

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, AUGUST 18, 2025, IN THE COUNCIL-COURTROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA DR., GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:04 p.m. by Mayor Bryant.

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

Also Present: City Administrator Schulte
Assistant City Administrator Como
City Attorney Walling
City Treasurer/Comptroller Schmidt
Deputy City Clerk Miotto
City Planner Haw
Director of Public Safety Kosanke
Director of Information Technology Capps

Council, Administration, and the audience Pledged Allegiance to the U.S. Flag.

The following Commission members were in attendance:

- Melinda Billingsley, Citizens' Recreation Commission
- Donna O'Keefe, Planning Commission
- Mike Fuller, Planning Commission
- Catherine Dumke, Senior Citizens' Commission
- David Bryk, Historical Commission
- Christina Pitts, Tree Commission

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, Gafa, Granger, Koester, McConaghy, Motschall
No: None
Absent: None

Motion by Granger, seconded by Brown, that all items (6A-6D) on the consent agenda be approved as presented.

A. Approval of Minutes

1. Council 08/04/25
2. Committee-of-the-Whole 08/04/25

B. Monthly Financial Report

1. July 2025

C. Bids/Proposals/Contracts

1. Retention of Labor Services.
 - a) Memo 08/07/25 - City Administrator Schulte
 - b) Letter 08/05/25 - Carol A. Rosati (Rosati, Schultz, Joppich, and Amtsbuechler, P.C.)
2. Camera System - Lake Front Park.
 - a) Memo 08/07/25 - Information Technology Manager Capps
 - b) Proposal 5758-1-0 07/31/25 - Pointe Alarm
3. 2024 CDBG Subrecipient Agreement
 - a) Memo 08/8/25 - Assistant City Administrator Como
 - b) Council Minutes Excerpt 02/12/25
 - c) Subrecipient Agreement (Term 07/01/24 through 06/30/26)
 - d) Certificate of Insurance
4. Municipal Credit and Community Interlocal Agreement Between Suburban Mobility Authority For Regional Transportation and Grosse Pointe Woods
 - a) Memo 08/14/25 - City Administrator Schulte/Assistant City Administrator Como
 - b) Proposed Municipal Credit and Community Interlocal Agreement
 - c) Council Minutes Excerpt 06/16/25

D. Claims and Accounts

1. Anderson, Eckstein & Westrick, Inc. (AEW) - City Engineers
 - a) LFP Boat Launch Parking Lot - Invoice No. 159666 - Proj. No. 0160-0480 - 08/04/25 - \$3,272.07.
 - b) 2025 Sewer Rehab Program - Invoice No. 159667 - Proj. No. 0160-0495 – 08/04/25 - \$23,578.84.
 - c) Wedgewood Resurface (Vernier/Hawthorne) - Invoice No. 159668 - Proj. No. 0160-0496 - 08/04/25 - \$11,637.50.
 - d) Lee Ct., Doyle Ct. & Thorntree Water Mains - Invoice No. 159669 - Proj. No. 0160-0497 - \$19,125.00.
 - e) 2025-2026 General Engineering - Invoice No. 159670 - Proj. No. 0160-0498 - 08/04/25 - \$3,743.40.
 - f) Ghesquiere & Lakefront Park Bldg Renovations - Invoice No. 159699 - Proj. No. 0160-0479 - 08/05/25 - \$666.65
 - g) Vernier Rd. & Mack Ave. Intersection Improvement - Invoice No. 159778 - Proj. No. 0160-0455 - 08/07/25 - \$37,804.54.

- h) Ghesquiere Park Walking Path - Invoice No. 159779 - Proj. No. 0160-0482 - 08/07/25 - \$6,720.91.
 - i) 2025 Miscellaneous Concrete Program - Invoice No. 159780 - Proj. No. 0160-0493 - 08/07/25 - \$40,779.60.
 - j) 2024 Concrete Pavement Repair Program - Proj. No. 0160-0477 - Final Pay Estimate - Mattioli Cement Co. LLC - 08/08/25 - \$5,000.00.
 - k) Lake Front Park Building Renovation - Proj. No. 0160-0479 - Payment Invoice No. 04 - In-Line Construction - 08/06/25 - \$49,881.72.
- 2. Hallahan & Associates, P.C. - Professional Services - Invoice No. 23036 - July 2025 - 08/01/25 - \$60.37.
 - 3. Keller Thoma - Legal Services - Invoice No. 128016 - July 2025 - 08/01/25 - \$87.50.
 - 4. Rosati, Schultz, Joppich & Amtsbuechler, P.C. - Legal Services - Invoice No. 1084025 - July 2025 - 08/13/25 - \$8,878.60.
 - 5. York, Dolan & Tomlinson, P.C. - Legal Services - Invoice No. 318 - July 2025 - 08/05/25 - \$2,309.50.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No: None
Absent: None

Motion by McConaghy, seconded by Brown, that City Council concur with the City Planner's and Planning Commission's recommendations and approve the first reading of the ordinance and zoning map amendment for the proposed rezoning at 20160 Mack Avenue (Parcel ID 40-009-01-0001-000) from the RO-1 Restricted Office District to the C Commercial Business District, based on the following findings of fact and set a date of September 8, 2025, for a second reading and final adoption, and to authorize the City Clerk to publish same by title in the Grosse Pointe News:

- a) The proposed site is architecturally consistent with the neighboring residential neighborhood; and
- b) There is demand for more commercial retail along the Mack Avenue corridor in Grosse Pointe Woods, and to promote walkability, and
- c) The rezoning to support mixed use along Mack Avenue aligns with the newly adopted 2024 Master Plan and Future Land Use Plan Map, which shows Corridor Mixed Use, aligning with the C (Commercial Business District), for the subject site and sites up and down the same side of Mack Avenue.

Discussion ensued and City Attorney Walling clarified that this vote on the first reading, to set a date and time for the second reading, must pass by 4, and final adoption will require a 5-majority vote in order to pass.

Council member Koester stated that he heard the residents say they are certain something better would come to this location in the next year, or year and a half. He's not sure if he believes that, but he believes that the residents deserve the benefit of the doubt, and because of that he would not be voting in favor of this rezoning at this time. Council member McConaghy stated that as a legislative body, to deny property owners east of Mack Avenue similar rights and privileges afforded to property owners west of Mack Avenue, they are required to have a compelling reason. After hearing and reading the resident's concerns about the development of a certain piece of property, and finding an absence of a compelling reason legally, he will vote yes to afford the same rights and privileges to the property owners across the street. Council member Brown thanked the residents for their engagement in this process. She has heard their concerns and has listened to both sides of the issue and after reviewing and analyzing the data, she has concluded that doing nothing is not an option. She will vote yes as she believes that is the next best step to keep our city vibrant, and that rezoning to commercial does not mean we lose our small-town charm and it would actually enhance it. Council member Granger stated that in the process of talking with residents, and reviewing all the documents, she's heard the most concern about what businesses would go into the property. Previously, when Kroger wanted to open in the city, Council was able to put some restrictions on Kroger's as to delivery hours, and opening hours on Sunday's since they are next to a church. At this point, she will vote no on the rezoning due to the unknown factors that are of concern.

Planner Haw provided a brief overview of the timeline of this request that began in March 2025. After discussions and multiple public hearings during Planning Commission and City Council meetings, on July 22, 2025, the Planning Commission reaffirmed their recommendation to rezone the property. Two recent developments should be noted that the protest petition that residents submitted was reviewed and the result is that there must be a 4 person vote to move this to the second reading, and that a 5-majority will be required to pass the amendment. The traffic study was completed and the findings concluded the NTSO did not find discernable impact as a result of this proposal on the current roadway.

Bruce Nichols, representing Justin Buccellato, the developer, spoke in support of the project, and reiterated they are asking for a C-Commercial designation in order to develop the property into usable space. There are no tenants at this time. Mr. Buccellato also commented in support of the rezoning request.

Motion carried by the following roll call vote:

Brown:	Yes
Bryant:	Yes
Gafa:	Yes
Granger:	No
Koester:	No
McConaghy:	Yes
Motschall:	No

THE MEETING WAS THEREUPON OPENED AT 7:37 P.M. FOR A PUBLIC HEARING ON A ZONING ORDINANCE MAP AMENDMENT (REZONING) OF 20160 MACK AVENUE, GROSSE POINTE WOODS, FROM RO-1 RESTRICTED OFFICE TO C COMMERCIAL BUSINESS.

The Chair asked if anyone from the audience wished to speak in favor of the proposed amendment. The following individuals were heard:

1. Melinda Billingsley, 20143 Doyle Ct.
2. Donna O’Keefe, 1593 Torrey Rd.
3. Mike Fuller – 1230 N. Renaud Rd.

The Chair asked if anyone from the audience wished to speak in opposition to the proposed amendment. The following individuals were heard:

1. Christina Pitts, 1501 Oxford Rd.
2. Mark Supol, 961 S. Renaud Rd.
3. Joyce Janowski, 1070 N. Oxford Rd.
4. Steve Lawrence, 1511 Oxford Rd.
5. Tambre Tedesco, 1665 Ford Ct.
6. Helen Taylor, 1430 Oxford Rd.
7. Blagica Bottiglierio, 1610 Fairholme Rd.
8. Lisa Abbey, 1620 Faircourt St.
9. Robert Musial, 806 N. Renaud Rd.
10. Joann Platt-Shenstone, 1692 N. Renaud Rd.
11. Russell Toles, 1640 Ford Ct.
12. John McLellan, 1617 S. Renaud Rd.
13. Wendy Lawrence, 1511 Oxford Rd.
14. Diane Karabetsos, 1221 Oxford Rd.
15. Terrence Kosky, 1571 S. Oxford Rd.
16. Rich Carron, 1650 Fort Ct.
17. Donna DeSantis
18. Doug Ulmer, 19987 E. Clairview Ct.
19. Leslie Mullinger, 1531 Oxford Rd.,
20. Patricia Kiska, 20050 Marford Ct.
21. Diane Littlefield-Kegler 931 S. Renaud Rd.
22. Patrick Turnbull 1485 Fairholme Rd.
23. Kristen Buccellato, 1011 S. Renaud Rd.
24. Gary Felts, 1680 Oxford Rd.
25. Patricia Dougherty, 1665 S. Renaud Rd.
26. Lynne Aldridge, 1501 Oxford Rd.
27. Jon Dougherty, 1665 S. Renaud Rd.
28. Catherine Dumke, 20081 E. Ballantyne Ct., commented on residents not regularly attending meetings and not paying attention to what and how the city does business.

29. Mary Beth Nicholson, 1672 N. Renaud Rd.

Motion by Motschall, seconded by Koester, that the public hearing be closed at 9:06 p.m. PASSED UNANIMOUSLY.

At the conclusion of the public hearing, no action was taken.

Under New Business, no one wished to be heard.

Under Public Comment, the following individuals were heard:

1. Gary Felts, 1680 Oxford Rd., opposed to rezoning of 20160 Mack Ave.
2. David Dyce, 1531 Oxford Rd., suggested the Master Plan be reopened and have options other than just RO-1 to Commercial.
3. Blagica Bottigliero, 1610 Fairholme Rd., is disappointed in the pool hours, communications about them, and lack of lifeguards. Also questioned the 2-year residency requirement to apply for any city commissions.
4. Joann Platt-Shenstone, 1692 N. Renaud Rd., likes the new Mack Ave. crossing signs and would like more of them south of Vernier Rd.
5. Ed Zawol, 1081 Torrey Rd., suggested a 3-way stop at Torrey Rd. & Fairford Rd. to slow traffic.
6. Russell Toles, 1640 Ford Ct., opposed to rezoning of 20160 Mack Ave.
7. Jon Dougherty read a letter on behalf of Karen Kaled, 1709 Manchester Blvd., opposing rezoning.
8. Margaret Potter, 1834 Allard Ave., spoke about lifeguards and that GP Farms Park is closing for 2 years and maybe we could recruit those lifeguards.
9. Melinda Billingsley, 20143 Doyle Ct, spoke about the issues of the parking spots on Mack that limit visibility when turning and suggested those spots be reduced.
10. Christina Pitts, 1501 Oxford Rd., appreciates council and staff for listening, and thanked the residents for their support.

Motion by Motschall, seconded by Koester, to **adjourn tonight's meeting** at 9:27p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Gretchen Miotto
Deputy City Clerk

Arthur W. Bryant
Mayor