

City of Grosse Pointe Park
Planning Commission
July 22, 2014
10:00 A.M.
Minutes

A meeting of the Planning Commission was called to order at 10:00 a.m. within Council Chambers at City Hall.

Roll Call

Present: Bob Buhl, James Robson, Fred Olds, Barb Detwiler, Mike Fikany, David Gaskins, Mayor Heenan, and Dale Krajniak.

Excused: Jeff Graham.

Also Present: Fred Rottach and Director of Public Safety Hiller.

Approval of Minutes

Moved by Buhl, supported by Detwiler, to accept prior meeting minutes as presented.

AYES: All.

NAYS: None.

Excused: Jeff Graham

Street Paving Program

Members received an update on street paving program. Asking residents for 1.75 mills on August ballot for 5 years. Would raise \$900,000 per year and work would be completed in 3 phases based on condition. Map showing the phases are located on the city website. City's paving contractor Cadillac can initiate paving immediately following millage approval and are willing to accept installments to allow first two years of street needs this fall.

Noted pot hole repair would be ongoing.

Market/Island Update

Construction of market booths ongoing, expanded market house Wednesday – Saturday 12 p.m. – 6 p.m. Vendors to including vegetables, flowers & miscellaneous items.

Working continues on booths & signage in order to help with traffic control.

Residents along Lakepointe expressed disapproval with the Kercheval closure.

Commission Members indicated they were in favor of the improvements along Kercheval and continue to pursue building a permanent market.

Residents expressed objection to the project:

- Questioned why market not placed in vacant lot.
 - Noted the empty lots along the side are not owned by the City however, City has permission to use for parking and access to Wayburn.
- Was Detroit approached for input?
 - Engineers met with Detroit officials in early 2013 to discuss project improvement plans and the relocation of the water meter pit. Noted unable to make progress and discontinued utility relocation at this time.
 - Also City asked to coordinate signs for traffic flow.
- What standards were used for design & disagreed with the existing layout.
 - Noted General State and Federal standards were used by the engineers for design.
- Why traffic should be moved to Vernor and having access from Alter through any lot or the alley was unsatisfactory.
 - It was noted traffic flow has continued from Alter over the last several months during construction without incident.
 - Public Safety Department to review directional signage once work is completed.
- Resident commented appears to be a race related matter.
 - Noted intent was to circulate traffic along Kercheval and maintain access from Alter for the District and provide a visual enhancement for the District and expand Farmers Market and create foot traffic in area. Goal is to create small town square feel. Race was not an issue.
 - Design access off Alter as many patrons come off I-94 to Alter.
- Why weren't they made aware of the project.
 - Planning Commission was directed by City Council in early 2013 to facilitate the placement of an island/round-about. It has been reviewed during the past year, reported in both the Grosse Pointe News & the Grosse Pointe Times along with the Park Communicator which included renderings for both the placement of the market in the street, as it currently is, and the center island, as built; it was delivered to every household, and placed, on the City website. Only inquiries were bookstore owner who came in to express concern and review detailed plans.
- Were immediate businesses involved?
 - Noted details reviewed with immediate businesses, particularly the hardware store which was directly impacted and were in favor of the improvements. Also noted the owner of the bookstore was not in favor of project and requested store relocation in addition to \$500,000. Also the head of the Business Association reviewed and favored plans.

- Can signage be improved?
 - Noted Public Safety is currently reviewing and has reached out to Detroit Traffic for input regarding the same. Members also recommended and noted the City will be placing Welcome to Farmers Market signage to encourage participation.
- Favored a permanent market and status.
 - It was noted Farms Market was interested in building and would have been a permanent structure across Kercheval with parking in the rear.
 - At this time they are looking on expanding their existing location.
- Resident commented it creates the appearance of exclusivity.
 - Stated improvements encourage foot traffic to neighbors from all surrounding areas which will encourage greater interaction between neighborhoods and improve the District for all.
- Long-term plans – for Kercheval?
 - Discussed long-term-plan is to develop the entire block along Kercheval with the City of Detroit and such improvements would require the use of the entire block.
- Could agenda's be placed on website?
 - Members agreed placing agenda on the website.

Atwater Brewery

Brewery has officially opened and is doing well.

Mimi's Bistro

Located on Jefferson is expected to open within the next two weeks, primarily café/bakery with take-out & will include small art gallery inside.

Dylan's

Re-opening as Rockefellers Bar, operator currently owns Bert's. Tentative opening date August 15th.

Bakery

Former Muiler's Market location is scheduled to open soon.

With no further business meeting adjourned.