

MINUTES OF THE REGULAR **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **FEBRUARY 20, 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 7:04 p.m. by Chair McNelis.

Roll Call: Chair McNelis  
Commission Members: Fenton, Fuller, Gilezan, Hamborsky, O'Keefe, Vitale  
Absent: Bailey, Gerhart (resigned 2/12/24)  
Also Present: City Planner, Brigitte Wolf  
Council Member Vaughn  
Recording Secretary Miotto  
Rose Kim, Giffels-Webster  
Jill Bahm, Giffels-Webster

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

Motion carried by the following vote:

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

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

**MOTION** by Vitale, seconded by Fuller, that tonight's agenda be amended to move **New Business Item A, Site Plan Review of 20030 Mack, Eastside Dermatology**, to after Receipt of Final Approved Minutes.

Motion carried by the following vote:

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

**MOTION** by Vitale, seconded by O'Keefe, that the January 23, 2024, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

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

The first topic discussed was **New Business Item A, Site Plan Review of 20030 Mack, Eastside Dermatology.**

**MOTION** by Gilezan, seconded by Fuller to recuse Commission Member Vitale, as he is representing the petitioner, and Chair McNelis, as he is employed by the architecture firm involved in this project.

Motion carried by the following vote:

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

City Planner Wolf provided an overview of the project and distributed a new site plan that was submitted on 2/19/24. All McKenna concerns have been sufficiently addressed with one outstanding item of the recommendation for an administrative waiver to the parking requirement once that waiver goes into effect. John Vitale spoke as the architect and described the project, including showing architectural renderings.

**MOTION** by Hamborsky, seconded by Gilezan, that the Planning Commission approve the site plan for **20030 Mack, Eastside Dermatology**, with the condition that an Administrative Waiver be obtained.

Motion carried by the following vote:

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

The next item on the agenda was **Discussion of the Master Plan**, and the topics were the **Draft Master Plan** and **Mack Future Land Use**. Representatives Bahm and Kim, from Giffels-Webster, were in attendance to present the draft Master Plan. The Existing Land Use map and a proposed map were discussed. The Corridor mixed use concept was discussed. Reconfiguration of parking and the Mack median were discussed.

Next steps: A solid working draft will be presented at the March Planning Commission meeting with discussion on actions and strategies. In April Giffels-Webster will have a completed document.

The next item on the agenda was the **Building Official's Monthly Report**. Planner Wolf provided an overview of the report.

The next item on the agenda was the **Council Report/s for February**. Commissioner O'Keefe reported the second reading of the sign ordinance amendment was had and that it went into effect. The front yard structures were discussed by Council and a question arose about the allowance of little libraries. Planner Wolf will check with City Administration on that question. Commissioner Vitale will report on March Council Meetings.

The next item on the agenda was for **Informational Purposes Only**, and there was a **Review of the Renderings for the Streetscape Changes at Mack and Vernier**. It was requested that Planner Wolf request if the Planning Commission could see AEW's animated vision of the intersection that was presented last year.

Under **New Business**, the 3 remaining items were discussed: 2) a Public Hearing on Amendments to the Zoning Ordinance; 3) consideration of proposed Zoning Ordinance amendments for home-based businesses, mixed occupancy along Mack Avenue, year-round outdoor cafes, and rooftop dining; 4) consideration of approving and filing the 2023 Annual Planning report and 2024 Action Plan.

## **2) Public Hearing on Amendments to the Zoning Ordinance:**

**MOTION** by Fuller, seconded by Gilezan, to open the public hearing for the proposed use amendments to the Zoning Ordinance.

Motion carried by the following vote:

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

Chair McNelis opened the public hearing for proposed rezoning of 20100 Mack Avenue at 9:23 pm.

No one wished to speak in support of the amendments.

No one wished to speak in opposition of the amendments.

There were no comments from the public.

**MOTION** by Fuller, seconded by Hamborsky, to close the public hearing for the proposed rezoning at 20100 Mack Avenue.

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

Chair McNelis closed the public hearing at 9:25 pm.

- 3) Discussion ensued around the recommended amendments to the Zoning Ordinance to allow for home-based businesses, mixed occupancy along Mack Avenue, year-round outdoor cafes, and rooftop dining.

**MOTION** by Fenton, seconded by Vitale, that the Planning Commission recommend that the zoning use amendments, with today’s edits, be approved for City Council consideration.

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

#### 4) Approval and filing the 2023 Annual Planning Report and 2024 Action Plan.

**MOTION** by Gilezan, seconded by Vitale, that the Planning Commission approve the 2023 Annual Planning report for filing with the state, and approve the 2024 Action Plan, with the discussed edits.

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

There was nothing brought up in **Old Business**.

Under **Public Comment**, the following were heard:

- Council Member Vaughn commented favorably on the Commission Recognition event; commended Confidential Assistant Miotto for her assistance with taking minutes for the Planning Commission and for her support in the Early Voting event; and expressed appreciation for all the outstanding contributions of former Chair/Commission Member Gerhart.

**MOTION** by Gilezan, seconded by O’Keefe, to adjourn at 10:14 p.m.

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

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