

RECEIVED

Commission Approved 8/25/26

AUG 07 2026

PLANNING COMMISSION
7-28-26 – 24

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **JULY 28, 2026**, 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 7:01 p.m. by Chair Hamborsky.

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

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

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

Motion carried by the following vote:

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

Chair Hamborsky recognized Council Representative Gafa.

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

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

Motion carried by the following vote:

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

MOTION by Ellis, seconded by O'Keefe, that the June 23, 2026, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

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

The first item, under **Public Hearing/s**, was to **Host a Public Hearing on a Special Land Use: Miscellaneous Business Establishment (Golf Simulator) for 20439 Mack Avenue.**

Planner Mangan provided an overview of the applicant's, Tyler Walker, special land use request for a golf simulator in the existing ~3,000 square foot single-story building at 20439 Mack Avenue. He intends to develop it as a Full Send Golf Simulator franchise location, which will offer members access to the largely unmanned business. The project will be a 24-hour, indoor golf simulator facility with four simulator bays.

Any clinics, instructional camps, small tournaments, and special events will be contained within the building. All on-site events will comply with the building's maximum occupancy of 20 individuals. There are nine dedicated parking spaces plus access to on-street metered parking. Exterior improvements are limited to signage, surveillance camera, and two controlled access security doors.

Tyler Walker, the applicant, provided an overview of the proposed business and answered questions from the commissioners.

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

Motion carried by the following vote:

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

Chair Hamborsky opened the public hearing at 7:26 p.m.

No one from the public wished to speak in support of the Special Land Use.

No one from the public wished to speak in opposition to the Special Land Use.

MOTION by O'Keefe, seconded by Marx, to close the public hearing on the Special Land Use for 20439 Mack Avenue (Golf Simulator).

Motion carried by the following vote:

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

Chair Hamborsky closed the public hearing at 7:27 p.m.

The next item, under **New Business**, was to **Consider the Special Land Use for 20439 Mack Avenue (Golf Simulator)**.

Planner Mangan provided an overview of the McKenna's recommendation with conditions. The commissioners suggested an additional condition to review problems/issues that may arise within one year of operation.

MOTION by O'Keefe, seconded by Marx, that the Planning Commission recommend the Special Land Use for 20439 Mack Avenue (Golf Simulator) to City Council for approval, with the following conditions:

1. All doors and windows parallel to Mack Avenue are to remain uncovered at all times, to contribute to an active street presence.
2. Operational hours for special events, tournaments, camps, and clinics, are limited to traditional business hours as shared by similar establishments along Mack Avenue (between 9:00 am and 11:00 pm), to limit disturbance to adjacent residential properties.
3. Maximum occupancy is limited to 20 individuals, including participants, instructors, and visitors.
4. Applicant returns in one year to review problems/issues that may arise. Remedies could include limiting the hours or adding on-site staff.



Motion carried by the following vote:

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

The next item, under **New Business**, is to **Consider the Site Plan for 20439 Mack Avenue (Golf Simulator)**.

Planner Mangan stated that any Special Land Use request requires a Site Plan review, and that McKenna recommends approval of the site plan.

MOTION by Ellis, seconded by Schulte, that the Planning Commission approve the Site Plan for an indoor golf simulator facility at 20439 Mack Avenue, subject to the resolution of the following items:

1. Special Land Use approval is granted by City Council (including conditions of that approval).
2. One of the rear dedicated parking spaces must be converted into an ADA parking space.

Motion carried by the following vote:

YES: Ellis, Fuller, Hamborsky, Marx, O’Keefe, Schulte
NO: None
ABSENT: Fenton, Gilezan, 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 of the process of reviewing articles, recommending them to City Council for approval, the format that will be used to outline the changes, and the expectations from the already established sub-committee.

The Planning Commission did not approve the two articles presented today. It was decided the sub-committee would see all changes first, then bring them before the Planning Commission with their recommendations.

The next item was the **Building Official’s Report – June to July 2026**.

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

Commissioner Gilezan was excused from tonight’s meeting but did send a report that the GP North High School gate opening was approved.

Commissioner Hamborsky will attend the August City Council meetings.

Under **Public Comment**, no one wished to be heard.

MOTION by Schulte, seconded by Marx, to adjourn at 8:21p.m.

Motion carried by the following vote:

YES: Ellis, Fuller, Hamborsky, Marx, O’Keefe, Schulte

NO: None

ABSENT: Fenton, Gilezan, Vitale

Respectfully Submitted,

Gretchen Miotto

Clerk’s Confidential Administrative Assistant & Recording Secretary