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PLANNING COMMISSION

CITY OF GROSSE POINTE WOODS  
CLERK'S DEPARTMENT

4-28-26 - 15

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **APRIL 28, 2026**, IN THE COUNCIL-COURT ROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA DR., GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:00 p.m. by Chair Hamborsky.

Roll Call: Chair Hamborsky  
Commission Members: Ellis, Fenton, Fuller, O'Keefe, Schulte  
Absent: Gilezan, Marx, Vitale

Also Present: City Planner Laura Mangan  
Recording Secretary Gretchen Miotto

**MOTION** by Fenton, seconded by O'Keefe, to excuse Commissioners Gilezan, Marx, and Vitale from tonight's meeting.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Schulte  
NO: None  
ABSENT: Gilezan, Marx, Vitale

Chair Hamborsky recognized Council Representative Gafa.

The Planning Commission, staff, and the public, Pledged Allegiance to the U. S. Flag.

**MOTION** by Fenton, seconded by O'Keefe, to accept tonight's agenda as presented and place on file.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Schulte  
NO: None  
ABSENT: Gilezan, Marx, Vitale

**MOTION** by O'Keefe, seconded by Fuller, that the March 24, 2026, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Schulte  
NO: None  
ABSENT: Gilezan, Marx, Vitale

The first item under **Public Hearings**, was to **host a Public Hearing on the Special Land Use (SLU) for 20481 Mack Avenue (Detroit Premier Hockey)**.

City Planner Mangan provided an overview of the applicant's request for an off-ice hockey training facility in an existing, single-story building. Clientele will mainly be youths. The site is zoned C, Commercial Business District where "Miscellaneous Business Establishments" are a Special Land Use (SLU) which requires a public hearing before the Planning Commission. Based upon general compliance with the City's Zoning Ordinance, it is recommended that the SLU be recommended to City Council for approval subject to the following conditions:

1. All doors and windows parallel to Mack Avenue remain uncovered at all times to contribute to an active street presence.
2. Downward directed and shielded exterior lighting will be install on the rear building façade, replacing the existing lighting.

Ben Warda, the applicant, provided background on his experience and the desire to open this facility.

**MOTION** by Schulte, seconded by Fuller, to open the public hearing.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Schulte  
NO: None  
ABSENT: Gilezan, Marx, Vitale

Chair Hamborsky opened the public hearing at 7:10 p.m.

No one wished to speak in support of the Special Land Use.

No one wished to speak in opposition of the Special Land Use.

**MOTION** by Fuller, seconded by Schulte, to close the public hearing on the Special Land Use for 20481 Mack Avenue (Detroit Premier Hockey).

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Schulte  
NO: None  
ABSENT: Gilezan, Marx, Vitale

Chair Hamborsky closed the public hearing at 7:12 p.m.

The next item, under **New Business**, was to **Consider the Special Land Use for 20481 Mack Avenue (Detroit Premier Hockey)**.

Dee Eurs, co-owner of 20485 & 20489 Mack Avenue asked whether there had been any traffic impact studies for the pick-up hours as there are other businesses nearby that have evening hours.

At this point, there isn't any anticipation of higher traffic based on the hours and the small number of people there at any given time. The hours will be 3 pm to 9 pm during the Spring Season; 9 am to 9 pm during the Summer Season; and 3 pm to 9 pm during Fall/Winter Season. Sundays will be primarily closed. Saturdays there is a possibility for hours of 10 am – 4 pm or private lessons.

**MOTION** by O'Keefe, seconded by Fenton, that the Planning Commission recommend the Special Land Use for 20481 Mack Avenue (Detroit Premier Hockey) to City Council for approval, subject to the following conditions:

1. All doors and windows parallel to Mack Avenue remain uncovered at all times to contribute to an active street presence.
2. Downward directed and shielded exterior lighting will be installed on the rear building façade, replacing the existing lighting.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Schulte  
NO: None  
ABSENT: Gilezan, Marx, Vitale

The next item was the **Building Official's Report – April 2026**.

- Commissioner Ellis attended the April 13 and 20 meetings and noted that Lola's window was approved and will be reviewed in October for continuance, and the Special Land Use for Dunkin' was approved.
- Commissioner Fuller is unable to attend the May meetings and Commissioner O'Keefe volunteered to cover those.

Under **Information Only**, Planner Mangan outlined the Zoning Ordinance Update that has been worked on by McKenna and City Administration over the last several months after the City of Grosse Pointe Woods was awarded a \$50,000 grant from the Michigan State Housing Development Authority (MSHDA) as a part of MSHDA's Housing Readiness Incentive Grant Program, which provides funding to eligible applicants to implement actions that encourage increasing housing supply and affordability. The City is using the awarded funding to update the Zoning Ordinance to promote housing readiness, reduce administrative burdens, and align regulations with the recently adopted Master Plan.

***All grant dollars must be spent by December 11, 2026, and the Zoning Ordinance must be adopted by City Council by that date.***

Two options for the finalization of a draft to present to City Council were presented:

1. Hold "special" meetings over the next few weeks with the Planning Commission;
2. Assign the detail work to a sub-committee who will perform the deep dive and bring updates to the monthly Planning Commission meetings.

The final product will be on Municode, and not on Clear Zone (the current host). The City Attorney will review the Planning Commission's recommended draft to present to City Council. There are 32 weeks to accomplish the task through review, Public Hearings, City Attorney review, and City Council adoption. With the timing as the major consideration, the Planning Commission agreed to the number 2 option, as noted above.

McKenna will facilitate the sub-committee meetings and create a project timeline in order to accomplish all the tasks.

**MOTION** by Ellis, seconded by O'Keefe, to establish a Zoning Ordinance Update Sub-Committee of 4 commissioners: Fenton, Fuller, O'Keefe, and Schulte, who will work with directly with McKenna and report regularly back to the Planning Commission and City Council.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Schulte  
NO: None  
ABSENT: Gilezan, Marx, Vitale

Under Pubic Comment, the following were heard:

1. Bethann Bayus, 1615 Ford Ct., thanked the Commission for the opportunity to hear about the Zoning Ordinance Updates and is hoping for continued transparency as the work moves forward.
2. Lynne Aldrich, 1501 Oxford, also hopes for continued transparency on Zoning updates. She expressed concern about 20160 Mack Avenue and the removal of existing trees.

**MOTION** by Fenton, seconded by Schulte, to adjourn at 8:18 p.m.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Schulte  
NO: None  
ABSENT: Gilezan, Marx, Vitale

Respectfully Submitted,

Gretchen Miotto  
Clerk's Confidential Administrative Assistant & Recording Secretary