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CITY OF GROSSE POINTE WOODS  
CLERK'S DEPARTMENT

PLANNING COMMISSION  
3-24-26 - 11

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **MARCH 24, 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 7:03 p.m. by Chair Hamborsky.

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

Also Present: City Planner Laura Mangan  
City Clerk Antolin

**MOTION** by Gilezan, seconded by Schulte, to excuse Commissioner Fenton from tonight's meeting.

Motion carried by the following vote:

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

Chair Hamborsky recognized Council Representative Gafa.

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

**MOTION** by Vitale, seconded by O'Keefe, to accept tonight's agenda as presented and place on file.

Motion carried by the following vote:

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

**MOTION** by O'Keefe, seconded by Fuller, that the February 24, 2026, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

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

The first item under **New Business**, was the **consideration of the Site Plan Amendment for 20195 Mack Avenue (Lola's Taco Bar)**.

Additional documentation was submitted by City Planner Mangan regarding revised façade drawings for both 20195 Mack Avenue (Lola's Taco Bar) and 21043 Mack Avenue (Dunkin' Donuts).

City Planner Mangan provided an overview for the site plan amendment for 20195 Mack Avenue (Lola's Taco Bar). In 2024, the applicant was granted approval for the Special Land Use and Site Plan for 20195 Mack Avenue by both the Planning Commission and City Council contingent upon the compliance of the dumpster enclosure and screening wall along Norwood Drive. An extension was requested and approved to complete the project by the end of summer.

In October of 2025, a façade change was approved for an additional window along Norwood Drive for an employee service window. The applicant is requesting a variance to use the window for employees and will be considered by the Zoning Board of Appeals on April 13, 2026.

Also being addressed is the addition of a 200 sq. ft. outdoor walk-in cooler connected to the rear of the building. The plan review states that it will have access to the parking lot, but that information is incorrect as there is no opening facing Norwood Drive. The addition of the cooler will not create additional employees for operations but the extra space for storage is necessary. The cooler will not impact the parking previously approved on the site as it remains at 10 spaces and is compliant.

City Planner Mangan does not have any objections to the minor changes to the site plan, however, additional detailing was requested. The additional detailing information was provided with the documents submitted prior to tonight's meeting.

The cooler will be 8 ft. in height, which is considerably lower than both the building height and the adjacent building height. The cooler will be constructed of insulated metal panels commonly used for cold storage and commercial/industrial applications and will be painted white to match the exterior of the building. Provided that the Planning Commission find the materials of the cooler acceptable, the City Planner recommends approval of the walk-in cooler.

Chair Hamborsky asked if the petitioner wished to speak, the petitioner declined.

**Motion** by Gilezan, seconded by O'Keefe, that the Planning Commission allow Commissioner Vitale to recuse himself from voting on this matter as he is involved with the design of the project.

Motion carried by the following vote:

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

Commissioner Schulte asked about the noise generated by the cooler. Branden McRill, petitioner, stated that it is comparable to a small fan or A/C unit, similar to local restaurants, such as Bucharest Grill.

Commissioner O'Keefe addressed the parking lot regarding the position of the dumpster and if it's common to filter into the alley. City Planner Mangan stated that it is site dependent, however, the approved site plan suggested that it be oriented in that manner. Otherwise, garbage trucks would not be able to navigate in the parking lot.

Commission O'Keefe also addressed the updated site plan stating that there will be a transaction top and awning. After discussion, the petitioner agreed to eliminate the awning and not install a transaction top to avoid any confusion to the approved site plan. It was clarified that the window will be strictly for employees and that signage will be provided if approved.



**Motion** by Fuller, seconded by Marx, that the Planning Commission **approve the Site Plan Amendment for 20195 Mack Avenue (Lola’s Taco Bar)** for an addition of an outdoor cooler as presented and that no awning or transaction top will be installed as agreed by the petitioner, Branden McRill.

Motion carried by the following vote:

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

The second item under **New Business**, was the **consideration of the Site Plan for 21043 Mack Avenue (Dunkin’ Donuts)**.

City Planner Mangan provided an overview of the revised exterior elevations and site plan for a fast-food/take out restaurant following the original discussion at the February 24, 2026, Planning Commission meeting. A public hearing was held on February 24, 2026, and Special Land Use approval was recommended to City Council. Site Plan approval remains subject to the City Council granting Special Land Use approval.

The proposed revisions include addressing the parking concern: they have 7 parking spaces in the rear of the building and have accommodated for one ADA compliant space; the rear door is not for public use; the question of the impact of fast take out driver’s parking is recommended to be discussed with City Administration about off-site/street parking with possible parking meter changes and signage; rear parking lot screening of a 4 foot masonry wall with a gap for pedestrian traffic; the enclosed wooden dumpster location will be stained and not painted; regarding proposed signage, the Dunkin’ sign is compliant, but a secondary Mack-facing sign for Baskin Robbins will require a sign variance; exterior façade changes have been made per the Planning Commission’s February 2026 recommendations.

After review of the revised site plan with the City’s Zoning Ordinance, it is recommended that the site plan be granted subject to the following items:

1. Special Land Use approval is granted by City Council;
2. The revised building design and proposed materials are found acceptable to the Planning Commission;
3. A note is added to the site plan stating: “No signage is approved as part of the site plan; future signage will be submitted under separate cover.”

City Planner Mangan confirmed the awnings are compliant. The petitioner was available to answer any questions. They will look into a change in orientation of the dumpster for ease of access for trash collection.

**Motion** by Marx, seconded by Fuller, that the Planning Commission **approve the Site Plan for 21043 Mack Avenue (Dunkin’ Donuts)** as recommended that the site plan be granted subject to the following items:

1. Special Land Use approval is granted by City Council;
2. The revised building design and proposed materials are found acceptable to the Planning Commission;
3. A note is added to the site plan stating: “No signage is approved as part of the site plan; future signage will be submitted under separate cover.”



Motion carried by the following vote:

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

The next item was the **Building Official's Report – February to March 2026**.

City Planner Mangan answered questions on the current projects and their progress toward completion. She confirmed that Schummer's Ski Shop has not yet approached the Planning Department regarding any changes. She also stated that Nino Salvaggio's Café's site plan expired and will need to resubmit their application and come back to the Planning Commission.

The next item was the **City Council Reports for February 2026 and March 2026**.

- Commissioner O'Keefe attended the February 23 meeting and noted that it was discussed at the previous Planning Commission meeting.
- Commissioner Schulte attended the March 16 meeting and noted the Zoning Board of Appeals (ZBA) approved a rear yard setback variance for 1050 N. Oxford Road.
- Commissioner Ellis will attend the April meetings.

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

Commission Fuller provided information about nine House Bills regarding state control of local zoning matters. He handed out a table referencing the House Bills pertinent to the zoning ordinances for informational purposes. A brief discussion ensued regarding the origin of the bills and their current status. Chair Hamborsky asked that McKenna keep the Planning Commission informed on any updates regarding this topic.

**MOTION** by Vitale, seconded by Gilezan, to adjourn at 8:02 p.m.

Motion carried by the following vote:

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

Respectfully Submitted,

Paul P. Antolin  
City Clerk & Recording Secretary