



**MCKENNA**

December 3, 2025

Planning Commission  
City of Grosse Pointe Woods  
20025 Mack Plaza  
Grosse Pointe Woods, MI 48236

**Subject: 1925 Vernier Road: Rezoning (Map Amendment)**  
Parcel ID: 007-99-0003-000  
Current Zoning: RO-1, Restricted Office District  
Proposed Zoning: C, Commercial Business District

Dear Commissioners,

Chris Mannino, on behalf of Jupiter Properties LLC, proposes to rezone 1925 Vernier Road from the RO-1, Restricted Office District to the C, Commercial Business District.

The subject site includes the addresses 1927 and 1929 Vernier Road and is located at the corner of Vernier Road and Mack Avenue. The three-unit building is approximately 4,380 square feet in size. Historically, the property has had two non-conforming businesses in operation. The units at 1925 and 1927 Vernier Road operated as a non-conforming laundromat/dry-cleaning facility but have been vacant for over a year (and therefore, lost their legal non-conforming use status). The unit at 1929 Vernier operates as a non-conforming hair salon. The applicant is proposing to re-open the laundromat/dry-cleaning facility and to maintain the existing hair salon operations, no changes to the façade or to the interior of the building are proposed.



**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

○ 248.596.0920  
F 248.596.0930  
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# Rezoning Review

## #1: MASTER PLAN AND FUTURE LAND USE CLASSIFICATIONS

Will the proposed amendment further the comprehensive planning goals and policies of the City and is the proposed amendment consistent with the Future Land Use Map of the Master Plan?

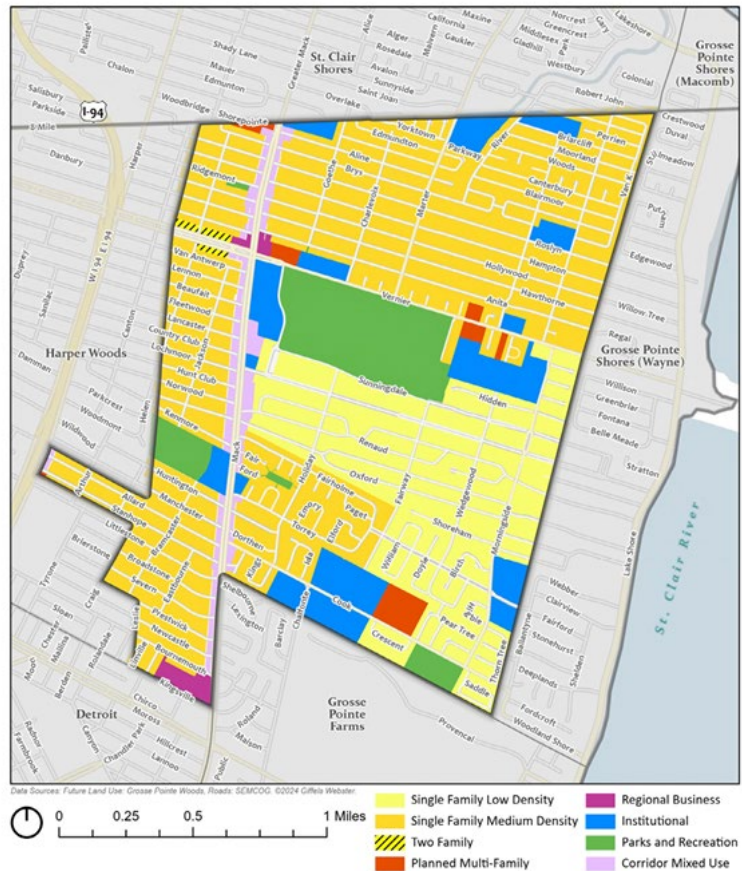
**Findings:** Alignment and harmony with the recently adopted Master Plan is achieved with this rezoning.

First, this rezoning is consistent with the following goal from the 2024 Master Plan: “**Goal #2 – Economic Development:** Elevate Mack Avenue as a thriving, vibrant commercial corridor that meets the daily needs of residents and is a destination for visitors”.

The applicant proposes the continued use of small-scale personal service establishments just off of Mack Avenue, which may attract residents and other foot traffic to the Mack corridor.

Second, this rezoning is consistent with the 2024 Master Plan’s Future Land Use Map (see right, page 65 of the Master Plan), which designates this area as *Corridor Mixed Use*.

This is described in the text of the Master Plan as, “*This land use designation includes retail, restaurant, personal service, and office establishments which are designed for the day-to-day needs of nearby residents and are found along the Mack Avenue corridor and along its easternmost boundary of Harper Avenue that extends one-and-a-half blocks between Stanhope Street and just north of Allard Avenue. These facilities are intended to be located in close proximity to residential neighborhoods but with adequate buffering. These land uses equate to the City’s C Commercial zoning district, P Parking district and some areas zoned RO-1 Restricted Office*”.



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**FUTURE LAND USE**  
GROSSE POINTE WOODS



## #2: INTENT AND USES OF THE ZONING ORDINANCE

### Is the request in accordance with the basic intent and purpose of the Zoning Ordinance?

*The basic intent and purpose of the Zoning Ordinance is to provide regulations on the uses of land and structures to promote and protect the public health, safety, and general welfare of the Grosse Pointe Woods community.*

The chart below details the existing land use, current zoning, and the 2024 Master Plan Future Land Use designations:

Location	Existing Land Use	Zoning Districts	Future Land Use Designation (2024 Master Plan)
Subject Site	Vacant Laundromat/Dry Cleaners and Existing Hair Salon	RO-1, Restricted Office	Corridor Mixed Use
North (Across Vernier Road)	Funeral Home	C, Commercial Business	Corridor Mixed Use
South	Single Family Residential	R-1E, One-Family Residential	Single Family Medium Density
East	Dental/Oral Surgery Medical Office	C, Commercial Business	Corridor Mixed Use
West	Vacant	RO-1, Restricted Office	Corridor Mixed Use

**Findings: Intent Statements.** The Zoning Ordinance is intended to ensure harmonious, thoughtfully planned development – and this requires an understanding of the *purpose statements* and *permitted uses* in the two applicable districts. To summarize, the C, Commercial District is intended to promote economic development in condense ways that serve neighboring communities with services as well as residential employment opportunities, and to reduce strip business development as well as any hazards of nuisances from any business operations.

Purpose Statement: Section 50-3.1.L: RO-1, Restricted Office	Purpose Statement: Section 50-3.1.J: C, Commercial Business
<i>“The RO-1 restricted office district is intended to permit those office and restricted business uses which will provide opportunities for local employment close to residential areas, thus reducing travel to and from work; which will provide clean, modern office buildings in landscaped settings; which will provide, adjacent to residential areas, appropriate districts for uses which do not generate large volumes of traffic, traffic congestion and parking problems; and which will promote the most desirable use of land in accordance with the city’s land use plan.”</i>	<i>“The C commercial business district is intended to be that permitting retail business and service uses which are needed to serve the nearby residential areas. In order to promote such business development insofar as it is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic or late hours of operation. The intent of this district is also to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and avoid the continuance of encouraging marginal strip business development along major streets.”</i>



**Findings: Allowable Uses.** The uses permitted in the C, Commercial Business District include a mix of retail, office, restaurant, and residential uses, which are generally compatible with the commercial nature of the corners of Mack Avenue and Vernier Road. While the property abuts a residential property in the rear, there is existing screening (fencing) along the entire parking lot and connected alleyway.

Commercial uses have been operating at this site for many years. A rezoning reduces the non-conformity of the operating hair salon and promotes the continuity of laundromat/dry-cleaning services which have served nearby residential areas for 19 years, per the applicant.

### #3: SPECIFIC ZONING ORDINANCE CRITERION

**Could all requirements in the proposed zoning classification be complied with on the subject parcel?**

**Findings:** The table below demonstrates that the existing building and lot complies with the basic dimensional standards of the C, Commercial Business District. The site meets all of the dimensional requirements of the C, District and the proposed rezoning does not create a new non-conforming situation.

Zoning Ordinance Standards	C, District Requirement Details	Required	Existing	Notes
Max. Lot Area	None	None	0.17 acres	Complies
Max Lot Width	None	None	Vernier Road: Approximately 64.28ft	Complies
Max Lot Coverage	None	None	Approximately 33,007 sq. ft.	Complies
Min. Front Setback (West)	No front yard is permitted where the property use is for the purposes specified in section 50-4.9 retail businesses and business offices.	0 ft.	0 ft.	Complies
Min. Side Setback (North / South)	No side yard is required on the street side of corner lots.	0 ft.	0 ft.	Complies
Min. Rear Setback (East)	Rear yards are not required along interior rear lot lines for buildings or parts of buildings not used as dwellings, if all walls abutting or facing such lot lines are of fire-proof construction and wholly without windows or other openings.	8 ft.	Approximately 34 ft.	Complies
Max. Building Height	2 stories, 28 ft.	2 stories, 28 ft.	1 story	Complies



# Conclusions

## PROCESS

Following consideration of public comments received during the Public Hearing, the Planning Commission has the following available motions when considering a map amendment (rezoning):

- *Recommendation to the City Council for approval of the rezoning; or*
- *Recommendation to the City Council for denial of the rezoning; or*
- *Table the application.*

With approval or denial, the Commission must specify the findings of fact which the decision is based upon.

## RECOMMENDATION

*It is recommended that the rezoning (map amendment) to the C, Commercial Business District at 1925 Vernier Road be recommended for approval to City Council, based on the following findings of fact:*

- This rezoning is consistent with 2024 Master Plan, including the goal of Economic Development: Elevate Mack Avenue as a thriving, vibrant commercial corridor that meets the daily needs of residents and is a destination for visitors.*
- This rezoning brings the site closer to the intentions of the 2024 Master Plan's Future Land Use Plan, which designates the site as "Corridor Mixed Use".*
- The uses permitted in the C, Commercial Business District, including a mix of retail, office, restaurant, and residential uses, are generally compatible with the commercial nature of this corner of Vernier Road and Mack Avenue. The proposed uses have been operating on the subject site for almost two decades. While the property does abut residential properties, there is currently an alley and fencing along the rear property line which will continue to serve as a buffer.*
- The proposed site meets all Zoning Ordinance dimensional requirements of the C, Commercial Business District. The proposed rezoning does not create a non-conforming situation.*
- The rezoning is not anticipated to significantly alter traffic generation in the area. There is no change in use proposed at this time, and the uses are anticipated to generate comparable amounts of traffic to what has existed at the site for the past two decades.*

Additional site improvements will be required with the Applicant's Certificate of Occupancy. If you have further questions, please do not hesitate to contact us.

Respectfully submitted,

**McKENNA**

Ashley Jankowski, AICP  
Associate Planner



# CHARLES T. BERSCHBACK

Attorney and Counselor at Law  
24053 JEFFERSON AVENUE  
ST. CLAIR SHORES, MICHIGAN 48080

(586) 777-0400  
FAX (586) 777-0430

[chipberschback@gmail.com](mailto:chipberschback@gmail.com)  
\*NEW EMAIL ADDRESS

October 21, 2025

Grosse Pointe Woods  
Building Department  
20025 Mack Plaza  
Grosse Pointe Woods, MI 48236

RE. Rezoning Application  
1925-1929 Vernier

Dear Building Department:

I represent Chris Mannino and Jupiter Properties LLC regarding this Rezoning Application. The property in question has three separate addresses, 1925, 1927 and 1929. For 19 years, 1925-1927 was used as a dry-cleaning facility (H2O). 1929 continues to be used as a hair salon.

My client has a perspective tenant that would utilize 1925-1927 again as a dry-cleaner operation. The prior dry-cleaner use has not been in existence for over a year. Accordingly, the Building Department has advised me that a use variance is not appropriate. We are therefore submitting this Rezoning Application for all three addresses.

Rezoning to the commercial designation would be appropriate given the prior use of the building as a dry-cleaner facility. Rezoning would align with the future Land Use Plan, since the property is now designated "Corridor Mixed Use", which includes retail, restaurant, personal service and office establishments. There are no proposed changes to the existing property boundaries or building dimensions. The property has previously been used as a Dry Cleaner for 19 years, and the use was compatible with surrounding uses. The applicable fees regarding the Rezoning Application are being submitted with this application. Thank you.

Very truly yours,



CHIP BERSCHBACK  
Attorney for Jupiter Properties, LLC  
and Chris Mannino

CTB:nmg

**CITY OF GROSSE POINTE WOODS**  
**20025 Mack Plaza, Grosse Pointe Woods, MI 48236**  
**Phone (313) 343-2440**

**REZONING APPLICATION**

1. Applicant: Chris Mannino  
Mailing Address: 318 Touraine Ct Grosse Pointe Farms 48236  
                                    Street                                      City                                      Zip  
Daytime Phone: (313) 460-7552 Fax: \_\_\_\_\_
2. Property Owner: Jupiter Properties LLC  
Mailing Address: 318 Touraine Ct., Grosse Pointe Farms, MI 48236  
Daytime Phone: (313) 460-7552 Fax: \_\_\_\_\_
3. Project Manager: (required) Chris Mannino  
Mailing Address: 318 Touraine Ct Grosse Pointe Farms 48236  
                                    Street                                      City                                      Zip  
Daytime Phone: (313) 460-7552 Fax: \_\_\_\_\_  
Other Phone: \_\_\_\_\_
4. Address of Property: 1925, 1927, 1929 Vernier Avenue, Grosse Pointe Woods, MI 48236
5. Legal Description of Property: See attached legal description. Exhibit A.  
\_\_\_\_\_  
\_\_\_\_\_  
(or attach a legal boundary description)  
6. Permanent Parcel Number: 40-007-99-0003-000  
7. Request: To Rezone From: RO-1 To: C  
For the Following Purpose: Pending lease as a dry-cleaner facility (1925-1927),  
and continued use of existing hair salon (1929).  
\_\_\_\_\_

Attach a detailed written statement fully explaining your request. SEE COVER LETTER.

8. Present Use of Property: 1925-1927 used as dry-cleaner for 19 years,  
currently vacant.

9. Attach an Accurate Drawing of the Site Showing:

- a) Property boundaries EX. B - Overhead photo and building dimensions.
- b) Existing buildings EX. C - See Photos.
- c) Unusual physical features of the site or building NONE
- d) Abutting streets Vernier Road
- e) Existing zoning on adjacent properties EX. B
- f) Location of buildings on adjacent properties EX. B

10. Names and Addresses of all other Persons, Firms or Corporations having a Legal or Equitable Interest in the Property:

NONE

Applicant must provide lease, purchase agreement or written authorization from Owner.

**DECLARATION:**

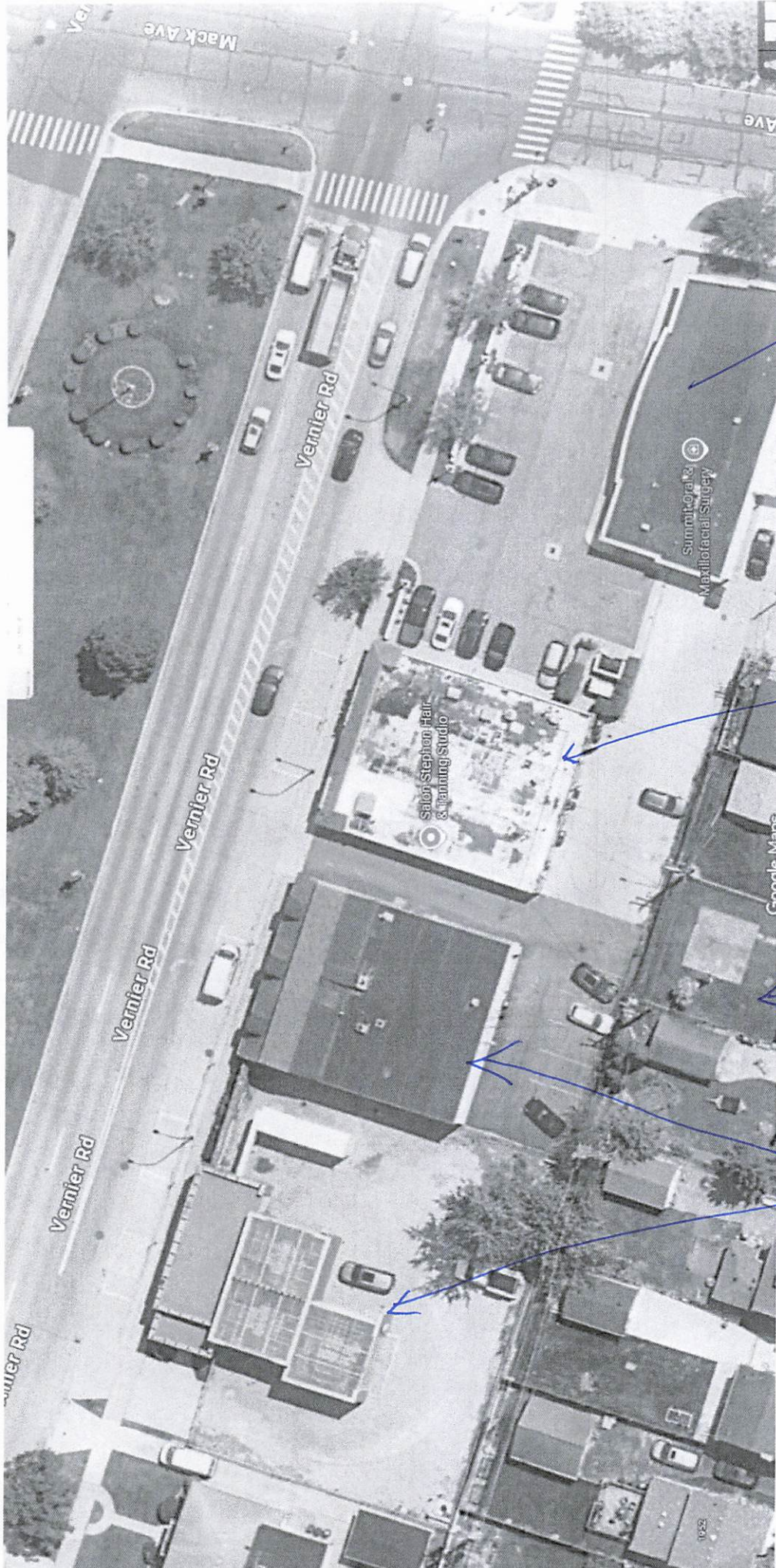
I, the applicant, do hereby declare that I am the owner, or the authorized agent of the owner, of the above, legally described property on which the request is proposed, and that the answers given herein are true to the best of my knowledge. I understand that if the request is granted, I am in no way relieved from all other applicable requirements of the City of Grosse Pointe Woods Zoning Ordinance.

By virtue of my application, I do hereby declare that the appropriate appointed officials and City staff responsible for the review of my application are given permission to visit and inspect the property regarding my petition in order to determine the suitability of the request.

Applicant Signature: Chris Mannino Date: 10-29-2025  
CHRIS MANNINO

**Filing Fee:** \$750.00 + Public Hearing Fee \$375





Existing Zoning

Summit:  
Commercial C

1925 } Petitioner  
1927 }  
1929 }  
R-01  
Restricted Office

R1-E  
One family  
residential

R-01  
Restricted  
Office

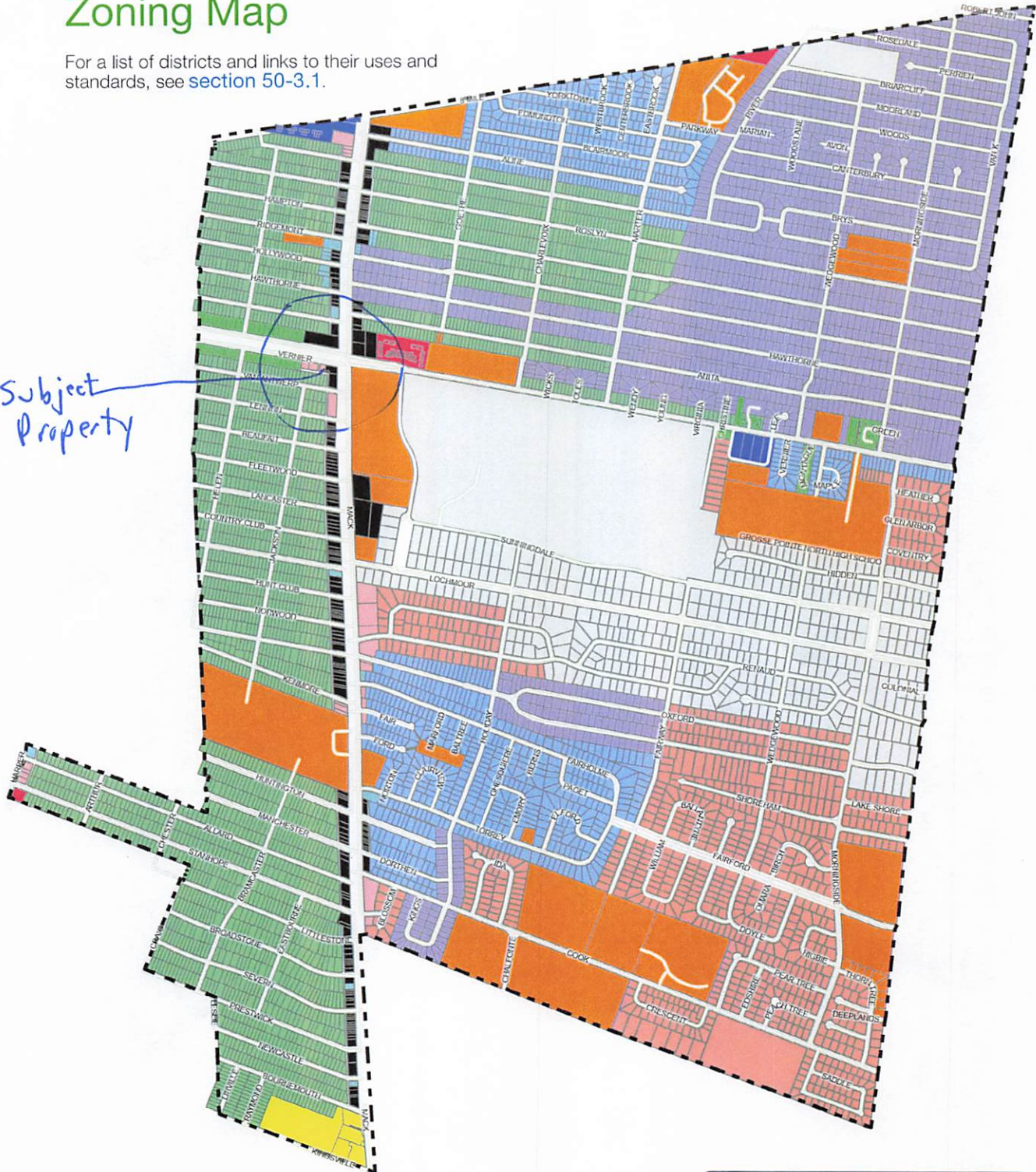




# Zoning Map

For a list of districts and links to their uses and standards, see [section 50-3.1](#).

Subject Property



- |                             |   |
|-----------------------------|---|
| R-1A One-Family Residential | C-F Community Facilities                |
| R-1B One-Family Residential | R-3 Planned Multiple Family Residential |
| R-1C One-Family Residential | R-4 High Density Multiple Dwelling      |
| R-1D One-Family Residential | RO-1 Restricted Office                  |
| R-1E One-Family Residential | C-2 High Intensity City Center          |
| R-2 Two-Family Residential  | P-1 Vehicular Parking                   |
| C Commercial Business       |   |

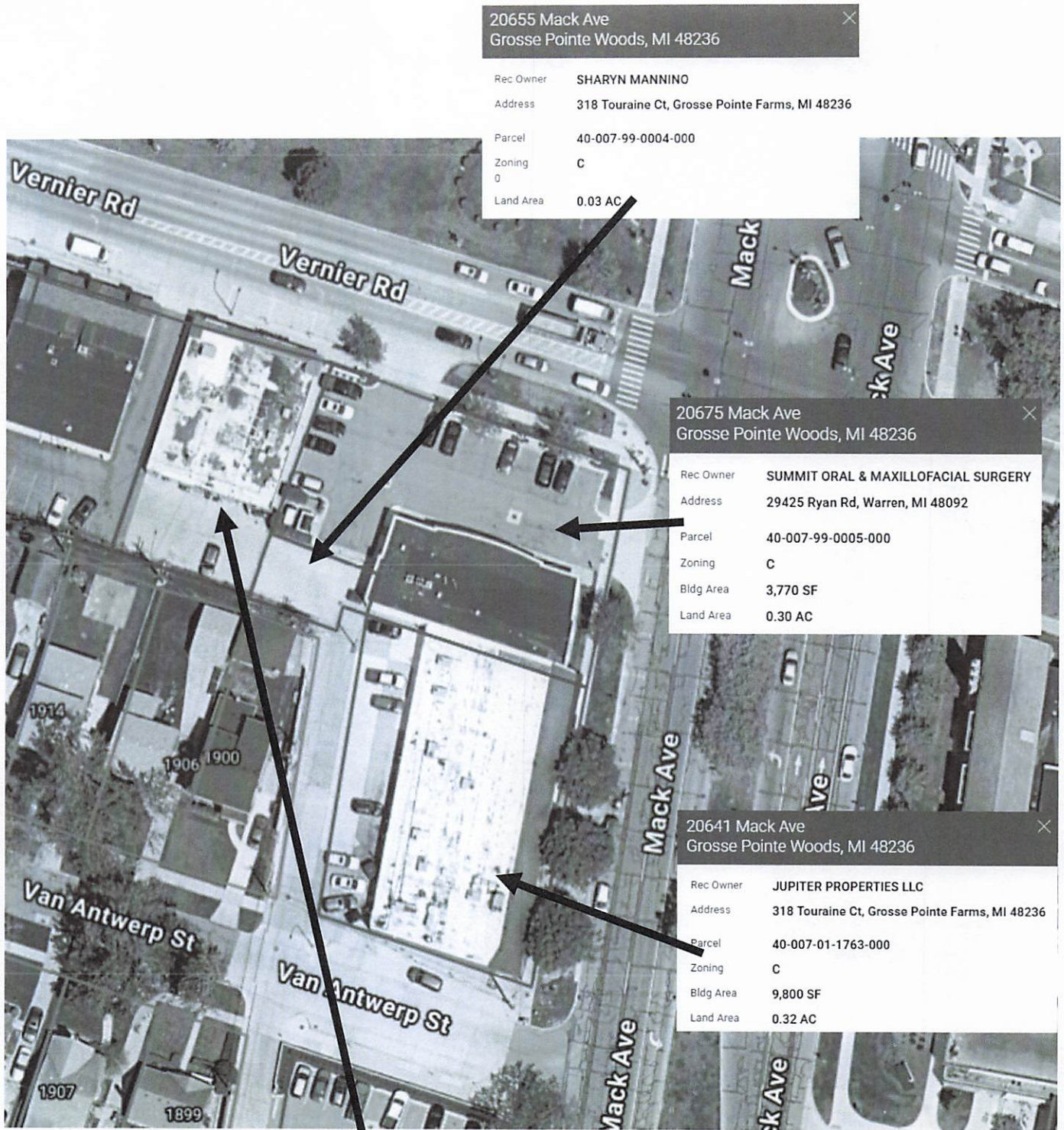
0 0.25 0.5 1 Miles

[Click here for the Interactive Zoning Map](#)

## Zoning District Map Grosse Pointe Woods

Zoning: Grosse Pointe Woods Roads: MGF v17a Exported: January 7th, 2022





20655 Mack Ave  
Grosse Pointe Woods, MI 48236

Rec Owner SHARYN MANNINO  
Address 318 Touraine Ct, Grosse Pointe Farms, MI 48236  
Parcel 40-007-99-0004-000  
Zoning C  
Land Area 0.03 AC

20675 Mack Ave  
Grosse Pointe Woods, MI 48236

Rec Owner SUMMIT ORAL & MAXILLOFACIAL SURGERY  
Address 29425 Ryan Rd, Warren, MI 48092  
Parcel 40-007-99-0005-000  
Zoning C  
Bldg Area 3,770 SF  
Land Area 0.30 AC

20641 Mack Ave  
Grosse Pointe Woods, MI 48236

Rec Owner JUPITER PROPERTIES LLC  
Address 318 Touraine Ct, Grosse Pointe Farms, MI 48236  
Parcel 40-007-01-1763-000  
Zoning C  
Bldg Area 9,800 SF  
Land Area 0.32 AC

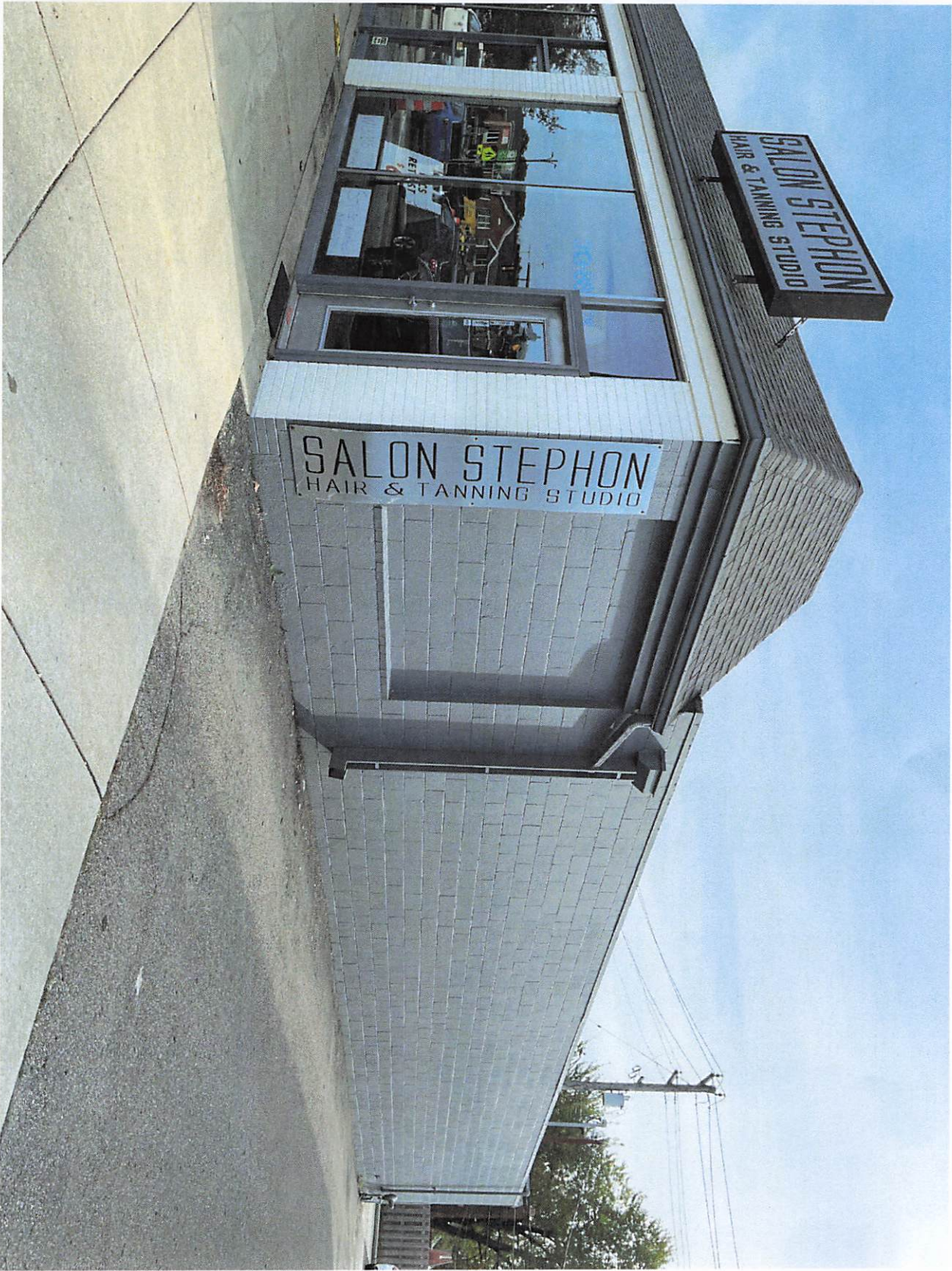
SUBJECT

Dimensions +/- 60' x 75'

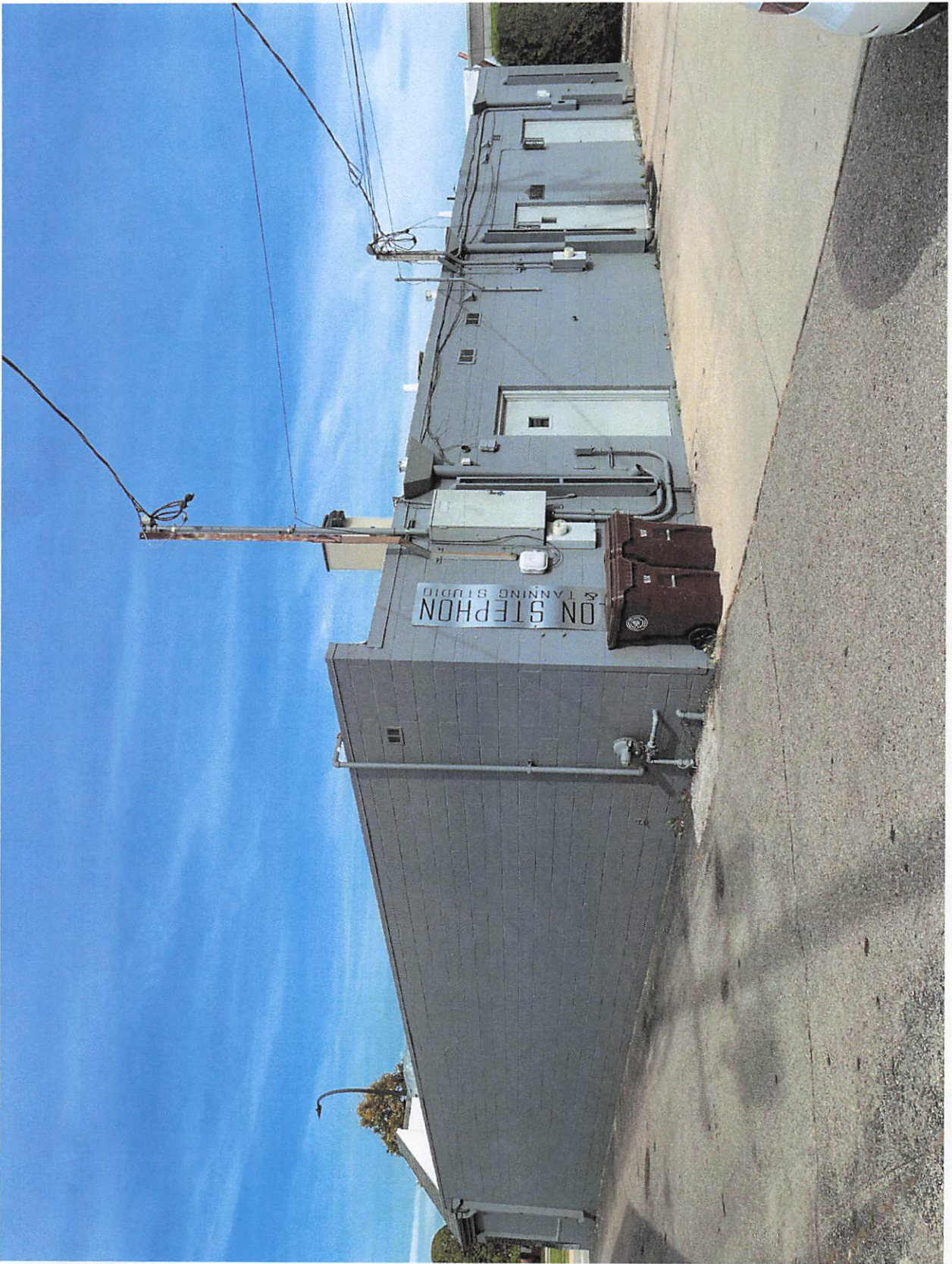
1925 Vernier Rd  
Grosse Pointe Woods, MI 48236

Rec Owner JUPITER PROPERTIES LLC  
Address 318 Touraine Ct, Grosse Pointe Farms, MI 48236  
Parcel 40-007-99-0003-000  
Zoning RO-1  
Bldg Area 4,380 SF  
Land Area 0.17 AC











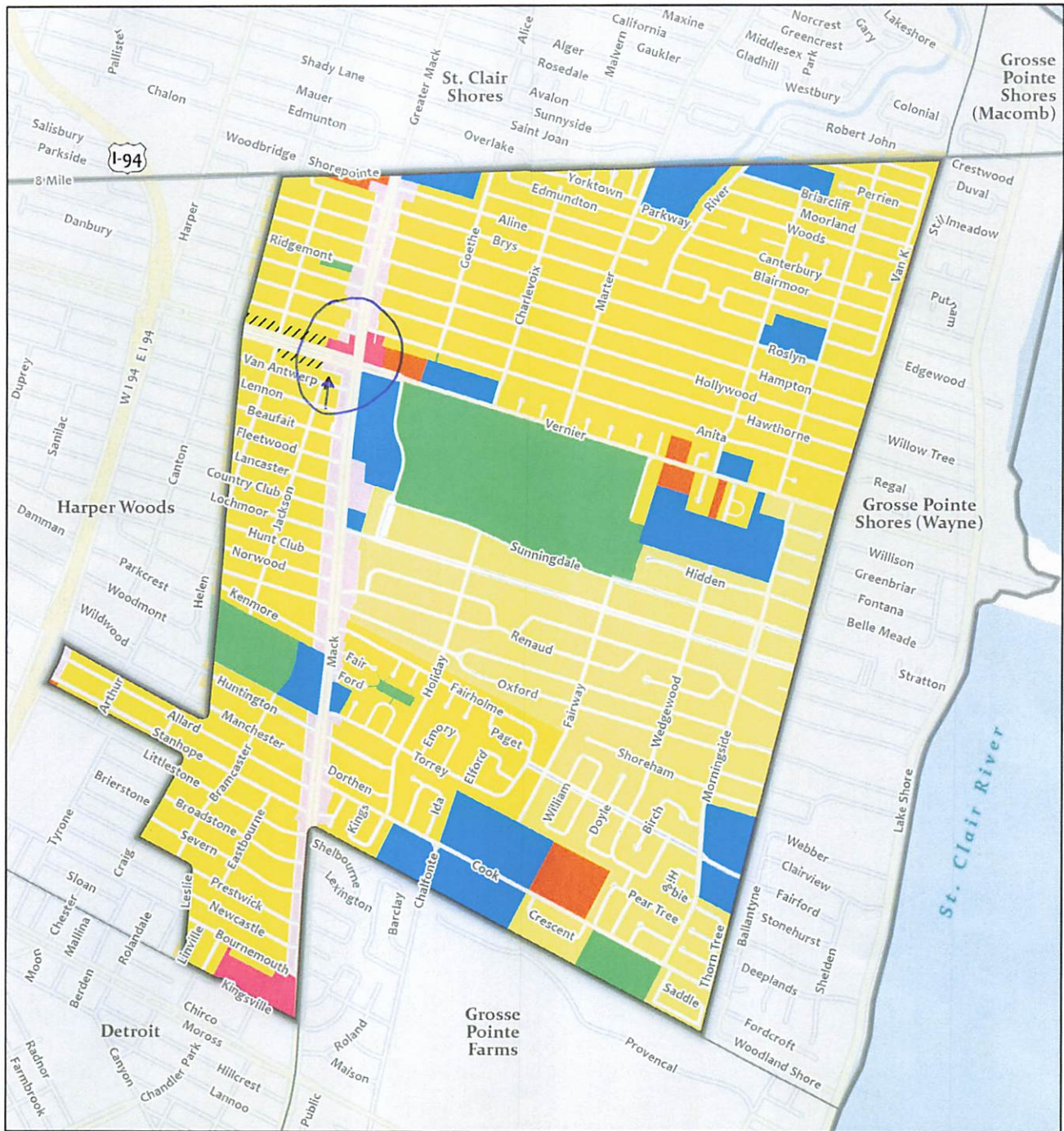




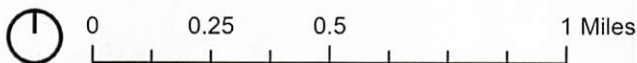




MAP 2. Future Land Use Map



Data Sources: Future Land Use: Grosse Pointe Woods; Roads: SEMCOG ©2024 Giffels Webster



- |                              |                      |
|------------------------------|----------------------|
| Single Family Low Density    | Regional Business    |
| Single Family Medium Density | Institutional        |
| Two Family                   | Parks and Recreation |
| Planned Multi-Family         | Corridor Mixed Use   |

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## FUTURE LAND USE GROSSE POINTE WOODS



## Planned Multi-Family

This land use category includes residences of various styles at a density of approximately six (6) to eighteen (18) units an acre and corresponds to the R-3 and R-4 zoning districts.



## Corridor Mixed Use

This land use designation includes retail, restaurant, personal service, and office establishments which are designed for the day-to-day needs of nearby residents and are found along the Mack Avenue corridor and along its easternmost boundary of Harper Avenue that extends one-and-a-half blocks between Stanhope Street and just north of Allard Avenue. These facilities are intended to be located in close proximity to residential neighborhoods but with adequate buffering. These land uses equate to the City's C Commercial zoning district, P Parking district and some areas zoned RO-1 Restricted Office.

