

* Approved by Commission 3/24/26

PLANNING COMMISSION
2-24-26 - 06

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **FEBRUARY 24, 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 7:05 p.m. by Chair Hamborsky.

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

Also Present: City Planner Laura Mangan
City Attorney Debra Walling
Recording Secretary Gretchen Miotto

MOTION by Gilezan, seconded by Fuller, to excuse Commissioner Vitale from tonight's meeting.

Motion carried by the following vote:

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

Council Representative Gafa was unable to attend.

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, Gilezan, Hamborsky, Marx, O'Keefe, Schulte
NO: None
ABSENT: Vitale

MOTION by O'Keefe, seconded by Schulte, that the January 27, 2026, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

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

The first item under **Public Hearings**, was to **host a Public Hearing on the Special Land Use (SLU) for 21043 Mack Avenue (Dunkin' Donuts)**.

Planner Mangan provided an overview of the Special Land Use application for a fast-casual / take-out restaurant in an existing, single-story building. No drive-thru is proposed, and dining is take-out or within the restaurant only (no outdoor dining). Take-out restaurants are a Special Land Use (SLU) and require a public hearing. Based on the review of the intent and upon general compliance with the City's Zoning

Ordinance, Master Plan, and Mixed-Use Corridor, and Commercial Business District, it was determined that this project can be compliant. Mangan brought to the commission's attention the hours of delivery, since this is an early morning establishment, to see if the hours are agreeable to the Planning Commission and to ensure there is no disruption to nearby residential properties: typically, deliveries are between 10 pm and 4 am, using smaller box trucks, and it takes less than 3 minutes to unload. The applicant has proposed having their loading on Mack Avenue instead of the alley.

MOTION by Ellis, seconded by Schulte, to open the public hearing.

Motion carried by the following vote:

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

Chair Hamborsky opened the public hearing at 7:07 p.m.

The following were heard in support of the Special Land Use:

- Andrea Bader, of Jeffery Scott Architects, representing the applicant, was in attendance to answer questions.

The following were heard in opposition of the Special Land Use:

- Dave Spencer, resident and owner of 21003 & 21015 Mack Avenue, is opposed to the Special Land Use for this location due to concerns about adequate parking when taking into consideration the surrounding businesses.

MOTION by Gilezan, seconded by Schulte, to close the public hearing on the Special Land Use for 21043 Mack Avenue (Dunkin' Donuts).

Motion carried by the following vote:

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

Chair Hamborsky closed the public hearing at 7:14 p.m.

The next item, under **New Business**, was to **Consider the Special Land Use for 21043 Mack Avenue (Dunkin' Donuts)**.

Discussion ensued, and Planner Mangan addressed the available parking concerns, stating that parking is specifically a site plan requirement. Based on the number of employees (6) at the maximum shift, they must have 6 spaces behind the building (they have 7), and a barrier-free space is not always required and can depend on the occupancy of the building, and the Building Department did not flag that. The ordinance allows the count of required spaces within 500 feet of the building, and the available spaces (13) complies with the ordinance. This does not include the parking on the other side of the alley, which Mr. Spencer owns. It was clarified that the delivery is daily.



MOTION by Fenton, seconded by O’Keefe, that the Planning Commission recommend the Special Land Use for 21043 Mack Avenue (Dunkin’ Donuts) to City Council for approval, with the confirmation of the hours of delivery (10 pm & 4 am) and the location of the delivery on Mack Avenue.

Motion carried by the following vote:

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

The next item, under New Business, is to **Consider the Site Plan for 21043 Mack Avenue (Dunkin’ Donuts) * Discussion Only.** (The site plan is not ready for approval yet, and this is an opportunity to provide feedback. City Council must also approve the SLU before Planning Commission can take any action on a site plan.)

Planner Mangan provided an overview of McKenna’s concerns of the site plan, which includes: 1) the dumpster enclosure (cannot be painted wood as proposed); 2) the building façade; 3) the colors proposed (both 2 and 3 are quite a deviation from the attached properties, and the commission was asked to provide direction on revisions); and 4) the street view shows a decorative 3-foot-high brick knee wall, and we would like to see an improvement in the brick tone that matches the façade.

There were questions about the sign on the side of the building and its material. Andrea Bader stated that it is a focal point that most Dunkin’ restaurants have on the side of their buildings. Signage hasn’t been approved and would be under a separate application. The commission requested the design team come up with an alternative. Regarding the façade and color, it was acknowledged that the Colonial design requirement has been loosened up, with emphasis on quality materials. The white and pink striping was stated that is a strong corporate desire unless overruled by the city. The colors seem to be very bright in the rendering which is not desirable. The commission wants to ensure the canopy will comply with the requirements of the ordinance. Regarding the dumpster, discussion ensued about the need for grease container. Ms. Bader confirmed the donuts are not made on site and there is no grease. There was discussion around the screen wall on Roslyn, and it was clarified that only new construction requires the parking screen, and this is not new construction, but with the SLU and significant façade updates, the Building Department is trying to find a balance. The material should be stamped concrete or veneer to match the façade. The east and north elevations were discussed, and they seem to be out of balance and proportion to the existing attached building. It was suggested there be 1 or 2 parking spaces to accommodate food pickup by delivery services.

MOTION by Schulte, seconded by Fuller, that the Planning Commission table the Site Plan Review in order for the applicant to resubmit with consideration of the above discussion.

Motion carried by the following vote:

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

The next item, under **New Business**, was the **Planning Commission Annual Report of Activities in 2025.**

Planner Mangan provided an overview of the report, which the state requires on an annual basis. This is

a draft, when finalized by the Planning Commission for recommendation to City Council, will go on that agenda in March.

There was discussion on the focus of the Commission for 2026. Planner Mangan will review the priorities, that are in the Master Plan, for consideration at a future meeting. Commissioner Marx reiterated the desire to improve Cook Road's electric/telephone poles and other items while this approved project is in development for 2027.

The next item, under **Old Business**, was to **Consider the Site Plan for 20397 Mack Avenue (Platinum Oil Change)**.

Planner Mangan provided an overview of the revised Site Plan, which was originally proposed in the spring of 2025, then again in December 2025, and this is the third review of a revised proposed site plan. The applicant is proposing a face change to the building and a screening wall around the existing sign pole on the corner, as well as between the two driveways on Mack. McKenna recommends approval of the site plan.

Alah Beidoun, applicant and owner, spoke about the plans, the materials, and the colors. His architect was unable to provide a color rendering in time for this meeting, so he provided one, which was shown and placed on file. The rendering provided satisfied the commission as to the general look.

There was a discussion on the wall screening around the existing sign pole and it was determined the applicant has options he can choose to implement.

MOTION by Marx, seconded by O'Keefe, that the Planning Commission approve the Site Plan, as proposed, for 20397 Mack Avenue.

Motion carried by the following vote:

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

The next item was the **Building Official's Report – January 2026 & February 2026**.

Planner Mangan reported on the current projects and their progress toward completion.

The next item was the **City Council Reports for January 2026 and February 2026**.

- Commissioner Marx was unable to attend the January meetings, though it is known that the rezoning of 1925-1929 Vernier, 21800 Marter, and 20160 Mack was approved.
- Commissioner Gilezan attended the February 2 meeting and noted that there was discussion of need for already-approved non-compliant setback variances coming to Council for additional approval.
- Commissioner O'Keefe attended the February 23 meeting and noted that the front lawn improvements were tabled.

- Commissioner Schulte will attend the March meetings.

Under **Public Comment**, no one wished to be heard.

MOTION by Gilezan, seconded by Marx, to adjourn at 8:31 p.m.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Gilezan, Hamborsky, Marx, O'Keefe, Schulte

NO: None

ABSENT: Vitale

Respectfully Submitted,

Gretchen Miotto

Clerk's Confidential Administrative Assistant & Recording Secretary