richard Lehman 13303 Nadine. I am worried about the aesthetics of this. Noticed these big devices in other areas takeaway the aesthetics of the beautiful homes. There are solar shingles that look like shingles. Put them on the rear of the home or on the garage. May be more problematic than the good it will do for the community. Satellite dishes are an example of this.

Mark Rosenblatt 8920 Nadine. Gives examples of ugly colors on home roofs, doors, etc. In the name of progress, which I feel our city is, Solar is an important part of what we join up with. Years ago things were put on homes that are ugly, but necessary. Progress comes with a price.

Jay Schwartz, familiar with a similar situation. Ham radios had people concerned and had objections to them. There has been zero data that this was a problem and degraded the value of homes. It relates to the current situation about property values. Look at the data.

Richard Lehman - There are ground installations and roof installations where as they wouldn't be seen. Take a moment and drive through some of the communities that have allowed them to be placed on the front of the homes.

Aaron Retish- Can get survey data from the city, these will still have to pass code. Encourage the board to drive through Pleasant Ridge and see those installations. We are one of the last communities to not allow them on the front.

Ben Falik- 13129 Borgman Ave- Environmental advisory committee, glad people voted on surveys. Current panels are aesthetically pleasing.

Berry- permits and inspections will be required.

Richard Lehman- Ordinance requirements should be that the panels don't extend over the front of the home.

**Chairman closed public participation.**

**Commissioner's comments:**

Moore- EAC has done a good job. Aesthetics do change over time, he likes solar, mandate permits, inspections for what is appropriate. Huntington Woods is committed to green infrastructure.

Linden- should be progressive, in favor of an ordinance that requires a permit due to electricity. Should be the location of South or West to be effective.

Olsman- everyone has covered the issues.

Wright- Good thing, concerns about aesthetics. Concerns that there have been almost no applications to date.

Falik- How to best proceed in a way that reflects the people that participated in the surveys.

Aaron Retish- fine with waiting to get full participation of planning commission

**Olsman stated he should abstain from voting as he would be asked to vote on it at the commission level.**

**Motion to table to next meeting by Polan, seconded by Golembiewski**

**Roll call vote**

**Gail Linden-yes**

**Chris Golembiewski- yes**

**Blake Moore-yes**

**Michael Wright- yes**

**Rick Polan- yes**

**Jules Olsman- abstain**

**Yays- 5**

**Nays-0**

**Abstain-1**

**Applications:**

**6. Matter of Site Plan review for an addition to the Pandzich /Hall residence at 25512 Parkwood**

Homeowner gives an introduction- home has no master bath, there is an addition from 1971, an office, renovation on top of the addition to add a master bathroom and closets.

Chuck- footprint is smaller than the addition. Cement board siding to be used. Wouldn't change the appearance of the house.

Berry: meets all requirements, under in all requirements. 9856 sq feet lot. Will be under what both neighboring houses are. It's a small addition. Windows on all sides.

**Chairman Wright opened public participation.**

Elizabeth Fielder 25515 Scotia, directly behind, is in favor of addition.

**Chairman closed public participation.**

**Board discussion:**

Moore- meets all requirements

Linden- nice addition.

Wright- agrees with Gail

**Motion to approve as presented by Linden, seconded by Olsman**

**Roll call vote**

**Chris Golembiewski - yes**

**Richard Polan - yes**

**Michael Wright -yes**

**Gail Linden -yes**

**Blake Moore -yes**

**Jules Olsman -yes**

**Yays-6**

**Nays-0**

**Motion passed.**

### **7. Matter of Site Plan review for an addition to the Tarnopol residence at 26336 Wyoming**

Linden states she sold that house to the Tarnopol family 18yrs ago. Said she would recuse herself if any one had a conflict of interest concern. Commission consensus was there was no issue with her participation.

Moore explained that he is involved in the project and he recused himself.

Homeowners gave introduction, they need a master bathroom, it will be a 2 story addition, 4th bedroom, master bath and closet.

Mark Rosenblatt gives an overview of the project. There is a space between the porch and the garage, they will connect this, gives a bigger space. Will extend the garage for a 2 car garage and a patio space. Materials will be similar, same brick and similar windows and Hardie plank siding.

Kim Tarnopol states they have talked to all of their neighbors.

Berry-Under on height, side set backs no change, rear yard ok, lot coverage ok. Lots 50 x 120 in R-1 D district. Meets all guidelines.

**Chairman Wright opened public participation. Seeing none, closed public participation.**

### **Board Discussion**

Polan- What is the siding on the front?

Rosenblatt- aluminum siding, it will be Hardie board siding.

Polan- what is size? Rosenblatt- 7" Hardie siding will be used, it is a standard material.

Polan- plans call for siding matching?

Rosenblatt- matching Hardie siding on all of the house.

Berry- It is called out on plans as Hardie.

Linden- glad they can put it in, it's a tight project. Not changing any of the footprint of the building, the side yard setback is staying the same. Nice sunroom.

Berry- letter from Frank Spencer on Humber in favor of the project.

**Motion to approve project by Olsman, seconded by Linden.**

**Roll call vote:**

**Chris Golembiewski -yes**

**Richard Polan -yes**

**Michael Wright -yes**

**Gail Linden -yes**

**Blake Moore -Recused**

**Jules Olsman -yes**

**Yays-5**

**Nays-0**

**Motion passed.**

#### **8. Matter of Site Plan review for an addition to the Mosko residence at 8376 Huntington**

Ellie Mosko gives an introduction. We are having a 3rd child and would like to put a 4th bedroom upstairs over the first floor playroom. They have talked to neighbors and they are in favor.

Berry- Basic addition in R-1 C meets height, front, side, rear and meets lot size, house size is under. Colonial 2 story, brick and siding. Rear 1st story addition below is also siding.

**Chairman Wright opened public participation. Seeing none closed public participation.**

#### **Board Discussion**

Linden, in favor of a small addition, 187 sq ft. Looks great.

Wright- would love to see Hardie board instead of vinyl siding, but not an issue.

**Motion to approve by Olsman, seconded by Golembiewski.**

#### **Roll call vote**

**Chris Golembiewski -yes**

**Richard Polan -yes**

**Michael Wright -yes**

**Gail Linden -yes**

**Blake Moore -yes**

**Jules Olsman -yes**

**Yays-6**

**Nays-0**

**Motion passes.**

**9. Matter of Site Plan review for an addition to the Steinberg Residence at 25801 Dundee**

Architect Andrew Moiseev gave an introduction on a proposal for a larger garage. It meets setbacks, would like also to add a second floor over it to add a walk in closet and sitting room. First floor will be painted brick to match, 2nd floor cement siding to match. Roof to match. The homeowner would like to change the front windows over the garage. The difference from what was submitted is the West elevation windows have shifted over a bit.

Linden- is the first floor garage window a new addition? It is not on the original plan.

Architect stated yes.

Chairman Wright said he's comfortable to move on with the windows today.

Berry- ZBA variance was granted on May 10, materials need to be looked at, motion needs to incorporate change in what is presented today.

**Board Discussion**

Polan- did the square footage change with the windows bumped out. Architect- NO

**Chairman Wright opened public participation, seeing no one, closed public participation.**

Moore- doesn't mind the changes. Submit them for compliance.

Linden-likes the windows.

Wright- likes the updated plan.

**Motion to approve by Linden to approve the addition with the following changes of the window in the sitting areas, and the move of the window in the second story and the addition of the 1st floor garage window, seconded by Olsman.**

**Roll call vote:**

**Chris Golembiewski -yes**

**Richard Polan -yes**

**Michael Wright -yes**

**Gail Linden -yes**

**Blake Moore -yes**

**Jules Olsman -yes**

**Yays-6**

**Nays-0**



**Motion passed.**

## **10. Matter of Master Plan discussion**

### **a) MasterPlan Update**

Berry- Some of the commission surveys are still out. Documents have been shown in the Master Plan update for the May 17th meeting Master Plan workshop. June 3rd workshop, a visioning session. Public input is important.

## **11. Communications**

### **a) CIP Plan receipt**

Capital Improvements Plan put out by the finance and the City Commission. Budget items are listed and the process. It is a motion to receive and file.

**Motion to receive and file by Olsman, seconded by Golembiewski.**

**Roll call vote**

**Chris Golembiewski -yes**

**Richard Polan -yes**

**Michael Wright -yes**

**Gail Linden -yes**

**Blake Moore -yes**

**Jules Olsman -yes**

**Yays-6**

**Nays-0**

**Motion passed.**

**Other Business- none**

Chairman Wright then opens the meeting to Public Participation, seeing none closes public participation.

**Motion to adjourn meeting by Olsman, Seconded by Linden**

**Roll call vote**

**Chris Golembiewski -yes**

**Richard Polan -yes**

**Michael Wright -yes**

**Gail Linden -yes**

**Blake Moore -yes**

**Jules Olsman -yes**

**Yays-6**

**Nays-0**

**Motion passed.**

**Yays: 6**

**Nays: 0**

**The meeting adjourned at 8:28 p.m.**

Respectfully Submitted,

Nikki Rallis

Recorder

