

MINUTES OF THE REGULAR **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **MARCH 26, 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 7:05 p.m. by Chair McNelis.

Roll Call: Chair McNelis  
Commission Members: Bailey, Fuller, Gilezan, Hamborsky, O'Keefe, Vitale  
Absent: Fenton  
Also Present: City Planner, Brigitte Wolf  
Council Member Vaughn  
City Clerk Antolin

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

Motion carried by the following vote:

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

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

**MOTION** by Bailey, seconded by Vitale, to accept tonight's agenda.

Motion carried by the following vote:

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

**MOTION** by Vitale, seconded by Fuller, that the February 20, 2024, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

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

**MOTION** by Gilezan, seconded by O’Keefe, that the Planning Commission receive and place on file the re-zoning document provided by McKenna dated March 21, 2024.

Motion carried by the following vote:

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

**MOTION** by Gilezan, seconded by O’Keefe, to recuse Commission Members Vitale and McNelis as they are involved in the project to be discussed.

Motion carried by the following vote:

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

The first item on the agenda, under **New Business**, is the **Public Hearing on rezoning 20100-20102 Mack Avenue from RO-1 Restricted Office to C Commercial district and a special land use for a children’s event space.**

**MOTION** by Gilezan, seconded by Fuller, to open the Public Hearing.

Motion carried by the following vote:

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

The Public Hearing was opened at 7:10 p.m. by Vice-Chair O’Keefe.

Planner Wolf provided an overview of the rezoning of 20100-20102 Mack Avenue to C Commercial.

John Vitale spoke in support of the proposed rezoning, as a representative of the client, Buccellato Development, LLC. Friendship Factory, a franchise, has approached Buccellato Development as a potential tenant. It’s a place primarily used for parties for tweens, ages 6-14, to hang out, build community and, craft.

Rob Szabo, 1620 Fairholme, spoke in opposition to the Friendship Factory occupying that location due to Fairholme being a high traffic area, with limited street parking.

**MOTION** by Gilezan, seconded by Bailey, to close the Public Hearing.

Motion carried by the following vote:

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

The Public Hearing was closed at 7:25 p.m. by Vice-Chair O'Keefe.

Planner Wolf then provided an overview of the rezoning of 20100-20102 Mack Avenue to Commercial and for a special land use for a children's event space. The special land use is a stand alone request contingent on the rezoning request. The Master Plan currently being developed is proposing all of Mack Avenue be rezoned for Commercial.

**MOTION** by Bailey, seconded by Hamborsky, that the Planning Commission support the rezoning of 20100-20102 Mack Avenue from RO-1 Restricted Office to C Commercial district.

Motion carried by the following vote:

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

Planner Wolf then provided information on the **special land use for a children's event space** and stated that the Planning Commission can consider additional conditions specific to the type of business going into the space. McKenna sees this as a suitable use of this location.

Discussion ensued around parking requirements, and the 20100 Mack (Friendship Factory) site plan review. Due to square footage, a parking waiver would be required which requires a Public Hearing by the Planning Commission. John Vitale provided additional details on how the space would be used by Friendship Factory. Provision of a dedicated drop off area/loading zone was discussed. If a shared parking agreement was in place, and approved by Grosse Pointe Woods attorney, then a parking waiver would not be needed. It is desired by the Planning Commission that GPW Public Safety be consulted related to the drop off/pick up needs.

**MOTION** by Bailey, seconded by Gilezan, that the Planning Commission approve the Special Land Use with 3 conditions: 1) the site is approved for rezoning from RO-1 Restricted Office to C Commercial district; 2) that a shared parking agreement or parking waiver is approved, if needed, to fulfill the off-street parking requirement; and 3) at least one off-street parking space is designated as a pick up/drop off loading zone.

Motion carried by the following vote:

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

**MOTION** by Bailey, seconded by Gilezan, that the site plan review for 20100-20102 Mack Avenue be tabled for a future meeting.

Motion carried by the following vote:

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

The next item on the agenda under New Business was **Item C, Public Hearing to consider the proposed amendments to Section 50-4.27 of the Zoning Ordinance regarding Portable Storage Units.**

**MOTION** by Vitale, seconded by Gilezan, to open the Public Hearing.

Motion carried by the following vote:

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

The Public Hearing was opened at 8:13 p.m. by Chair McNelis.

Planner Wolf provided an overview of the proposed amendments to Section 50-4.27. The ordinance amendments are to add in language not only regarding Personal Storage Units (PODS), but to include the temporary use of personal dumpsters, dumpster trailers, and other large waste disposal containers.

No one wished to be heard in support of the proposed amendments.

No one wished to be heard in opposition of the proposed amendments.

**MOTION** by Bailey, seconded by O'Keefe, to close the Public Hearing.

Motion carried by the following vote:

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

The Public Hearing was closed at 8:16 p.m. by Chair McNelis.

During further discussion, Planner Wolf stated that 50-4.27 A, the permitting process, will not be changed.

**MOTION** by Vitale, seconded by Fuller, that the Planning Commission recommend approval by Council of the proposed amendments, as written, to Section 50-4.27 Portable Storage Units.

Motion carried by the following vote:

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

Under Old Business, was the **consideration of site plan approval for BeautiLofts at 20419 Mack Avenue.**

Planner Wolf provided an overview of the interior renovation, along with the GPW City Attorney's opinions on the business licensing and review of the applicant. Tonight's discussion is around the need for a parking waiver and the reconfigured interior renovations.

Lauren Falzone, BeautiLoft owner, spoke in support of the project.

**MOTION** by Hamborsky, seconded by Vitale, that the Planning Commission receive and place on file the occupancy calculations provided by the applicant.

Motion carried by the following vote:

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

Planner Wolf confirmed that the applicant did not follow process before starting renovations and the Building Department immediately flagged the project upon becoming aware of it.

**MOTION** by Bailey, seconded by Fuller, that the Planning Commission table this item until such time there is a change in the application.

Motion did not carry by the following vote:

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

**MOTION** by Gilezan, seconded by O'Keefe, that the Planning Commission deny this site plan application, as submitted, for BeautiLofts at 20419 Mack Avenue.

Motion carried by the following vote:

YES: Fuller, Gilezan, Hamborsky, McNelis, O’Keefe, Vitale  
NO: Bailey  
ABSENT: Fenton

The next item on the agenda was **Discussion on Permanent Makeup as Accessory Use.**

Planner Wolf provided background on inquiries on permanent makeup services being added to their salons. This would be an accessory use to salons and/or medical offices, but not as a standalone primary use. This would not change the current ordinance against tattoo parlors.

Olga Tecos, owner of Aretée’s Spa, and former owner of LaModa’s Salon, spoke in support of this service, explained the service and the need for it, and that neighboring communities are offering it.

**MOTION** by Gilezan, seconded by Vitale, that the Planning Commission recommend this topic for Public Hearing at the next Planning Commission meeting.

Motion carried by the following vote:

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

The next item on the agenda was **Discussion on Exterior Lighting.**

Planner Wolf provided an update that an inventory was completed of the current foot-candle levels at various points along Mack Avenue to better inform the Planning Commission on any further regulations.

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 March.** Commissioners O’Keefe and Vitale reported that at the March meetings there were the first and second readings of the front-yard structures and off-street parking and semi-circular driveways. City Council accepted the resignation of Commissioner Gerhart. Commissioner Bailey will cover the April City Council meetings.

The next item on the agenda was information only related to the **2024 Building Department Action Plan Updates that was presented to City Council.**

No one wished to be heard under **Public Comment**.

**MOTION** by Gilezan, seconded by O’Keefe, to adjourn at 10:07 p.m.

Motion carried by the following vote:

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

Respectfully Submitted,  
Paul P. Antolin  
City Clerk