

JOINT COMMITTEE-OF-THE-WHOLE AND PLANNING COMMISSION

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MINUTES OF THE JOINT MEETING OF THE COMMITTEE-OF-THE-WHOLE AND THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, JUNE 16, 2025, IN THE COUNCIL CHAMBERS/COURTROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA DRIVE, GROSSE POINTE WOODS, MICHIGAN.

Mayor Bryant called the meeting to order at 8:50 p.m.

PRESENT: Mayor Bryant
Council Members: Brown, Gafa, Granger, Koester, McConaghy, Motschall
ABSENT: None

Planning Commission
Members: Fuller, Gilezan, Hamborsky, McNelis, O'Keefe, Vitale
ABSENT: Fenton, Marx

Also Present: City Administrator Schulte
Assistant City Administrator Como
City Attorney Walling
City Attorney Tomlinson
City Clerk Antolin
City Treasurer/Comptroller Schmidt
City Planner Jankowski
McKenna Representative Jackson

Motion by McConaghy, seconded by Gafa, that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

Motion carried by the following vote:

Yes: Brown, Bryant, Fuller, Gafa, Gilezan, Granger, Hamborsky, Koester, McConaghy, McNelis, Motschall, O'Keefe, Vitale
No: None
Absent: Fenton, Marx

Tonight's meeting was regarding the **discussion of the Master Plan with the Planning Commission and McKenna**. John Jackson and City Planner Ashley Jankowski of McKenna provided an overview of the Master Plan process and what comes next.

City Planner Jankowski and Mr. Jackson discussed the following topics:

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- Roles and responsibilities of the Planning Commission, City Council, City Staff, and the Zoning Board of Appeals
- Purpose of the Master Plan with its processes and goals
- Relationship of the Master Plan and the Zoning Ordinance to provide a future land use plan
- Benefits of a Master Plan
- Community Engagement
- Master Plan priorities and implementation
- Amending the Zoning Ordinance Map and Revising the Master Plan

Mr. Jackson answered questions from the public.

Although some residents voiced concerns with perceived conflicts of interest within the Planning Commission, members of Council disagreed. Also, Council commented on the character and uniqueness of the city.

Planning Commission members commented regarding the following:

- Maintaining uniqueness and offering high quality materials
- Willingness to work with the city
- Value of empty buildings
- Office use is a dying use
- Planned Unit Development (PUD)
- Members involved with projects recuse themselves from voting to avoid conflicts of interest

Councilmember McConaghy commented that the members of the Planning Commission are hard-working volunteers. Through the years, he has seen nothing but integrity and honesty from the members. Although there is a disagreement regarding the rezoning of 20160 Mack Avenue, all parties involved are learning through everyone's feedback and a resolution is forthcoming. Mayor Bryant supported his statement.

Under **New Business**, no one wished to be heard.

Under Public Comment, the following individuals were heard:

1. Dr. Leslie Robyn Mullinger, 1531 Oxford Rd., opposed to rezoning 20160 Mack Ave.
2. John McLellan, 1617 S. Renaud Rd., opposed to rezoning 20160 Mack Ave.

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3. Anonymous Speaker, opposed to rezoning 20160 Mack Ave.
4. Joanne Platt-Shenstone, 1692 N. Renaud Rd., opposed to rezoning 20160 Mack Ave.
5. Gary Herbertson, 1640 Ford Ct., opposed to rezoning 20160 Mack Ave.
6. Bethann Bayus, 1615 Ford Ct., opposed to rezoning 20160 Mack Ave.
7. Gary Felts, 1680 Oxford Rd., opposed to rezoning 20160 Mack Ave.
8. Katie Solomon, 1561 Oxford Rd., opposed to rezoning 20160 Mack Ave.
9. Jon Dougherty, 1665 S. Renaud Rd., opposed to rezoning 20160 Mack Ave.
10. Laura McEnery, 1451 Oxford Rd., opposed to rezoning 20160 Mack Ave.
11. Patricia Dougherty, 1665 S. Renaud Rd., opposed to rezoning 20160 Mack Ave.
12. Christina Pitts, 1501 Oxford Rd., opposed to rezoning 20160 Mack Ave.
13. Russ Toles, 1640 Ford Ct., opposed to rezoning 20160 Mack Ave.
14. Rich Carron, 1650 Ford Ct., opposed to rezoning 20160 Mack Ave.
15. Justin Buccellato, 20259 Mack Ave., in support of rezoning 20160 Mack Ave.

Motion by Motschall, seconded by Koester, that the meeting of the Joint Committee-of-the-Whole and Planning Commission be adjourned at 10:33 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
City Clerk

Arthur W. Bryant
Mayor