Commission Approved 10/27/26

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **SEPTEMBER 22, 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 7:06 p.m. by Chair Hamborsky.

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CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

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

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

MOTION by Schulte, seconded by Fuller, to excuse Commissioners Gilezan, Marx, and Vitale from tonight's meeting.

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

Council Representative Gafa was unable to attend.

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

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

MOTION by Schulte, seconded by O'Keefe, that the August 25, 2026, Planning Commission meeting minutes be approved as presented.

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

The first item, under **New Business** was the **Site Plan Review for 20567 Mack Avenue – Restaurant, Little Ghost II.**

Planner Mangan provided an overview of the applicant's, David Vermiglio of Little Ghost II, LLC, Site Plan (where both the previously discussed walk-up window and the outdoor seating area have been removed). Based upon general compliance with the City's Zoning Ordinance, it is recommended that the Site Plan be

granted subject to the following:

1. Special Land Use approval is granted by City Council (including any conditions of that approval).
2. The exterior façade of the building has been found acceptable to the Planning Commission.

David Ventimiglia spoke about the parking agreement that he has with Emcura for 12 months, with auto-renewal thereafter. The commission suggested they try to get a longer agreement.

Chris Johnson, architect, presented his PowerPoint on the building's façade, and brought in samples of the Benjamin Moore colors they are proposing.

Chip Berschback, attorney, spoke about the parking agreement.

MOTION by Fenton, seconded by O'Keefe, that the Planning Commission approve the Site Plan for 20567 Mack Avenue, Little Ghost, with the following conditions:

1. Special Land Use approval is granted by City Council (including any conditions of that approval).
2. The exterior façade of the building has been found acceptable to the Planning Commission, with the Benjamin Moore dark burgundy, 2075-10.
3. A photometric plan is provided.
4. The awning along Lennon, over the side window, is removed.
5. The city attorney reviews the parking agreement.

Motion carried by the following vote:

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

The next item under **Old Business was a Zoning Ordinance Update and Council Feedback on last month's draft articles: Article 1: Title, Purpose, and Scope and Article XII: Violations and penalties).**

Planner Mangan provided Council feedback on Article 1 – no changes; Article XII – one change as provided in the packet.

The next item under **Old Business was a Zoning Ordinance Update: Review and Discussion of Draft Article X: Administrative Organization.**

Article X, Administrative Organization, as revised by the sub-committee, will be recommended to City Council as presented.

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

The commission requested that along with the building addresses, the building official includes the name and the block of the existing or former businesses.

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

Commissioner Marx, who was unable to attend tonight, attended the September council meeting and sent in a report that the golf simulator business was approved with evaluation after 6 months versus 1 year. A zoning variance for a residential property was also approved.

Commissioner O'Keefe will attend the October City Council meetings.

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

For the 2027 commission meeting calendar, it was agreed to move the December meeting to the 7th.

MOTION by Schulte, seconded by Ellis, to adjourn at 8:38 p.m.

Motion carried by the following vote:

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

Respectfully Submitted,

Gretchen Miotto
Clerk's Confidential Administrative Assistant & Recording Secretary