MINUTES OF THE RESCHEDULED CITY COUNCIL MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, SEPTEMBER 14, 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 7:09 p.m. by Mayor Bryant. (The mayor announced 7:05 p.m. due to room clock error.)

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

Also Present:	City Manager Como
	City Attorney Walling
	Treasurer/Comptroller Schmidt
	City Clerk Antolin
	Director of Public Safety Kosanke
	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
- William Marx, Planning Commission

Motion by Gafa, seconded by McConaghy, 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, to approve all items (6A-6G) listed under the consent agenda as presented.

A. <u>Appointment(s)</u>

1. <u>Community Tree Commission Appointments</u>
   a) Memo 09/10/26 - Administrative Assistant Coyle
   b) Biographical Sketch: Caitlin Babul - Term to expire 12/31/26

c) Biographical Sketch: Mark Bruce - Term to expire 12/31/28
d) Biographical Sketch: Don Cannon - Term to expire 12/31/28

B. Approval of Minutes

1. Council 08/17/26
2. Committee-of-the-Whole 08/17/26
3. Zoning Board of Appeals 08/17/26

C. Items Received and Placed on File

1. Citizens' Recreation Commission Minutes 06/09/26
2. Planning Commission Minutes 07/28/26 w/ Recommendation*

   *This item was addressed at tonight's Public Hearing (Item 8A).
3. Tree Commission Minutes 05/06/26 and 06/03/26

D. Monthly Financial Report

1. July 2026

E. Bids/Proposals/Contracts

1. Budget Amendment - Rely-On Construction & List of Additional Renovation Project Expenses
   a) Memo 09/03/26 - Director of Public Safety Kosanke
   b) Estimate 03/11/25 - Rely-On Construction
   c) Estimate (Amended) 08/24/26 - Rely-On Construction
   d) Public Safety Kitchen & Office Renovation Project Expenses
2. MIDC Grant Agreement FY 2026-2027 and the Grosse Pointe Woods Indigent Defense/Independent Contractor Agreement for the Managed Assigned Counsel Coordinator Serving the 32F Municipal Court Agreement between the City and Michael P. Kavanaugh
   a) Memo 09/14/26 - City Manager Como
   b) Proposed Agreement with Exhibit A & B
   c) Lawyers Professional Liability Policy Declarations - Policy No. 2087348334
   d) Certificate of Liability Insurance
3. Grosse Pointe Public School System - Security Camera System Agreement
   a) Memo 09/10/26 - Director of Public Safety Kosanke
   b) Proposed Security Camera system Livestream Use Agreement

F. Proclamation(s)

1. Constitution Week (September 17 - 23)

G. Claims and Accounts

1. Hallahan & Associates, P.C. - Professional Services - Invoice No. 24381 - August 2026 - 09/01/26 - $2,683.26.
2. McKenna - Building/Planning Services
   a) Building Services - Invoice No. 21849-124 - July 2026 - 08/24/26 - $99,211.46.
   b) Planning Services - Invoice No. 22-064-56 - July 2026 - 08/24/26 - $7,016.25.
   c) GPW MSHDA Zoning Ordinance Update - Invoice No. 25-030-15 - July 2026 - 08/16/26 - $1,000.00.
3. Rosati, Schultz, Joppich & Amtsbuechler, P.C. - Legal Services
   a) Invoice No. 1086401 - July 2026 - 08/14/26 - $10,077.24.
   b) Invoice No. 1086402 – GPW Retirement System & Retiree Health Care – 08/14/26 - $29.00.
4. Tomlinson & McGrail, PLLC - Legal Billing - Invoice No. 471 - August 2026 - 09/03/26 - $2,480.00.
5. WCA Assessing - Assessing Services - Invoice No. 080526 - September 2026 - 08/05/26 - $7,911.08.

Motion carried by the following vote:
Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No: None
Absent: None

The mayor read aloud the proclamation regarding Constitution Week (September 17-23).

Tim Berkesch, Faithful Navigator for the Knights of Columbus Assembly 2696, in collaboration with Our Lady Star of the Sea Council 7780, and St. Paul on the Lake Council 12121, presented a Support for First Responders Resolution and provided commemorative coins for GPW Public Safety officers.

THE MEETING WAS THEREUPON OPENED AT 7:15 P.M. FOR A **PUBLIC HEARING** TO HEAR THE APPLICATION OF TYLER WALKER, WHO IS REQUESTING A **SPECIAL LAND USE FOR 20439 MACK AVENUE FOR A PROPOSED GOLF SIMULATOR** IN AN EXISTING ±3,000 SQUARE FOOT SINGLE-STORY BUILDING.

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

1) Memo 09/10/26 - City Planner Mangan
2) Applicant Description of the Use
3) Applicant Response to City Questions 09/02/26
4) Memo 09/04/26 - Director of Public Safety Kosanke
5) Planning Commission Minutes Excerpt 07/28/26
6) Receipt of Payment
7) Affidavit of Property Owners Notified w/ 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 proposed request as presented in her memorandum dated September 10, 2026. The applicant, Tyler Walker, was not in attendance.

Councilmember Motschall addressed concerns with sound abatement.

Councilmember McConaghy received clarification that the applicant was willing to consider a non-24-hour setup.

Councilmember Granger felt the 1-year timeline to reassess the business is too long. She also addressed concerns with security without the presence of an employee.

Councilmember Koester commented on the anticipated number of customers during the late-night hours and asked if the business would appear closed to avoid attracting any non-members. City Planner Mangan stated that it could be a condition of approval.

With the comments presented by City Council, Mayor Bryant suggested proceeding with the public hearing and tabling any action until the applicant is present to answer any questions, as recommended by City Planner Mangan.

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

- William Marx from the Planning Commission stated it was confirmed by the applicant that the business model was still viable if the city imposed the requirements not being open 24 hours and always having an employee on the premises.

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 Gafa, that the public hearing be closed at 7:26 p.m. PASSED UNANIMOUSLY.

Motion by Gafa, seconded by McConaghy, that City Council concur with the City Planner's recommendation to table the project (Special Land Use at 20439 Mack Avenue) until September 21, 2026, when the petitioner can attend the City Council meeting.

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 her document "Zoning Ordinance Update: Overview, Timeline, and Discussion of the First Articles" dated September 10, 2026. She answered questions from the City Council and provided clarification for the processes and procedures for the Zoning Ordinance Update.

Councilmember Koester commented on the importance of incorporating previous challenges from residents that lead to court rulings and applying it to the updates to the Zoning Ordinance. It was suggested our current City Attorney Walling reach out to previous City Attorney Berschback regarding past challenges of the Zoning Ordinance the city has encountered. It was also suggested to review the Wayne County Circuit Court Docket.

Under New Business, the following individuals were heard:

- Mayor Bryant stated a note, on behalf of the City Council, was sent expressing condolences to the Lochmoor Club for the recent fire and offered assistance from the city.
- Councilmember Granger acknowledged the recent passing of previous City Clerk of many years, Louise Warnke, and commented on her amazing knowledge, kindness and devotion to her work. May she rest in peace.
- Director of Public Safety Kosanke recognized the dedication and professionalism of the public safety officers from the recent Lochmoor Club fire. He also thanked the Mutual Aid partners including Grosse Pointe City, Grosse Pointe Farms, Grosse Pointe Park, Grosse Pointe Shores, Harper Woods, also assisting were St. Clair Shores Fire Dept., GPW DPW, ATF Fire Investigation Division, MedStar, and the American Red Cross. He also thanked Mayor Bryant for checking up on him and the public safety officers. In addition, he also

thanked City Manager Como for checking up on him as well. Appreciation was given to the mayor and council for all the years of support. Director Kosanke is proud of the public safety officers and their commitment to the community.

Under Public Comment, no one wished to be heard.

Motion by Motschall, seconded by Koester, to **adjourn tonight's meeting** at 7:48 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

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Paul P. Antolin
City Clerk

Arthur W. Bryant
Mayor