

COUNCIL
12-15-25 – 109

MINUTES OF THE RESCHEDULED CITY COUNCIL MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, DECEMBER 15, 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 7:02 p.m. by Mayor Bryant.

PRESENT: Mayor Bryant
Council Members: Brown, Gafa, Koester, McConaghy, Motschall
ABSENT: Granger

Also Present: City Manager Schulte
Assistant City Manager Como
City Attorney Walling
City Treasurer/Comptroller Schmidt
City Clerk Antolin
City Planner Mangan
Director of Public Services Kowalski

Motion by Motschall, seconded by Brown, that Councilmember Granger be excused from tonight's meeting.

Motion carried by the following vote:

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

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

The following Commission members were in attendance:

- Catherine Dumke, Senior Citizens' Commission
- Donna O'Keefe, Planning Commission
- Mike Fuller, Planning Commission
- Doug Hamborsky, Planning Commission
- David Bryk, Historical Commission
- John Schulte, Planning Commission

Motion by Gafa, seconded by Brown, 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, Koester, McConaghy, Motschall
No: None
Absent: Granger

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

A. Re-Appointments

1. Re-Appointments to Commissions and Boards
 - a) Memo 12/12/25 - Administrative Clerk Coyle

B. Approval of Minutes

1. Council 12/01/25
2. Committee-of-the-Whole 12/01/25

C. Items Received and Placed on File

1. Planning Commission Minutes 10/28/25
2. Citizens' Recreation Commission Minutes 11/18/25 with recommendation*

*This recommendation was addressed at the 12/01/25 Council meeting.

D. Financial Reports

1. Monthly Financial Report: November 2025

E. Bids/Proposals/Contracts

1. Personnel Matters (Succession Plan - Administration)
 - a) Council Minutes Excerpt 10/20/25
 - b) Memo 09/30/25 - City Administrator (Manager) Schulte
 - c) Employment Agreement - Susan Como
 - d) Memo 12/11/25 - City Manager Schulte

F. Claims and Accounts

1. Anderson, Eckstein & Westrick, Inc. (AEW) - City Engineers
 - a) Vernier Rd. & Mack Ave. Intersection Improvement - Invoice No. 161913 - Proj. No. 0160-0455 - 11/24/25 - \$10,469.43.
 - b) 2025 Miscellaneous Concrete Program - Invoice No. 161915 - Proj. No. 0160-0493 - 11/24/25 - \$7,882.65.

- c) 2025 Sewer Rehab Program - Invoice No. 161916 - Proj. No. 0160-0495 - 11/24/25 - \$7,892.85.
- d) Wedgewood Resurface (Vernier-Hawthorne) - Invoice No. 161917 - Proj. No. 0160-0496 - 11/24/25 - \$7,772.86.
- e) 2025-2026 General Engineering - Invoice No. 161918 - Proj. No. 0160-0498 - 11/24/25 - \$2,117.04.
- f) 2025-2026 GIS Maintenance - Invoice No. 161919 - Proj. No. 0160-0499 - 11/24/25 - \$1,769.12.
- g) 2025 Joint & Crack Sealing Program - Invoice No. 161925 - Proj. No. 0160-0494 - 11/25/25 - \$8,333.00.
- h) Lee Ct., Doyle Ct. & Thorntree Water Mains - Invoice No. 161926 - Proj. No. 0160-0497 - 11/25/25 - \$15,300.00.
- i) Ghesquiere & Lakefront Park Bldg Renovations - Invoice No. 162029 - Proj. No. 0160-0479 - 11/26/25 - \$399.99.
- j) 2025 Concrete Pavement Repair Program - Proj. No. 0160-0493 - Payment Invoice 01 - Mattioli Cement Co., LLC - 10/30/25 - \$342,353.98.
- k) 2025 Concrete Pavement Repair Program - Proj. No. 0160-0493 - Payment Invoice 02 - Mattioli Cement Co., LLC - 11/25/25 - \$70,858.78.
- l) 2025 Sewer Rehabilitation by Full Length CIPP Lining - Proj. No. 0160-0495 - Payment Invoice No. 01 - Insituform Technologies USA, LLC - 12/08/25 - \$51,874.65.

- 2. Hallahan & Associates, P.C. - Professional Services - Invoice No. 23418 - November 2025 - 12/01/25 - \$105.64.
- 3. McKenna - Building Services - Invoice No. 21849-115 - October 2025 - 11/25/25 - \$60,074.57.
- 4. State of Michigan - MDOT 00183
 - a) Program #218128CON (Vernier Rd.) - 11/04/25 - \$34,168.23.
 - b) Program #219533CON (Sunningdale Dr.) - 11/04/25 - \$4,530.79.
- 5. York, Dolan & Tomlinson, P.C. - Legal Services - Invoice No. 349 - November 2025 - 12/01/25 - \$2,092.50.

Motion carried by the following vote:

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

The Mayor asked the City Clerk to administer the Oath of Office to Susan Como, who will be serving as the City Manager effective January 2, 2026.

At the conclusion of her Oath of Office, Susan Como thanked the Mayor, City Council, and Mario – her husband and biggest champion – for their support. Additionally, she recognized City Manager Schulte, specifically citing his guidance, leadership, and trust in her to succeed him as the next City Manager. Susan also acknowledged her predecessors Mark Wollenweber, Skip Fincham, and Bruce Smith as mentors whose lessons and public administration experience continue to shape the way she serves the community. Lastly, she expressed gratitude to her family, friends, co-workers, and the community.

City Planner Mangan provided an overview for each of the three following rezoning requests.

Motion by Motschall, seconded by Gafa, regarding **First Reading: Rezoning (Map Amendment) 1925, 1927, and 1929 Vernier Roads (RO-1, Restricted Office District to C, Commercial Business District)**, 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 1925, 1927, and 1929 Vernier Roads 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 January 5, 2026 (confirm if there is a quorum), for a public hearing and second reading/final adoption, and to authorize the City Clerk to publish same by title in the Grosse Pointe News:

- a. *This rezoning is consistent with 2024 Master Plan, including the goal of Economic Development: Elevate Mack Avenue as a thriving, vibrant commercial corridor that meets the daily needs of residents and is a destination for visitors.*
- b. *This rezoning brings the site closer to the intentions of the 2024 Master Plan's Future Land Use Plan, which designates the site as "Corridor Mixed Use".*
- c. *The uses permitted in the C, Commercial Business District, including a mix of retail, office, restaurant, and residential uses, are generally compatible with the commercial nature of this corner of Vernier Road and Mack Avenue. The proposed uses have been operating on the subject site for almost two decades. While the property does abut residential properties, there is currently an alley and fencing along the rear property line which will continue to serve as a buffer.*
- d. *The proposed site meets all Zoning Ordinance dimensional requirements of the C, Commercial Business District. The proposed rezoning does not create a non-conforming situation.*
- e. *The rezoning is not anticipated to significantly alter traffic generation in the area. There is no change in use proposed at this time, and the uses are anticipated to generate comparable amounts of traffic to what has existed at the site for the past two decades.*

Motion carried by the following vote:

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

Motion by McConaghy, seconded by Brown, regarding **First Reading: Rezoning (Map Amendment) 21800 Marter Road (R-3, Planned Multiple Family Residential to CF, Community Facilities)**, 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 21800 Marter Road from the R-3, Planned Multiple Family Residential to the CF, Community Facilities, based on the following findings of fact and set a date of January 5, 2026 (confirm if there is a quorum), for a public hearing and second reading/final adoption, and to authorize the City Clerk to publish same by title in the Grosse Pointe News:

- a. *The rezoning is consistent with Goal #4 – Community Character: Strengthen sense of place, identity, and character from the 2024 Master Plan.*
- b. *The rezoning brings the site closer to the intentions of the 2024 Master Plan's Future Land Use Plan, which designates the site as "Institutional".*
- c. *The uses permitted in the C-F, Community Facilities District, including space for public activities, schools, continuing care retirement communities, and public and private nonprofit recreational areas, are consistent with the proposed recreation facility that has been approved in St. Clair Shores.*

Motion carried by the following vote:

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

Motion by Koester, seconded by Brown, regarding **First Reading: Conditional Rezoning (Map Amendment) Review #2 – 20160 Mack Avenue (RO-1, Restricted Office District to C, Commercial Business District, Conditionally)** 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 conditional rezoning at 20160 Mack Avenue from the RO-1, Restricted Office District to the C, Commercial Business District (Conditionally), based on the following findings of fact and set a date of January 5, 2026 (confirm if there is a quorum), for a public hearing and second reading/final adoption, and to authorize the City Clerk to publish same by title in the Grosse Pointe News:

- a. *This rezoning and proposed development is consistent with numerous goals from the 2024 Master Plan, including Goal #1 - Housing: Provide a range of housing choices for all ages, abilities, and incomes; Goal #2 – Economic Development: Elevate Mack Avenue as a thriving, vibrant commercial corridor that meets the daily needs of*

residents and is a destination for visitors; and Goal # 3 – Community Character: Strengthen send of place, identity, and character throughout the City and its neighborhoods.

- b. This rezoning brings the site closer to the intentions of the 2024 Master Plan's Future Land Use Plan, which designates the site as "Corridor Mixed Use".*
- c. The uses permitted in the C, Commercial Business District, including a mix of retail, office, restaurant, and residential uses, are generally compatible with the commercial nature of Mack Avenue surrounding this property. The applicant must provide appropriate buffering between adjacent properties of dissimilar zoning, per the requirements of the Ordinance, during the site plan review process.*
- d. While the Voluntary Conditions offered by the applicant place an additional limitation on the type of future occupancy, i.e.: "The property shall be limited to one potential "quick services restaurant" with no drive-through and shall not exceed 3,200 square feet", restaurants are subject to the City's Special Land Use process. Should a restaurant be proposed in the future, an additional public hearing and review of the specific use (including maximum occupancy, square footage, available parking, loading, etc.) will be evaluated for compliance with the Zoning Ordinance.*
- e. The site meets all Zoning Ordinance dimensional requirements of the C, Commercial Business District. The rezoning allows for a buildable lot and does not create a non-conformity.*
- f. The rezoning is not anticipated to significantly alter traffic generation in the area. The proposed uses are anticipated to generate comparable amounts of traffic to that of an operating medical office, and pedestrian and non-motorized transportation safety is expected to be improved through sidewalk connectivity and the reduction of a driveway.*
- g. The design of the building follows traditional, high quality architectural design which is encouraged by the Zoning Ordinance and is largely compatible with the Mack Avenue Corridor and surrounding neighborhoods.*

Motion carried by the following vote:

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

Councilmember Koester was supportive of the proposed housing and updates included with the revised development and felt it would benefit the community. He thanked the residents for their concerns and feedback.

Under New Business/Public Comment, no one wished to be heard.

COUNCIL
12-15-25 – 115

Motion by Motschall, seconded by Koester, to **adjourn tonight's meeting** at 7:31 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
City Clerk

Arthur W. Bryant
Mayor