

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY OF GROSSE
POINTE WOODS HELD ON MONDAY, JUNE 1, 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 7:05 p.m. by Mayor Bryant.

PRESENT: Mayor Bryant
Council Members: Brown, Gafa, Koester, Motschall
ABSENT: Granger, McConaghy

Also Present: City Manager Como
City Attorney Romer
City Treasurer/Comptroller Schmidt
City Clerk Antolin
City Planner Mangan

Motion by Motschall, seconded by Koester, that Councilmembers Granger and McConaghy be excused from tonight's meeting.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Koester, Motschall
No: None
Absent: Granger, McConaghy

Council, Administration, and the audience Pledged Allegiance to the U.S. Flag.

The following Commission members were in attendance:

- Catherine Dumke, Senior Citizens' Commission
- David Bryk, Historical Commission
- Chris Fenton, Planning Commission

Motion by Gafa, seconded by Brown, 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, Koester, Motschall
No: None
Absent: Granger, McConaghy

Motion by Koester, seconded by Gafa, that all items (6A-6G) on the consent agenda be approved as presented.

A. Appointment(s)

1. Community Tree Commission (Mayor)
 - a) Biographical Sketch - Dean Knuth - Term to Expire: 12/31/28

B. Approval of Minutes

1. Council 05/18/26
2. Zoning Board of Appeals 05/18/26

C. Items Received and Placed on File

1. Beautification Advisory Commission Minutes 04/08/26
2. Citizens' Recreation Commission Minutes 04/14/26
3. Planning Commission Minutes 04/28/26 with Recommendation*
*This recommendation is being addressed at tonight's Council meeting under Public Hearing(s).
4. Tree Commission Minutes 04/01/26
5. Michigan Liquor Control Commission (MLCC) Notice of Transfer Ownership 2026 SDD License Only with Sunday Sales Permit from Merit Woods Pharmacy, Inc (19325 Mack Ave., GPW) to Nino Salvaggio of Livonia, LLC (18700 Haggerty Rd., Livonia)
 - a) Letter 05/12/26 - Michigan Liquor Control Commission (MLCC)
 - b) Email 05/24/26 - City Attorney Walling

D. Bids/Proposals/Contracts

1. Non-Union Employees
 - a) Memo 06/01/26 - City Manager Como - Treasurer/Comptroller Schmidt
2. Tentative Agreement for Union Contract
 - a) Tentative Agreement - Fraternal Order of Police Labor Council
3. Consent to Change of Control - Priority Waste, LLC (For Informational Purposes Only)
 - a) Letter 04/14/26 - Priority Waste, LLC

E. Proclamation(s)

1. National Gun Violence Awareness Day (June 5)

F. Resolution(s)

1. FY 2026-2027 Industrial Waste Control (IWC) Charges
 - a) Memo 06/01/26 - City Manager Como - Treasurer/Comptroller Schmidt
 - b) Fee Schedule
 - c) Proposed Resolution

G. Claims and Accounts

1. Anderson, Eckstein & Westrick, Inc. (AEW) - City Engineers
 - a) Vernier Rd. & Mack Ave. Intersection Improvement - Invoice No. 165183 - Proj. No. 0160-0455 - 05/11/26 - \$1,833.92.
 - b) 2025 Miscellaneous Concrete Program - Invoice No. 165184 - Proj. No. 0160-0493 - 05/11/26 - \$2,951.39.
 - c) 2025-2026 General Engineering - Invoice No. 165189 - Proj. No. 0160-0498 - 05/11/26 - \$2,456.20.
 - d) 2026-2027 Rate Study - Invoice No. 165190 - Proj. No. 0160-0505 - 05/11/26 - \$5,500.00.
 - e) Lee Ct., Doyle Ct. & Thorntree Water Mains - Invoice No. 165254 - Proj. No. 0160-0497 - 05/12/26 - \$16,388.91.
 - f) Doyle Ct. & Lee Ct. Water Main Replacement - Proj. No. 0160-0497 - Payment Invoice No. 02 - Fontana Construction, Inc. - 05/27/26 - \$211,606.47.
2. McKenna - Building/Planning Services
 - a) Building Services - Invoice No. 21849-121 - April 2026 - 05/26/26 - \$48,767.70.
 - b) Planning Services - Invoice No. 22-064-53 - April 2026 - 05/26/26 - \$2,820.00.
 - c) GPW MSHDA Zoning Ordinance Update - Invoice No. 25-030-12 - April 2026 - 05/22/26 - \$1,500.00.
3. Rosati, Schultz, Joppich & Amtsbuechler, P.C. - Legal Services - Invoice No. 1085740 - April 2026 - 05/15/26 - \$10,387.68.
4. WCA Assessing - Assessing Services - Invoice No. 051326 - June 2026 - 05/13/26 - \$7,911.08.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Koester, Motschall
No: None
Absent: Granger, McConaghy

Mayor Bryant and City Council read aloud the proclamation regarding National Gun Violence Awareness Day (June 5).

The Girl Scout Troop 77262 presented their Bronze Award Project to build and install bat houses for Ghesquiere Park. This project would help increase the local bat population by providing more habitat options. Bats are a natural pest control and can consume thousands of insects in a single night improving the environment by using less pesticides. The goal is to create a safe shelter for bats to thrive and help the community.

Girl Scout Troop 77262 greatly appreciates the approval and assistance with the installation of the bat houses.

Motion by Koester, seconded by Motschall, that the City Council authorize Girl Scout Troop 77262 to install bat houses at locations deemed appropriate (12 – 20 ft. above ground) and to have city resources to assist with the installation.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Koester, Motschall
No: None
Absent: Granger, McConaghy

Motion by Gafa, seconded by Koester, that the City Council receive and place on file the documents submitted by the Girl Scout Troop 77262.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Koester, Motschall
No: None
Absent: Granger, McConaghy

A portrait titled “The Prayer at Valley Forge” by Arnold Friberg was presented and donated by GPW residents, Burgess and Traci Foster, in commemoration of America’s 250 Anniversary of independence. Mr. Foster provided a historical background of the painting’s significance and importance.

Motion by Motschall, seconded by Koester, that the City Council receive and place on file the documented speech submitted by Mr. Foster.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Koester, Motschall
No: None
Absent: Granger, McConaghy

Motion by Motschall, seconded by Koester, that the City Council accept the portrait titled “The Prayer at Valley Forge” by Arnold Friberg as a gift to the city donated by Burgess and Traci Foster.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Koester, Motschall
No: None
Absent: Granger, McConaghy

THE MEETING WAS THEREUPON OPENED AT 7:41 P.M. FOR A **PUBLIC HEARING TO HEAR THE APPLICATION OF JEFFREY SCOTT ARCHITECTS, WHICH IS REQUESTING A SPECIAL LAND USE FOR 20481 MACK AVENUE, FOR AN OFF-ICE HOCKEY TRAINING FACILITY (DETROIT PREMIER HOCKEY).** THE SITE IS LOCATED ON MACK AVENUE BETWEEN BEAUFAIT AND FLEETWOOD DRIVES AND IS ZONED C – COMMERCIAL BUSINESS DISTRICT WHERE “MISCELLANEOUS BUSINESS ESTABLISHMENTS” ARE A SPECIAL LAND USE.

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

- 1) Special Land Use (SLU) Review #1 (04/10/26) - City Planners Mangan/Smith
- 2) Zoning Application 03/18/26 - Ben Warda (Applicant)
- 3) Operational Summary
- 4) Spring Facility Daily Schedule
- 5) Planning Commission Minutes Excerpt 04/28/26
- 6) Affidavit of Property Owners Notified with List and Parcel Map
- 7) Affidavit of Legal Publication

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Koester, Motschall
No: None
Absent: Granger, McConaghy

City Planner Mangan provided an overview of the request as presented on the Special Land Use Review #1 dated, April 10, 2026.

The Chair asked if anyone from the audience wished to speak in favor of the request. No one wished to be heard.

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 Motschall, seconded by Koester, that the public hearing be closed at 7:45 p.m.
PASSED UNANIMOUSLY.

Motion by Gafa, seconded by Brown, that the City Council concur with the City Planners’ recommendation as presented and approve the Special Land Use request for an off-ice training facility (Detroit Premier Hockey) at 20481 Mack Avenue, subject to the following conditions:

1. All doors and windows parallel to Mack Avenue remain uncovered at all times to contribute to an active street presence.
2. Downward directed and shielded exterior lighting will be installed on the rear building façade, replacing the existing lighting.

This recommendation is based on the following findings:

- A. **Consistency with the Master Plan.** The subject site is designated as “Corridor Mixed Use” on the Future Land Use Map of the 2024 Master Plan. The proposed use aligns with the intended uses of the Corridor Mixed Use designation, which includes retail, restaurant, and personal service establishments serving nearby residents. Additionally, the current zoning district of the site (C, Commercial Business) is consistent with the Corridor Mixed Use designation.
- B. **Compatible Surrounding Land Uses.** The site is located on an existing commercial corridor. Improvements to the rear exterior lighting will provide a better transition for the adjacent residential properties.
- C. **No Anticipated Nuisance or Public Hazard.** The nature of the proposed business (off-ice hockey training facility offering fitness classes and private lessons) is not anticipated to create disruptive noise, smoke, odor, glare, or vibration.
- D. **Support for Walkable, Mixed-Use Development.** The site is located on Mack Avenue, a commercial corridor designed to accommodate pedestrian-oriented businesses and promote a walkable environment. The reuse of an existing commercial storefront supports compact, efficient development. The windows and doors parallel to Mack Avenue will remain unblinded and uncovered by glass advertising clings and decals. Activity inside will be visible from Mack Avenue, contributing to a positive street presence.
- E. **Compliance with Zoning Ordinance Intent.** The proposed fitness training facility is consistent with the intent of the C, Commercial Business District to support local business development that benefits both residents and merchants.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Koester, Motschall
No: None
Absent: Granger, McConaghy

Under New Business, the following individuals were heard:

- City Manager Como presented a photo of the commemorative 250th Anniversary flag that the GP Chamber of Commerce purchased for the communities who wanted to display support for the monumental event. The complimentary flags will be placed on the flag poles along Mack Avenue.
- Councilmember Gafa commented on the successful and well attended Memorial Day Event. He commended all involved for an excellent job.

Under Public Comment, the following individuals were heard:

- David Bryk, 915 Briarcliff Dr. – On behalf of the Historical Commission, gave a shout out to the following for the Memorial Day event: Mother Nature for the beautiful weather, Stephanie Listman for the great job as Committee Chair of the event, Councilmember Motschall for an outstanding job as MC, DPW for setup and breakdown, Swing Shift Orchestra, Retired Air Force Brigadier General Doug Slocum as Keynote Speaker and all others who helped the event become a great success.
- Judith Burkhardt, 2039 Country Club Dr. – Thanked the Mayor and Council for reading aloud the proclamation regarding gun violence. She provided some historical background and the significance of the color “orange” and addressed the importance of awareness. Ms. Burkhardt stated that local communities are lighting up one of their buildings in orange to show support and requested GPW do the same. She also requested that the city place orange ribbons around trees to display awareness.

Motion by Koester, seconded by Motschall, that the City Council authorize the city to install orange lights and displayed on the appropriate days for gun violence awareness and to place orange ribbons on city trees.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Koester, Motschall

No: None

Absent: Granger, McConaghy

- Micaela Fraser, 1891 Country Club Dr. – Expressed gratitude for the city’s continued support for gun violence awareness. She also presented a poster that portrayed past events of support from Grosse Pointe Woods and other local communities.
- Burgess Foster, 2051 Oxford Rd. – Offered to give public lectures regarding American history in relation to the 250th Anniversary on behalf of the city at the GPW Public Library. Mayor Bryant directed City Manager Como to coordinate with Mr. Foster to discuss this matter.

Motion by Motschall, seconded by Koester, to **adjourn tonight’s meeting** at 8:00 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
City Clerk

Arthur W. Bryant
Mayor