

PLANNING COMMISSION
12-9-25 - 47

MINUTES OF THE PLANNING COMMISSION MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON DECEMBER 9, 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.

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CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

Roll Call: Chair Fenton

Commission Members: Ellis, Fuller, Hamborsky, Marx, O'Keefe

Absent: Gilezan, Schulte, Vitale

Also Present: City Planner Laura Mangan

City Attorney Debra Walling

Recording Secretary Gretchen Miotto

Chair Fenton recognized Council Representative Gafa.

MOTION by Fuller, seconded by O'Keefe, to excuse Commissioners Gilezan, Schulte, and Vitale from tonight's meeting.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx

NO: None

ABSENT: Gilezan, Schulte, Vitale

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

Chair Fenton welcomed new Commissioner Mike Ellis.

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

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx

NO: None

ABSENT: Gilezan, Schulte, Vitale

MOTION by Marx, seconded by O'Keefe, that the October 28, 2025, Planning Commission meeting minutes be approved as presented (November meeting was cancelled).

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx

NO: None

ABSENT: Gilezan, Schulte, Vitale

MOTION by Hamborsky, seconded by O'Keefe, to receive and place on file letters from residents.

- Letter from Klobuchar regarding Eastside Dermatology – Received November 4, 2025
- Letter from Lefebvre regarding Eastside Dermatology – Received November 5, 2025
- Letter from Moe regarding 21800 Marter – Received December 3, 2025

Motion carried by the following vote:

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

The first item under **Public Hearings**, was to **host a Public Hearing on the Rezoning Application (Map Amendment) for 1925 Vernier Road from RO-1, Restricted Office, to C – Commercial.**

MOTION by Fuller, seconded by O'Keefe, to open the **public hearing**.

Motion carried by the following vote:

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

Chair Fenton opened the public hearing at 7:06 pm.

Planner Mangan provided an overview of the application and the three criteria that were evaluated in considering this proposal.

The following spoke in support of the rezoning:

Chip Berschback, 24053 Jefferson, SCS, representing the applicant spoke in support of the rezoning.

No one wished to speak in opposition to the rezoning.

MOTION by Fuller, seconded by O'Keefe, to **close the public hearing on Rezoning 1925 Vernier Road.**

Motion carried by the following vote:

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

Chair Fenton closed the public hearing at 7:15 pm.

The next item, under **Public Hearings**, was to **host a Public Hearing on the Rezoning Application (Map Amendment) for 21800 Marter Road from R-3, Planned Multiple-Family Residential, to C.F., Community Facilities.**

MOTION by O'Keefe, seconded by Fuller, to open the **public hearing**.

Motion carried by the following vote:

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

Chair Fenton opened the public hearing at 7:16 pm.

Planner Mangan provided an overview of the application and the unanimous approval by the City of St. Clair Shores, where the vast majority of this property is located. The rezoning is the first step in the process, and next, a site plan review would come before the Planning Commission. Grosse Pointe Woods received five letters in support of, and one letter in opposition to, the proposed rezoning.

The following spoke in support of the rezoning:

Mike Blanek, of Stucky-Vitale Architects, representing the applicant, spoke about the project and reiterated that St. Clair Shores unanimously supported the rezoning.

1. Brad Pettiford, 725 N. Rosedale Ct., spoke in support of the rezoning.
2. Andrew Shanley, 1569 Torrey, spoke in support of the rezoning.
3. Connie Burgess, 584 Coventry, spoke in support of the rezoning.

The following spoke in opposition to the rezoning:

1. Joe Tringale, 21849 River Rd., opposes the rezoning due to increased traffic.
2. Christina Pitts, 1501 Oxford Rd., stated there are no traffic studies submitted and some statements are time stamped and others are not.

MOTION by Hamborsky, seconded by Fuller, to **close the public hearing on Rezoning 21800 Marter Road.**

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx

NO: None

ABSENT: Gilezan, Schulte, Vitale

Chair Fenton closed the public hearing at 7:29 pm.

The next item, under New Business, is to **Consider the Rezoning (Map Amendment) for 1925 Vernier Road from RO-1, Restricted Office, to C, Commercial Business.**

Planner Mangan provided an overview of the application, the review that was done, and read the findings of facts that support McKenna's recommendation for approval to City Council.

MOTION by O'Keefe, seconded by Hamborsky, that the Planning Commission recommend the Rezoning of 1925, 1927, and 1929 Vernier Road from RO-1 to C, to City Council for approval based on the following findings of facts:

- 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: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx
NO: None
ABSENT: Gilezan, Schulte, Vitale

The next item, under **New Business**, was to Consider the Rezoning (Map Amendment) for 21800 Marter Road from R-3, Planned Multiple-Family Residential, to C.F., Community Facilities.

Planner Mangan provided an overview of the application, the review that was done, and the findings of facts that support McKenna's recommendation for approval to City Council.

MOTION by Hamborsky, seconded by O'Keefe, that the Planning Commission recommend the Rezoning of 21800 Marter Road from R-3, to C.F., to City Council for approval based on the following findings of facts:

- 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: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx
NO: None
ABSENT: Gilezan, Schulte, Vitale

The next item, under **Old Business**, was to Consider the Amended Site Plan for 20030 Mack Avenue (Eastside Dermatology).

Planner Mangan provided an overview of the application, and the history of this application which started in February 2024 and received Planning Commission approval to construct a one-story addition to an existing medical office building and to improve the parking lot and drive approaches. Since that approval, the applicant's desired scope of work has changed to no changes to the interior floor plan or building facade as previously approved. The changes today are limited to the site's exterior, primarily to increase accessibility. This includes changes to the parking lot, screening and landscaping, front porch, and removal of the garage. A wheelchair lift is proposed at the front entrance, and two new ADA parking spaces are proposed off Faircourt, with a new 25-foot-wide curb cut (ingress and egress drive). McKenna

is recommending approval of the Amended Site Plan contingent on the applicant updating the “Project Description” on the cover page to reference the lift and on neighbor approval for the construction of a 6-foot privacy fence (reduced to 4-feet in height otherwise).

Three letters were received in opposition to the amended site plan.

Chair Fenton offered the opportunity for the public to speak to this matter and the following were heard:

1. Lisa Abbey, 1620 Faircourt, is opposed to the ADA parking spots on Faircourt and hopes for an alternative solution.
2. John Klobuchar, 1675 Faircourt, thanked the architect for the redesign that addressed most of his concerns, but he is still opposed to the Faircourt ADA parking spots.

Lucia Landscaping spoke on behalf of the petitioner to explain they've really been trying to make the design work for the neighbors. He provided background on the 2 ADA parking spots on Faircourt, which were approved in 2020, but not installed. From the feedback received in the October 2025 meeting, they redesigned those spots.

Discussion ensued around the 2 ADA spots, and the Lucia representative indicated the petitioner would be agreeable to having only 1 ADA spot on Faircourt. Mr. Blanek, of Stuckey-Vitale, stated that one ADA space would be to code. The commissioners suggested that the addition of a tandem space, where space #1 is, would provide an additional on-site parking spot that would replace the one lost on Faircourt.

MOTION by Hamborsky, seconded by Marx, that the Planning Commission grant approval for the Site Plan Amendment for Eastside Dermatology at 20030 Mack Avenue to incorporate minor modifications to the front entrance; the creation of one, off-street parking space onto Faircourt; the demolition of the existing garage; and the installation of additional landscaping and fencing, subject to the conditions outlined in the planner's report; and to include an option to provide for an additional tandem parking space east of parking space #1; and to eliminate space #8.

Motion carried by the following vote:

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

The next item, under **Old Business**, was to Consider the Site Plan for 20397 Mack Avenue (Platinum Oil Change).

Planner Mangan provided an overview of the revised proposed façade changes, that were originally brought to the Planning Commission in the spring of 2025 and tabled, and the Planning Commission requested revisions in keeping with the established character of the district from the applicant. The applicant's revised plans now propose a brick veneer on the east (front) and north and south façades, with a matching paint applied to the rear façade. The roof line is also slightly modified to create a more modern appearance and the roof replaced with new aluminum cladding. The approved colors do consist of colonial or early American paint colors that meet the City's requirements.

Alah Beidoun, the owner of the oil change, spoke to the changes he is proposing based on the feedback received from the Planning Commission in the spring of 2025. He provided an electronic image of the redesign, but did not have sample materials with him.

The commission agreed that the description the applicant provided, around the façade materials and the roofline, doesn't match the submitted plans, though the redesign is heading in the right direction. The owner is willing to resubmit the plans that have all the changes incorporated. It was suggested that the contractor attend the meeting so they could speak to the application of the façade materials.

MOTION by Fuller, seconded by O'Keefe, that the Planning Commission table the façade improvement proposal at 20397 Mack Avenue, Platinum Oil Change, and allow the applicant to resubmit revisions according to the Planning Commissioners suggestions.

Motion carried by the following vote:

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

The next item, under **Old Business**, was to **Consider the Conditional Rezoning (Map Amendment) for 21060 Mack Avenue from RO-1, Restricted Office, to C, Commercial Business.**

Planner Mangan provided an overview of the applicant's modified conditions based on feedback from the October 2025 Planning Commission meeting. This rezoning is the first step in the process. If approved, the site plan will come before the Planning Commission. McKenna recommends approval to City Council of the proposed voluntary conditions.

Mike Blanek, Stuckey-Vitale Architects, spoke to the revised offered conditions and the revised building rendering.

Commissioner Hamborsky reiterated that should a restaurant wish to occupy the space, that would be a Special Land Use request which would come before the Commission. Also, the serving of alcohol would be a Special Land Use which requires additional approvals.

Chair Fenton offered the public the opportunity to speak on the proposed conditional rezoning, even though this is not a Public Hearing. The following were heard:

1. Patty Dougherty, 1665 N. Renaud, spoke in opposition to the rezoning in order to bring Commissioner Ellis up to speed on this process up to this date.
2. Lisa Abbey, 1620 Faircourt, spoke in opposition to the rezoning.
3. Joseph Kramer, 1220 N. Oxford, supports improvements to the property, but has concerns about 7 living units.
4. John McLellan, 1617 S. Renaud, spoke in opposition to rezoning to Commercial on the east side of Mack Avenue.
5. Bethann Bayus, 1615 Ford Ct., opposes the rezoning and the adopted Master Plan.
6. Christina Pitts, 1501 Oxford, feels there is confusion on the conditions and the time/date stamps on the documentation.
7. Lynne Aldrich, 1501 Oxford, agreed with Pitts and feels the reports are flawed. She spoke in opposition to the rezoning, to the adopted Master Plan, and feels residents should be involved in development plans.
8. Jon Dougherty, 1665 N. Renaud, spoke to the lack of speakers in support of the rezoning.

All that were heard appreciated the Chair providing the opportunity to speak on this matter.

Commissioner Fuller provided comments in support of the proposed rezoning, he pointed out the extensive modifications that were made based on the comments that the public provided in previous meetings and public hearings, he addressed many other issues that the public raised during their opposition statements that are not supported by facts he obtained from Public Safety, and he spoke to issues that were raised which are covered by existing ordinances. He pointed out that any business that wishes to come into the space would come before the Planning Commission to address each of their requirements per our ordinances.

Commissioner O'Keefe thanked Fuller for his comments and stated her support for all his points.

Commissioner Hamborsky spoke about the condition of this parcel, and the current building, and that to develop it, rezoning has to occur. This site has great parking and which is why it is being looked at for development. This parcel also has the building much farther from the residential properties than those on the west side of Mack Avenue. The Master Plan was developed to provide opportunities and to provide value to the community. The developer is trying to do that with this project.

MOTION by Fuller, seconded by Marx, that the Planning Commission recommend the Conditional Rezoning of 20160 Mack Avenue from RO-1, to C, to City Council for approval based on the following proposed conditions in the Buccellato Development letter dated September 30, 2025:

1. Limitation on type of occupancy – The property shall be limited to one potential "quick service restaurant" with no drive through and shall not exceed 3,200 square feet.
2. Residential Use – we are committed to a second-story residential use consisting of up to seven (7) apartment units.
3. Hours of Operation – the restaurant shall operate approximately between the hours of 6:00 a.m. and 10:00 p.m. Hard liquor sales or service shall not be permitted.
4. Setbacks – Setbacks shall be as shown on Site Plan A-1.
5. Provide Dust Mitigation Plan at time of construction.
6. Construction Hours per city of GPW City Ordinances.

And based on the following findings of facts:

- 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 sense 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: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx
NO: None
ABSENT: Gilezan, Schulte, Vitale

The next item was the **Building Official's Report – October to December, 2025**.

The next item was the **City Council Reports for November and December, 2025**.

Commissioner Gilezan attended the November 10 & 17, 2025 meetings. He is excused from tonight's meeting and will report at a later date.

Commissioner Hamborsky will attend the December 15 meeting.

Commissioner Marx will attend the January 5 & 26 meetings.

The next item under **Information**, was the 2026 calendar of Planning Commission meetings.

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

1. Lisa Abbey, 1620 Faircourt, appreciates the Eastside Dermatology suggestions and for allowing the public to be heard on that when the Planning Commission didn't need to allow it.
2. John McLellan, 1617 S. Renaud, likes the 20160 rendering presented tonight, but is still opposed to a restaurant.

MOTION by O'Keefe, seconded by Marx, to adjourn at 9:32 p.m.

Motion carried by the following vote:

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

Respectfully Submitted,

Gretchen Miotto

Clerk's Confidential Administrative Assistant & Recording Secretary