



Memorandum

TO: City of Grosse Pointe Woods
FROM: Laura Haw, AICP, NCI
SUBJECT: **Project Timeline Summary: Zoning Ordinance Map Amendment (rezoning) of 20160 Mack Avenue from the RO-1, Restricted Office District to the C, Commercial District**
DATE: August 14, 2025

BRIEF TIMELINE OF THE REQUEST

Below is a summary of the process to date, with key events listed. All State of Michigan requirements regarding noticing have been met (and exceeded) as part of this process.

March 14, 2025

City receives application for the Zoning Ordinance Map Amendment (rezoning) of 20160 Mack Avenue from RO-1 Restricted Office to C, Commercial Zoning. Planner reviews the application and considers it to be complete.

March 25, 2025 (Planning Commission Meeting)

Initial discussion of the application for rezoning from RO-1 Restricted Office to C, Commercial. Planning Commission set the public hearing date for April 22, 2025.

April 22, 2025 (Planning Commission Meeting)

Public hearing held. Planner recommended approval of the rezoning request.

Planning Commission made an affirmative recommendation to City Council for the Map Amendment (rezoning) of 20160 Mack Avenue to the C, Commercial Zoning District (6-yes; 0-no; 1-absent; 2-abstain (Vitale & McNelis).

April 30, 2025 (Neighbor Meeting with Stucky Vitale)

Meeting between neighbors, Stucky Vitale, Zoning Administrator, and Deputy City Clerk to capture feedback and concerns. (Separate from the Map Amendment (rezoning), following this meeting, the [site plan was revised](#) to address neighbor feedback. Key changes included: a minor reduction in square footage (from 11,000 to 10,700 sq. ft.), an updated building design to include more brick on the facade, and the retention of more existing trees).

May 19, 2025 (City Council Meeting)

Public hearing held for the Map Amendment (rezoning) of 20160 Mack Avenue from RO-1 Restricted Office to C, Commercial (public hearing notice expanded from 300-feet to a 500-foot radius for notification purposes).

Motion made to return the matter to the Planning Commission for further consideration. Specific motion language: *"Motion by McConaghy, seconded by Granger, that the City Council table the City Planner's recommendation to rezone 20160 Mack Avenue and refer the matter to the Planning Commission for further public proceedings."*

HEADQUARTERS

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**May 27, 2025 (Planning Commission Meeting)**

General public comment opposed to the proposed 20160 Mack Avenue Map Amendment (rezoning) received.

June 18, 2025 (Committee of the Whole Meeting - City Council and Planning Commission)

A training presentation from McKenna on 2024 Master Plan Goals, Future Land Use Goals, and Implementing the Master Plan through zoning was given. General public comment opposed to the 20160 Mack Avenue application received.

July 10, 2025

Mediation offered by the City to residents, to further discuss Map Amendment concerns; this offer was declined by residents.

July 21, 2025 (City Council Meeting)

The application was not on the agenda, however approximately 30 residents spoke in opposition to the proposed rezoning during the public comment period and cited concerns over the latest proposal, including traffic.

July 22, 2025 (Planning Commission Meeting)

Planning Commission held further discussion concerning various aspects of the rezoning proposal and thereafter made an affirmative recommendation to City Council for the Map Amendment (rezoning) of 20160 Mack Avenue from RO-1 Restricted Office to C, Commercial, similar to its original recommendation.

The minutes of that meeting have not yet been approved by the Planning Commission. Public comment was also heard from residents in opposition to the rezoning request. Application for rezoning to be considered by the Council on August 18, 2025; another public hearing concerning the rezoning is scheduled on the same date.

PROTEST PETITION

The City received a protest petition, submitted by Grosse Pointe Woods residents who oppose the Map Amendment of 20160 Mack Avenue. The owners of at least 20% of the land within 100' (excluding public property) have signed the protest petition. Per Section 50-7.14.A of the Zoning Ordinance, this 20% threshold is met, and City Council will need five (5) affirmative votes to approve the map amendment (instead of a simple majority).