

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY OF GROSSE
POINTE WOODS HELD ON MONDAY, JANUARY 5, 2026, 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 7:01 p.m. by Mayor Bryant.

PRESENT: Mayor Bryant
Council Members: Brown, Gafa, Granger, Koester, McConaghy, Motschall
ABSENT: None

Also Present: City Manager Como
City Attorney Walling
City Treasurer/Comptroller Schmidt
City Clerk Antolin
City Planner Mangan

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

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, Granger, Koester, McConaghy, Motschall
No: None
Absent: None

Motion by Granger, seconded by Koester, that all items (6A-6E) on the consent agenda be approved as presented.

A. Re-Appointment

1. Re-Appointment: Beautification Advisory Commission
 - a) Memo 01/05/26 - Administrative Clerk Coyle
 - b) Jeannette Rogers - Term to Expire: 12/31/28

B. Approval of Minutes

1. Council 12/15/25

C. Bids/Proposals/Contracts

1. Holster Purchases - Budget Transfer Request
 - a) Memo 12/18/25 - Director of Public Safety Kosanke
 - b) List of 2025 Holster Purchases
 - c) Invoice# 024423 - 11/18/25 - CMP Distributors Inc.
2. BS&A Cloud Contract and Budget Amendment
 - a) Memo 01/05/25 - Treasurer/Comptroller Schmidt - City Manager Como
 - b) Proposed Customer Order Form with Terms and Conditions (Contract)
 - c) Certificate of Liability Insurance
3. Legal Service Agreement: York, Dolan & Tomlinson, P.C. - Name Change
 - a) Letter 12/19/25 - City Attorney Tomlinson
 - b) W-9 Form - Tomlinson & McGrail, PLLC

D. Resolution(s)

1. Wayne County Annual Permit Community Resolutions
 - a) Memo 12/18/25 - Director of Public Services Kowalski
 - b) Letter 11/17/25 - Wayne County Permit Office - Randa Saghir
 - c) Maintenance Permit No. A-26054/Conditions & Limitations/Indemnity & Insurance/Certificate of Insurance/Proposed Resolution
 - d) Letter 12/08/25 - Wayne County Permit Office - Randa Saghir
 - e) Pavement Restoration Permit No. A-26109/Conditions & Limitations/Indemnity & Insurance/Scope of Allowable Work/Certificate of Insurance/Proposed Resolution
 - f) Letter 11/17/25 - Wayne County Permit Office - Randa Saghir
 - g) Special Events Permit No. A-26142/Conditions & Limitations/Indemnity & Insurance/Scope of Allowable Work/Certificate of Insurance/Proposed Resolution

E. Claims and Accounts

1. Anderson, Eckstein & Westrick, Inc. (AEW) - City Engineers - 2025 Pavement Joint and Crack Sealing - Proj. No. 0160-0494 - Payment Invoice No. 02 - Scodeller Construction, Inc. - 12/17/25 - \$9,537.85.
2. McKenna - Building/Planning Services
 - a) Invoice No. 21849-116 - Building Services - November 2025 - 12/08/25 - \$42,585.65.
 - b) Invoice No. 22-064-48 - Planning Services - October-November 2025 - 12/18/25 - \$6,647.50.
 - c) Invoice No. 25-030-6 - GPW MSHDA Zoning Ordinance Update - October 2025 - 11/21/25 - \$4,750.00.
 - d) Invoice No. 25-030-7 - GPW MSHDA Zoning Ordinance Update - November 2025 - 12/16/25 - \$1,000.00.
3. Rosati, Schultz, Joppich & Amtsbuechler, P.C. - Legal Services - Invoice No. 1084834 - November 2025 - 12/11/25 - \$4,936.70.
4. WCA Assessing - Assessing Services - Invoice No. 121025 - January 2026 - 12/12/25 - \$7,911.08.

Motion carried by the following vote:

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

Motion by McConaghy, seconded by Koester, regarding **Legal Proceedings: Yvonne Leath Vs City of Grosse Pointe Woods**, that the City Council receive these legal proceedings and forward to the City Attorney for further processing.

Motion carried by the following vote:

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

THE MEETING WAS THEREUPON OPENED AT 7:07 P.M. FOR A **PUBLIC HEARING** TO HEAR THE APPLICATION OF CHRIS MANNINO, WHICH IS REQUESTING TO **REZONE 1925, 1927, AND 1929 VERNIER ROAD, FROM RO-1, RESTRICTED OFFICE DISTRICT TO C, COMMERCIAL BUSINESS DISTRICT.**

Motion by Granger, seconded by Brown, that for purposes of the public hearing the following items be received and placed on file:

- 1) Council Minutes Excerpt 12/15/25
- 2) Planning Commission Minutes Excerpt 12/09/25
- 3) City Planner's Report: 12/03/25 - McKenna/City Planner Jankowski
- 4) Letter of Intent: 10/21/25 - Applicant's Attorney Berschback
- 5) Rezoning Application
- 6) Supporting documents for Rezoning Application
- 7) Affidavit of Property Owners Notified with List & Parcel Map
- 8) Affidavit of Legal Publication

Motion carried by the following vote:

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

City Planner Mangan provided an overview of the rezoning request.

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. The following individuals were heard:

- Chip Berschback, represented petitioner.

The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. No one wished to be heard.

Motion by Granger, seconded by Koester, that the public hearing be closed at 7:10 p.m. PASSED UNANIMOUSLY.

THE MEETING WAS THEREUPON OPENED AT 7:11 P.M. FOR A **PUBLIC HEARING TO HEAR THE APPLICATION OF STUCKY VITALE ARCHITECTS, WHICH IS REQUESTING TO REZONE 21800 MARTER ROAD, FROM R-3, PLANNED MULTIPLE FAMILY RESIDENTIAL TO CF, COMMUNITY FACILITIES.**

City Planner Mangan provided an overview of the rezoning request.

Motion by Motschall, seconded by Granger, that for purposes of the public hearing the following items be received and placed on file:

- 1) Council Minutes Excerpt 12/15/25
- 2) Planning Commission Excerpt 12/09/25
- 3) City Planner's Report: 12/03/25 - McKenna/City Planner Smith
- 4) Letter of Intent: 10/27/25 - John Vitale
- 5) Rezoning Application
- 6) Letter of Opposition (1)
- 7) Letters of Support (7)
- 8) Assumption Church Sports Facility Site Plans -Stucky-Vitale Architects
- 9) Affidavit of Property Owners Notified with List & Parcel Map
- 10) Affidavit of Legal Publication

Motion carried by the following vote:

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

City Planner Mangan confirmed that the City Council and Planning Commission of the City of St. Clair Shores has already approved this project.

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. The following individuals were heard:

- Mike Blaneck, Stucky Vitale Architects (Applicant)
- Connie Burgess, 584 Coventry Ln.

The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. No one wished to be heard.

Motion by Granger, seconded by Koester, that the public hearing be closed at 7:17 p.m. PASSED UNANIMOUSLY.

THE MEETING WAS THEREUPON OPENED AT 7:17 P.M. FOR A **PUBLIC HEARING** TO HEAR THE APPLICATION OF JOHN VITALE, WHICH IS REQUESTING TO **CONDITIONALLY REZONE 20160 MACK AVENUE, FROM RO-1, RESTRICTED OFFICE DISTRICT TO C, COMMERCIAL BUSINESS DISTRICT.**

Motion by Motschall, seconded by McConaghy, that for purposes of the public hearing the following items be received and placed on file:

- 1) Council Minutes Excerpt 12/15/25
- 2) Planning Commission Minutes Excerpt 12/09/25
- 3) City Planner's Report: 11/13/25 - McKenna/City Planner Jankowski
- 4) Letter of Intent: 09/30/25 - John Vitale
- 5) Rezoning Application
- 6) Proposed List of Voluntary Conditions by the Applicant: 09/30/25 - Buccellato Development, Property Owner
- 7) Mixed-Use Development Site Plans: 09/30/25 - Stucky-Vitale Architects
- 8) Development Impact Statement: 09/26/25 - Stonefield Engineering & Design
- 9) Trip Generation Analysis: 09/11/25 - Fleis & Vandenbrink
- 10) Letter of Opposition: 11/18/25
- 11) Protest Petition: 12/15/25
- 12) Proposed Draft Conditional Rezoning Agreement
- 13) Affidavit of Property Owners Notified with List & Parcel Map
- 14) Affidavit of Legal Publication

Motion carried by the following vote:

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

City Planner Mangan provided an overview of the rezoning request.

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. The following individuals were heard:

- Mike Blaneck, Stucky Vitale Architects (Applicant)
- Mike Fuller, 1230 Renaud Rd.
- Donna O'Keefe, 1593 Torrey Rd.

The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. The following individuals were heard:

- Terrence Kosky, 1571 S. Renaud Rd., Resident.
- Gary Felts, 1680 Oxford Rd., Resident.
- Lynne Aldrich, 1501 Oxford Rd., Resident.
- Colleen McIver, 1653 S. Renaud Rd., Resident that read Lynne Aldrich's letter.
- Christina Pitts, 1501 Oxford Rd., Resident.
- Bethann Bayus, 1615 Ford Ct., Resident.

Motion by Motschall, seconded by Brown, that the public hearing be closed at 7:43 p.m. PASSED UNANIMOUSLY.

Motion by Gafa, seconded by Granger, regarding **Second 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 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, as presented and make it effective 10 days after its enactment.

Motion carried by the following vote:

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

Motion by Brown, seconded by McConaghy, regarding **Second 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 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, as presented and make it effective 10 days after its enactment.

Motion carried by the following vote:

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

Motion by McConaghy, seconded by Brown, regarding **Second 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 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), as presented upon the conditions that the owner signs the final Conditional Rezoning Agreement and completing the project within 18 months from when the building permit is approved; and make it effective 10 days after its enactment.

Councilmember Granger requested clarification of the property owner and Justin Buccellato confirmed, he is the sole owner under the name Mack & Oxford, LLC.

Discussion ensued regarding the timeframe of completion. City Attorney Walling said the zoning ordinance states that the petitioner has 12 months to pull a building permit from the time of enactment of the property rezoned. She also stated that state law allows City Council to set a time limit on the completion of the project, which was set to 18 months from the time a building permit is approved. The petitioner stated that the 18 months was sufficient time to complete the project.

In addition, water detention, stormwater management requirements and parking lot flow were addressed. It was confirmed that the petitioner is compliant with all government agencies such as Wayne County and the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

Motion carried by the following vote:

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

Under New Business, no one wished to be heard.

Under Public Comment, the following individuals were heard:

- Christina Pitts, 1501 Oxford Rd. – Spoke to the residents regarding the efforts of the community to bring transparency, clarity, accountability, equity, and awareness to the rezoning and other governing processes.

Motion by Motschall, seconded by Koester, to **adjourn tonight's meeting** at 8:00 p.m. **PASSED UNANIMOUSLY.**

COUNCIL
01-05-26 – 009

Respectfully submitted,

Paul P. Antolin
City Clerk

Arthur W. Bryant
Mayor