

*Commission Approved
10/28/25*

PLANNING COMMISSION
09-23-25 - 39

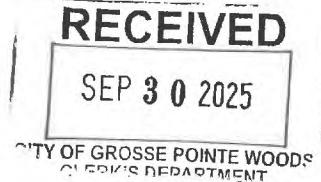
MINUTES OF THE PLANNING COMMISSION MEETING OF THE CITY OF GROSSE
POINTE WOODS HELD ON **SEPTEMBER 23, 2025**, IN THE COUNCIL-COURT ROOM OF
THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA DR., GROSSE
POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:00 p.m. by Chair Fenton.

Roll Call: Chair Fenton

Commission Members: Fuller, Gilezan, Hamborsky, Marx, O'Keefe, Vitale

Absent: None



Also Present: City Planner Ashley Jankowski
City Attorney Debra Walling
Recording Secretary Gretchen Miotto

Council Member Gafa was unable to attend tonight.

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

MOTION by Fuller, seconded by Vitale, to accept tonight's agenda as presented and place on file.

Motion carried by the following vote:

YES: Fenton, Fuller, Gilezan, Hamborsky, Marx, O'Keefe, Vitale

NO: None

ABSENT: None

MOTION by Marx, seconded by Fuller, that the August 26, 2025, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

YES: Fenton, Fuller, Gilezan, Hamborsky, Marx, O'Keefe, Vitale

NO: None

ABSENT: None

The first item, under **Old Business**, was **Consideration of the Site Plan for 19271 Mack Avenue (Churchills Cigar Bar)**.

Planner Jankowski provided an overview of the applicant's proposal to construct a screened-in awning and welded frame around the existing outdoor patio area for year-around outdoor dining (396 total square feet). Since the last time the applicant submitted a site plan for review, they have modified the plan to have the outdoor space operational from March to November, without

heating or cooling. After review of the revised site plan the City Planner recommends the Planning Commission consider conditional approval with the understanding that final approval on the following items is granted:

1. Planning Commission approval that the 90-degree turn on the sidewalk around the proposed awning does not cause pedestrian safety and accessibility concerns;
2. Planning Commission approval of the color and design are compatible with design standards;
3. Public Safety/Fire officials' approval that the proposed awning does not pose any safety concerns and has proper ventilation, materials, and ingress/egress on the site.
4. The awning siding will be removed in the warmer summer months;
5. Final approval by Wayne County is received;
6. The continued use abides by the conditions of outdoor cafes set forth in Section 50-6.5 E of the Ordinance.

Applicant John Gumma provided additional information about the project including that the proposed structure is exactly the same size as it has been for 11 years; the side panels would be clear; the final construction plan will contain all the engineering details; there will be no additional signage of the exterior of the building. He shared material samples and the updated site plan.

MOTION by Fuller, seconded by Marx, that the Planning Commission provide conditional approval of the **Site Plan for 19271 Mack Avenue (Churchills Cigar Bar)** with the understanding all the above required approvals are obtained.

Motion carried by the following vote:

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

The next item was the **Building Official's Reports August 2025 to September 2025**.

Planner Jankowski provided an overview of current projects and permits.

The next item was the **City Council Reports for August and September, 2025**.

Commissioner Fenton apologized for being unable to attend the September 8 and 15 meetings and will provide an update at a later date.

Commissioner Fuller will attend the October meetings.

Under Information Only, Planner Jankowski provided an update on a current Phishing Scam which appear to be emails/bills from the Building Department to applicants, but are not. All fees happen up front and any emails would only come from the @gpwmi.us domain. Commissioner

Gilezan also advised recipients to look closely at the sender's domain for any received emails.

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

1. Margaret Potter, 1834 Allard, commented on Churchills past history with non-compliance to Building Department directives, and said that she thought the City Administrator's, Frank Schulte, letter to the Grosse Pointe News was well stated.
2. Lynne Aldrich, 1501 Oxford, read a prepared statement in opposition to the rezoning of 20160 Mack Avenue, criticizing the developer, City Council, and Frank Schulte's letter to the Grosse Pointe News.
3. John McLellan, 1617 S. Renaud, asked the Planning Commission to restrict any food/beverage service at the 20160 Mack Avenue property. He also thanked City Planner Jankowski for her work.
4. Joyce Janowski, 1070 N. Oxford, spoke in opposition to any food service at 20160 Mack Avenue.
5. Jon Dougherty, 1665 S. Renaud, wants to be on the Planning Commission agenda to discuss rezoning and have input to any decisions.
6. Patricia Casey, business owner of 20099 Mack Avenue, spoke in opposition to any food service at 20160 Mack Avenue as she feels the site cannot support delivery truck traffic.

MOTION by O'Keefe, seconded by Vitale, to adjourn at 7:39 p.m.

Motion carried by the following vote:

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

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