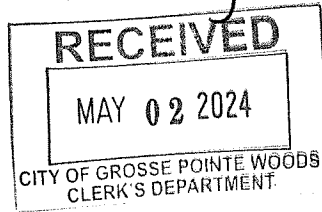


Commission Approved May 28, 2024



PLANNING COMMISSION  
04-23-24 - 18

MINUTES OF THE REGULAR **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **APRIL 23, 2024**, IN THE COUNCIL-COURT ROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:06 p.m. by Chair McNelis.

Roll Call: Chair McNelis  
Commission Members: Bailey, Fenton, Fuller, Gilezan, Hamborsky, O'Keefe  
Absent: Vitale  
Also Present: City Planner, Brigitte Wolf  
Building Official, Karson Claussen  
Recording Secretary Miotto  
Jill Baum, Giffels Webster  
Rose Kim, Giffels Webster

**MOTION** by Bailey, seconded by Fuller, to excuse Commission Member Vitale from attendance at tonight's meeting.

Motion carried by the following vote:

YES: Bailey, Fenton, Fuller, Gilezan, Hamborsky, McNelis, O'Keefe  
NO: None  
ABSENT: Vitale

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

**MOTION** by Bailey, seconded by O'Keefe, to accept tonight's agenda.

Motion carried by the following vote:

YES: Bailey, Fenton, Fuller, Gilezan, Hamborsky, McNelis, O'Keefe  
NO: None  
ABSENT: Vitale

**MOTION** by Fuller, seconded by Gilezan, that the March 26, 2024, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

YES: Bailey, Fenton, Fuller, Gilezan, Hamborsky, McNelis, O'Keefe  
NO: None  
ABSENT: Vitale

The first item on the agenda, under **Old Business**, is the **Consideration for Approval of the Friendship Factory site plan at 20100-20102 Mack Avenue.**

**MOTION** by Gilezan, seconded by O'Keefe, to recuse Commission Member McNelis as he is involved in the project to be discussed and will be presenting.

Motion carried by the following vote:

YES: Bailey, Fenton, Fuller, Gilezan, Hamborsky, O'Keefe  
NO: None  
ABSENT: Vitale  
RECUSED: McNelis

**MOTION** by Fuller, seconded by Bailey, to accept and place on file the 4 resident letters related to the Friendship Factory, from Alexandra Turner, 1431 Oxford, Jackie Cecchini, 1343 Fairholme, Ryan Covell, 663 Lochmoor Blvd and Rob Szabo, 1620 Fairholme.

Motion carried by the following vote:

YES: Bailey, Fenton, Fuller, Gilezan, Hamborsky, O'Keefe  
NO: None  
ABSENT: Vitale  
RECUSED: McNelis

Planner Wolf provided an overview of the 3 elements: 1) rezoning from RO-1 to C – Commercial which has been recommended for City Council consideration on May 6, 2) special land use because of this specific type of retail (children's events) not being listed on our current use table, therefore requiring a special land use, and has been recommended for City Council consideration on May 6, and 3) the site plan review specific to the Friendship Factory and the off-street parking requirements.

With further understanding of how the Friendship Factory operates, the ordinance was re-evaluated and it was found that the parking requirement that is applicable is General Retail, and the current parking is adequate, therefore there are no concerns regarding ordinances. There are conditions that will apply: the site plan rezoning is approved; the special land use is approved, the traffic land markings are added to the site, there are dedicated drop-off/pick-up spaces, the signage complies with Ch. 32 ordinance, and rubbish storage and collection is adequate. Should a dumpster be needed/added, appropriate screening would be a condition.

James McNelis, Stuckey Vitale Architects, made a short presentation showing the updated site plans that show designated drop off/pick up zones, includes the traffic marking arrows, signage will be permitted separately, and that the existing rubbish storage & pick up will remain.

Julie Crorey, founder of the Friendship Factory, provided an overview of the business and answered questions from the Planning Commission. Bob Danforth, commercial real estate, spoke about parking and a potential shared parking agreement with a neighboring dental practice that has moved out. August 2024 is targeted as the opening.

**MOTION** by Fenton, seconded by Fuller, that the Planning Commission approve the revised site plan. **MOTION** amended by Gilezan, supported by Fenton, to include the 5 remaining conditions: the site plan rezoning is approved; the special land use is approved, the traffic land markings are added to the site, there are dedicated drop-off/pick-up spaces, and the signage complies with Ch. 32 ordinance.

Motion carried by the following vote:

YES: Bailey, Fenton, Fuller, Gilezan, Hamborsky, O'Keefe  
NO: None  
ABSENT: Vitale  
ABSTAIN: McNelis

The next item on the agenda, under **New Business**, was the **Consideration for Approval of the site plan for Nino Salvaggio's Café at 20331 Mack Avenue.**

Planner Wolf provided an overview of the interior and exterior renovation to open a market style café. The parking requirements are fulfilled as is. Outdoor seating would require Wayne County approval. GPW Department of Public Safety recommends more street protection should outdoor seating be approved. The applicant is agreeable to add the required protection. The site plan does meet ordinance requirements, with the following conditions: 1) compliance with our lighting standards; 2) wall signage is in compliance; 3) any trash receptacle added to the rear exterior would be an amendment to the approved site plan; and 4) a protective barrier is added to the outdoor dining area.

John Eckstein, Architect with Lindhout Associates, and Leo Salvaggio, owner, spoke about the renderings of the interior and exterior, the general concept of the café, and the vision for the community. Mr. Salvaggio has already approached neighboring businesses to consolidate and manage their rubbish along with his, which has the advantage of adding additional parking. Anticipated hours could be 8 am – 10 pm, at least, on Thursday, Friday, Saturday.

**MOTION** by Bailey, seconded by Fuller, that the Planning Commission approve the site plan for 20331 Mack with the listed conditions (remove #3 condition as the plan is to not have a permanent fixture), and add rooftop screening as needed.

Motion carried by the following vote:

YES: Bailey, Fenton, Fuller, Gilezan, Hamborsky, McNelis, O'Keefe  
NO: None  
ABSENT: Vitale

The next item on the agenda for **Discussion** was the **Master Plan**.

Jill Baum, of Giffels Webster, provided an overview of the plan to date, which was updated with the Future Land Use, Mack Ave Corridor plan, and action strategies. The items in red are new: temporary public spaces, alleyway enhancements, public art, wayfinding signs, events, City Hall complex, and transportation alternatives. A hallway exercise was done with commission members ranking the initiatives, which are categorized as Goals 1 – 5.

Giffels Webster will consolidate the responses, and provide context, as provided by the community during the open house. Next step is to hold a working session to finalize the document before releasing it to City Council, who by law, must release it to the public for 63 days, then hold a Public Hearing. A working session will be scheduled between tonight and the May Planning Commission meeting.

The next item on the agenda for **Discussion** was the **Exterior Lighting Ordinance Requirements**.

Planner Wolf provided an overview of the language to be added to the Zoning Ordinance to better regulate and set guidance on exterior lighting. There is a proposed new section 50-5.22 “Exterior Lighting” and halo lighting was specifically discussed. This will be discussed at a future Planning Commission meeting. There was a suggestion of a 1-year timeframe for businesses to come into compliance with the new ordinance. As for color of halo lighting, the Planning Commission agreed to allow multi-color as business “branding” could dictate colors that can be used.

The next item on the agenda was the **Building Official’s Monthly Report**. Building Official Karson Claussen introduced himself and provided an overview of the report.

The next item on the agenda was the **Council Report/s for April**. Commissioner McNelis reported on the April 8<sup>th</sup> City Council meeting, stating that there was one item of note, that being a review of McKenna’s fee schedule to the city, that was a 3% increase. Commissioner Bailey reporting on the April 15<sup>th</sup> meeting which included the 5 additions and revisions to the Zoning Ordinance which are scheduled to move forward to a Public Hearing.

Commissioner Fenton will cover the May City Council meetings.

The next item on the agenda was information only related to the **Application for a Dine-In Restaurant at 20315 Mack Avenue.**

Commission member Bailey provided an overview of the proposed Mexican restaurant with cocktails and Mexican street tacos - a small dine-in/take away business.

No one wished to be heard under **Public Comment.**

**MOTION** by Bailey, seconded by Gilezan, to adjourn at 10:15 p.m.

Motion carried by the following vote:

YES: Bailey, Fenton, Fuller, Gilezan, Hamborsky, McNelis, O'Keefe

NO: None

ABSENT: Vitale

Respectfully Submitted,  
Gretchen Miotto  
Clerk's Confidential Administrative Assistant & Recording Secretary