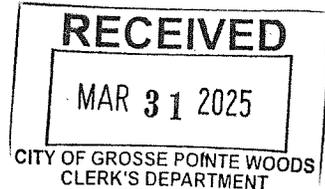


*Commission Approved*  
4/22/25



PLANNING COMMISSION  
03-25-25 - 10

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **MARCH 25, 2025**, 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 7:00 p.m. by Vice Chair Hamborsky.

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

Also Present: City Planner, Ashley Jankowski  
Recording Secretary, Gretchen Miotto  
Council Representative Kenneth Gafa

Vice Chair Hamborsky recognized Council Representative Gafa.

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

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

Motion carried by the following vote:

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

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

Motion carried by the following vote:

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

**MOTION** by Vitale, seconded by Gilezan, that the February 25, 2025, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

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

The first item, under **Public Hearings**, was to **Host a Public Hearing on Short Term Rental Ordinance, which requires a minimum tenant tenure of 30 days.**

**MOTION** by Gilezan, seconded by O’Keefe, to open the **public hearing.**

Motion carried by the following vote:

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

Vice Chair Hamborsky opened the public hearing at 7:03 pm.

Planner Jankowski provided an overview of the hearing purpose and the proposed language for Chapter 50 – Zoning, Section 50-2.19 Definitions, and Section 50-4.34 Rental Properties.

No one wished to speak in support of the proposed changes.

No one wished to speak in opposition of the proposed changes.

**MOTION** by Gilezan, seconded by Fuller, to **close the public hearing on Short Term Rental Ordinance, which requires a minimum tenant tenure of 30 days.**

Motion carried by the following vote:

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

Vice Chair Hamborsky closed the public hearing at 7:06 pm.

The next item, under **New Business**, was to **Consider Recommending Approval of the Proposed Zoning Ordinance Amendment on Short-Term Rentals.**

**MOTION** by O’Keefe, seconded by McNelis, that the Planning Commission Recommend Approval to City Council on the Proposed Zoning Ordinance Amendment on Short-Term Rentals.

Motion carried by the following vote:

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

The next item, under **New Business**, is the **Consideration of the Rezoning Application for 20160 Mack Avenue and to Consider a Public Hearing.**

Planner Jankowski provided an overview of the rezoning request and the Building Department's initial findings after the application review. The request is to consider the change of the existing Zoning of RO-1, Restricted Office District, to C, Commercial Business. The applicant proposes to re-develop the site and construct a new commercial retail strip consisting of three tenant spaces. The following findings of fact have been made in favor of the re-zoning: a) the proposed site is architecturally consistent with the neighboring residential neighborhood; and b) there is demand for more commercial retail along the Mack Avenue corridor, and to promote walkability; and c) the up zoning aligns with the newly adopted 2024 Master Plan and Future Land Use Plan Map.

Commissioners McNelis & Vitale indicated they would be recusing themselves from the public hearing and voting due to their involvement in the project.

**MOTION** by Marx, seconded by Fuller, that the Planning Commission schedule a public hearing to **Consider the Rezoning Application, from RO-1 to C, for 20160 Mack Avenue** on April 22, 2025.

Motion carried by the following vote:

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

The next item was the **Building Official's Report, February, 2025 to March, 2025.**

Planner Jankowski provided an overview of current projects and permits.

The next item was the **City Council Reports for March 3 and 17, 2025.**

Commissioner Hamborsky attending the March meetings, and reported there were no items pertinent to the Planning Commission.

Commissioner Mackinnon will attend the March meetings.

The next item was **Information Only on Discussion on Crosswalk Improvement and GPW Public Safety Data.**

Planner Jankowski updated the Commission on her work with Director Kosanke, Public Safety, to gather data.

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

Planner Jankowski stated the "Passport" app for parking in the city is coming soon with a 3-year contract. The Mack/Vernier Intersection Improvements are expected to start in April.

**MOTION** by Gilezan, seconded by O'Keefe, to adjourn at 7:30 p.m.

Motion carried by the following vote:

YES: Fuller, Gilezan, Hamborsky, Mackinnon, Marx, McNelis, O'Keefe, Vitale

NO: None

ABSENT: Fenton

Respectfully Submitted,  
Gretchen Miotto  
Clerk's Confidential Administrative Assistant & Recording Secretary