

CITY OF GROSSE POINTE WOODS

WAYNE COUNTY, MICHIGAN

LOT SPLIT – 19653 MACK AVENUE

RESOLUTION APPROVING A LOT SPLIT APPLICATION FOR PARCEL NO.

40-011-05-0796-303 (19653 MACK AVENUE)

At a regular meeting of the City Council of the City of Grosse Pointe Woods, Wayne County, Michigan, held on the 14th day of July, 2025, at 7:00 p.m.

PRESENT: Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall

ABSENT: None

The following resolution was offered by Councilmember _____ and seconded by Councilmember _____:

WHEREAS, the Planning Commission, at its regular meeting held on May 27, 2025, reviewed and recommended to the City Council the approval of the lot split application submitted by John Lamia/J.P.C.M (owner) for *19653 Mack Avenue*, Grosse Pointe Woods, MI to divide the following parcel:

Land situated in the City of Grosse Pointe Woods, County of Wayne, State of Michigan, described as follows:

Part of Lot 796, measuring 109 feet on Mack Avenue, 90 feet on Stanhope and 105 feet on the Westerly lot line running South from Stanhope, Grosse Pointe Woods County Club Woods no. 2, as recorded in Liber 67, Page 95 of Plays, Wayne County Records, ALSO, Lot 797 except the Westerly 45 feet, Grosse Pointe Country Club Woods No. 2, according to the play thereof as recorded in Liber 67, Page 95 of Plats, Wayne County Records.

(Chicago Title Insurance Company, File No. 82-15421378-SCM, Dated June 30, 2015)

Address: 19653 Mack Avenue, Grosse Pointe Woods, MI (Lot 796)

Parcel Numbers: PARCEL NO. 40-011-05-0796-303

NOW, THEREFORE BE IT RESOLVED: That approval is hereby **granted** to Divide or Partition Land described as follows:

NEW PARCEL A:

A Parcel of land being a part of Lot 796 of Country Club Woods No. 2, being a subdivision of part of Private Claim 619, Village of Grosse Pointe Woods (now City of), Wayne County, Michigan as recorded in Liber 67, Page 95 of Wayne County Records, and being more particularly described as follows:

Beginning at the Northeasterly Comer of said Lot 796; thence South 06 degrees 41 minutes 30 seconds West 65.01 feet along the easterly line of said Lot 796 and the westerly line of Mack Avenue, 204 feet wide;

Thence North 61 degrees 48 minutes 36 seconds West 96.21 feet partially along the line common to two buildings;

Thence North 28 degrees 12 minutes 30 seconds East 62.71 feet partially along a rear building line to the southerly line of Stanhope Avenue, 70 feet wide;

Thence along said southerly line of Stanhope Avenue South 60 degrees 03 minutes 00 seconds East 72.39 feet to the Point of Beginning of this Parcel.

Said Parcel containing 0.119 acres, more or less.

Address: 19655 Mack Avenue, Grosse Pointe Woods, MI
Parcel Numbers: PARCEL NO. 40-011-05-0796-304

AND

NEW PARCEL B:

A Parcel of land being a part of Lots 796 and 797 of Country Club Woods No. 2, being a subdivision of part of Private Claim 619, Village of Grosse Pointe Woods (now City of), Wayne County, Michigan as recorded in Liber 67, Page 95 of Wayne County Records, and being more particularly described as follows:

Commencing at the Northeasterly Comer of said Lot 796; thence South 06 degrees 41 minutes 30 seconds West 65.01 feet to the Point of Beginning of this Parcel;

Thence continuing along said easterly line of Lot 796, South 06 degrees 41 minutes 30 seconds West 43.99 feet;

Thence North 62 degrees 08 minutes 29 seconds West 133.13 feet to a point on the easterly line of said Lot 796;

Thence South 29 degrees 57 minutes 00 seconds West 28.62 feet along said easterly line to the Southeasterly Corner of said Lot 797;

Thence North 60 degrees 03 minutes 00 seconds West 27.00 feet along the southerly line of said Lot 797;

Thence North 29 degrees 57 minutes 00 seconds East 133.62 feet to a point on the southerly line of Stanhope Avenue, 70 feet wide;

Thence along said southerly line of Stanhope Avenue South 60 degrees 03 minutes 00 seconds East 44.61 feet; Thence South 28 degrees 12 minutes 30 seconds West 62.71 feet partially along a rear building line;

Thence South 61 degrees 48 minutes 36 seconds East 96.21 feet partially along the line common to two buildings to the Point of Beginning of this Parcel.

Said Parcel containing 0.228 acres, more or less.

Address: 19653 Mack Avenue, Grosse Pointe Woods, MI
Parcel Numbers: PARCEL NO. 40-011-05-0796-305

All in accordance with the **attached** survey prepared by George G. Jerome, Jr., P.S., P.E. (George G. Jerome, Professional Survey No. 46672) Job No. 26-726 consisting on two (4) pages dated 04/04/2025, two new parcels being created. Subject property is zoned C (Commercial Business) District.

BE IT FURTHER RESOLVED: That this approval is not valid and this Resolution will not be recorded until the Applicant remits the necessary funds to cover all costs for completion of this request above and beyond the amount placed in escrow at the time of Application;

BE IT FURTHER RESOLVED: That this approval is not a determination that the resulting parcels comply with other ordinances or regulations;

BE IT FURTHER RESOLVED: That this approval is conditioned upon the complete execution and recording in the office of the Wayne County Register of Deeds of the Declaration of Easements & Maintenance which is attached to this resolution;

BE IT FINALLY RESOLVED: That said approved division or partitioning of land shall be recorded in the office of the Wayne County Register of Deeds in accordance with Act No. 132, Public Acts of 1970, as amended by Act No. 280, Public Acts of 1973, and Act No. 288, Public Acts of 1967.

AYES:	Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
NAYS:	None
ABSENT:	None
ABSTENTIONS:	None

RESOLUTION DECLARED ADOPTED.

Paul P. Antolin, City Clerk

CERTIFICATION

I, Paul P. Antolin, Clerk of the City of Grosse Pointe Woods, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council on July 14, 2025, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and will be, or have been, made available as required by said Act.

Paul P. Antolin, City Clerk