Commission Approved 9/22/26

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **AUGUST 25, 2026**, IN THE COUNCIL-COURT ROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA DR., GROSSE POINTE WOODS, MICHIGAN.

RECEIVED
AUG 27 2026
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

The meeting was called to order at 7:01 p.m. by Chair Hamborsky.

Roll Call: Chair Hamborsky
Commission Members: Ellis, Fenton, Gilezan, Marx, O'Keefe, Schulte
Absent: Fuller, Vitale

Also Present: City Planner Laura Mangan
City Attorney Debra Walling
Recording Secretary Gretchen Miotto

MOTION by Gilezan, seconded by O'Keefe, to excuse Commissioner Vitale from tonight's meeting. (Commissioner Fuller is running a few minutes late.)

Motion carried by the following vote:
YES: Ellis, Fenton, Gilezan, Hamborsky, Marx, O'Keefe, Schulte
NO: None
ABSENT: Fuller, Vitale

Chair Hamborsky recognized Council Representative Gafa.

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

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

Motion carried by the following vote:
YES: Ellis, Fenton, Gilezan, Hamborsky, Marx, O'Keefe, Schulte
NO: None
ABSENT: Fuller, Vitale

MOTION by Marx, seconded by Ellis, that the July 28, 2026, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:
YES: Ellis, Fenton, Gilezan, Hamborsky, Marx, O'Keefe, Schulte
NO: None
ABSENT: Fuller, Vitale

Commissioner Fuller arrived at 7:04 p.m.

The first item, under **Public Hearing/s**, was to **Host a Public Hearing on a Special Land Use (SLU): Dine-In and Fast-Food, Carry Out (No Drive-Thru) for Little Ghost, 20567 Mack Avenue.**

Planner Mangan provided an overview of the applicant's, David Vermiglio of Little Ghost II, LLC, special land use (SLU) request to operate a restaurant (Little Ghost) in a 2,112 square foot, existing single-story, single-tenant building. Patrons will have the option to dine in, carry out, or utilize a seasonal, outdoor counter with seating (no drive-thru). There will be no alcohol served; hours of operation are planned to be Sun-Thu, 11 a.m. – 10 p.m., and Fri-Sat, 11 a.m. – 11 p.m.

Recommendation #1: Based on general compliance with the City's Zoning Ordinance, it is recommended that the SLU be recommended to City Council, subject to the following:

1. The hours of deliveries are provided and found acceptable to the Planning Commission; the expected delivery schedule must be detailed on the final site plan.

2. Site plan approval is granted.

3. A variance for the walk-up window is granted by the Zoning Board of Appeals, or it is removed from the project scope

4. A parking variance is granted, for both the number of required spaces and the reduced dimensional width of the one rear parking space.

Recommendation #2: This meeting is an opportunity for the Commission to provide direction on the design of the exterior façade. The site plan must eventually be reviewed by the Commission at a future meeting, and it is recommended that all parties are aligned on the final design prior to this request. The proposed color scheme is a significant deviation from the City's approved Benjamin Moore Historical Color Collection; however, the proposed colors do reflect the business's established brand identity. There is an existing Little Ghost at 22305 Woodward, Ferndale, MI 48220, that features their unique building design.

Chris Johnson, architect, was in attendance and answered questions from the Commission. The trash enclosure can shrink and shift a bit so there wouldn't be a need for a variance. The exterior will have brushed aluminum, similar to the existing facade.

MOTION by Schulte, seconded by Fenton, to open the public hearing.

Motion carried by the following vote:
YES: Ellis, Fenton, Fuller, Gilezan, Hamborsky, Marx, O'Keefe, Schulte
NO: None
ABSENT: Vitale

Chair Hamborsky opened the public hearing at 7:14 p.m.

The following were heard in support of the Special Land Use:

- Helen Taylor, 1430 Oxford, is in favor of this restaurant, but has concerns about the color scheme not fitting into GP Woods.

The following were heard in opposition to the Special Land Use:

- Dr. Brad Eisenbrey, 1930 Lennon, is opposed to another restaurant in this area. Concerns include parking issues, odors, and trash on the streets.

- Carl Hauschulz, 1907 Lennon, is opposed to another restaurant in this area. Concerns include parking issues.
- Deb Kraft, 1890 Beaufait, is opposed to another restaurant in this area. Concerns include dirty dumpsters, rats, the neighbor house would have a dumpster under their window, and parking.
- Linda Janson, 1899 Lennon, is opposed due to parking issues, neighborhood garbage, and small children in the area who use the alley.
- Kelly Hauschulz, 1907 Lennon, is opposed to another restaurant in this area. Concerns include the parking, the rats, the walk-up window, and the neighborhood trash.
- Tony Alfonsi, owner of Little Tony's, guarantees he is not to blame for the rat issue, his dumpster is well taken care of, and his parking lot is the cleanest one. Other businesses are not cleaning up their parking lots, which should be enforced. He is not opposed to another restaurant. The traffic patterns, since the Mack/Vernier change, have increased traffic on these side streets as drivers avoid the intersection.
- Pam Mowatt, owner of State Farm 20563 Mack, stated that parking in the area is a debacle. Cannot see how the parking will work for them, and it would make it difficult for her.
- Lynne Aldridge, 1501 Oxford, urges the architect to consider the style of our city. She loves the design and the colors, but they are not appropriate for GP Woods. Suggests a parking and traffic safety survey be done.

MOTION by Fenton, seconded by Marx, to close the public hearing on the Special Land Use for 20567 Mack Avenue (Little Ghost).

Motion carried by the following vote:
YES: Ellis, Fenton, Fuller, Gilezan, Hamborsky, Marx, O'Keefe, Schulte
NO: None
ABSENT: Vitale

Chair Hamborsky closed the public hearing at 7:29 p.m.

The next item, under **New Business**, was to **Consider the Special Land Use for 20567 Mack Avenue (Little Ghost).**

Planner Mangan provided an overview of the McKenna's recommendation with conditions.

Discussion ensued about the walk-up window concerns, and parking issues including food delivery services that would use the window. The applicant provided a general idea of 50-50% of dine-in and carryout. Average ticket time for dine-in would be about 30-45 minutes. They can accommodate about 20 dine-in diners. Regarding dumpster issues, odors, trash, etc., the applicants are determined in keeping the neighborhood clean and cleaning the areas around the building. They live in the area around the Ferndale location and are committed to the areas where they operate. There were similar concerns when they opened. They have pest control, 3 times/week trash removal, stove hood cleaning, and want to be an asset to the community and take pride in their operations. Staff would be about 5-6 in the day hours and maybe 7 during busy evenings. They do have off-site parking for employees at the Ferndale location and would look for a similar arrangement here. The walk-up window at Ferndale has customers there about 30-45 seconds. They are more refined after lessons learned in Ferndale. They do about 20-30 orders per hour.

The parking, or lack thereof, is a major concern of the commission and they strongly urge the applicants to work with local businesses, churches, etc., for a shared parking agreement.

MOTION by Gilezan, seconded by Fenton, that the Planning Commission recommend the Special Land Use for 20567 Mack Avenue (Little Ghost) to City Council for approval, with the following conditions:

1. The hours of deliveries are no earlier than 9 a.m.
2. The future Site Plan is approved.
3. There is no walk-up window.
4. A parking variance will not be required, based on them getting a shared parking agreement or some other solution.

Motion carried by the following vote:
YES: Ellis, Fenton, Fuller, Gilezan, Hamborsky, Marx, O'Keefe
NO: Schulte
ABSENT: Vitale

The next item under **Old Business was a Zoning Ordinance Update: Review and Discussion of Draft Articles (Article 1: Title, Purpose, and Scope and Article XII: Violations and penalties).**

Planner Mangan provided an overview the actions taken by the sub-committee and the City Attorney and the changes, as presented, were acceptable to all. An adoption timeline was provided which outlines when the Planning Commission will review the various articles and when they will go to City Council.

Motion by Fenton, seconded by Marx, to recommend approval of Article 1: Title, Purpose, and Scope and Article XII: Violations and penalties) to City Council.

Motion carried by the following vote:
YES: Ellis, Fenton, Fuller, Gilezan, Hamborsky, Marx, O'Keefe, Schulte
NO: None
ABSENT: Vitale

The next item was the **Building Official's Report – July to August 2026**.

The next item was the **City Council Reports for August 2026.**

Commissioner Hamborsky attended the August 17 council meeting and reported that the medspa parking variance was approved and a fence variance for Glen Arbor was approved.

Commissioner Marx will attend the September City Council meetings.

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

- Elizabeth Baergen, 1600 Ford Court, requested a copy of the Zoning Ordinance timeline.
- Commissioner Schulte cannot commit to continued participation on the sub-committee. It was agreed to reduce the members from 4 to 3.

MOTION by Gilezan, seconded by Marx, to adjourn at 8:44 p.m.

Motion carried by the following vote:

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

Respectfully Submitted,

Gretchen Miotto
Clerk's Confidential Administrative Assistant & Recording Secretary