

MINUTES OF THE MEETING OF THE COMMITTEE-OF-THE-WHOLE OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, APRIL 7, 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 7:43 p.m.

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

Also Present: City Administrator Schulte  
City Attorney Walling  
City Clerk Antolin  
City Treasurer/Comptroller Schmidt  
City Planner Jankowski

**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

Tonight's meeting was to have a discussion with the Planning Commission regarding the GPW Master Plan and the 2024 Annual Planning Report and 2025 Work Plan to City Council.

City Planner, Ashley Jankowski, introduced herself and provided an overview of the Master Plan recently adopted in 2024. The Master Plan prepares development for the next 10-20 years, but is meant to be implemented in the short, medium, and long term. The plan is updated every five years.

City Planner Jankowski commented on the 2024 Annual Planning Report and the accomplishments done by the Planning Commission. However, the main focus of the meeting was to address the future of the city in collaboration of the Master Plan. She provided an overview of the 2025 Work Plan section titled "Looking Ahead: 2025 Work Plan" which identifies the priority list compiled by the commission members. The priority list consists of the following:

- Provide additional crosswalks, emphasizing access to Parcels Middle School and the Grosse Pointe Public Library-Woods Branch, along the Mack Avenue corridor.

- Consider enhancements of neighborhood gateways throughout the city.
- Improve street lighting and implement traffic calming measures along Mack Avenue to enhance safety for pedestrians and nighttime users.
- Consider establishing programs to provide assistance and support to residents for pocket parks and other neighborhood spaces.
- Zoning ordinance/map updates.

At the February 2025 Planning Commission meeting, there was a motion requesting a budget increase of \$20,000 for resources to support the Master Plan implementation.

Mayor Bryant commented on the locations to enhance the gateways. The locations discussed included:

- Mack Avenue coming from the north and south
- Vernier Road at Harper Avenue
- Allard Road at Harper Avenue
- Vernier Road at Grosse Pointe Shores/Woods borderline
- Brys Road

Councilmember Granger commented on the MSHDA grant and City Administrator Schulte stated that an application was submitted for \$50,000 at no cost to the city. The funds will be allocated to support the work to be done in accordance to the Master Plan.

Councilmember Granger continued stating some other gateway areas that may need attention includes Lochmoor Boulevard/Morningside Drive and Sunningdale Park. Any enhancements, especially on Mack Avenue, should include discussion with The Avenue in the Woods and the Grosse Pointe Chamber of Commerce for more valuable input.

Councilmember Koester addressed more housing units and the intent to align the zoning ordinance to focus on mixed-uses allowing more apartments and duplexes. Discussion continued regarding future land use including corridor mixed-uses and 1<sup>st</sup> floor retail with 2<sup>nd</sup> floor residential type uses. These will be items to be addressed during the Master Plan process.

**Motion** by McConaghy, seconded by Gafa, that the Committee-of-the-Whole recommend to City Council the increase of the Planning Commission budget by \$20,000 for the next fiscal year (FY 2025-2026).

Motion carried by the following vote:

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



Under **New Business**, the following individual was heard:

- Councilmember Koester requested an update regarding the Sunningdale Park property survey. City Administrator Schulte stated the project is currently on hold.

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

**Motion** by Motschall, seconded by Koester, that the meeting of the Committee-of-the-Whole be adjourned at 8:04 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

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Paul P. Antolin  
City Clerk

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Arthur W. Bryant  
Mayor