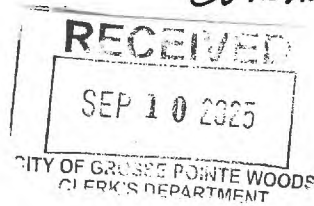


*Commission Approved 9/23/25.*



PLANNING COMMISSION  
08-26-25 - 33

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **AUGUST 26, 2025**, 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 7:00 p.m. by Chair Fenton.

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

Also Present: City Planner Ashley Jankowski  
Recording Secretary Gretchen Miotto

Chair Fenton recognized Council Member Gafa.

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

Motion carried by the following vote:

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

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

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

Motion carried by the following vote:

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

**MOTION** by O'Keefe, seconded by Marx, that the July 22, 2025, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

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

The first item, under **Public Hearings**, was to **Hold a Public Hearing on the Special Land Use for 20647 Mack Avenue (Playa Bowls)**.

**MOTION** by Hamborsky, seconded by O'Keefe, to **open the public hearing**.

Motion carried by the following vote:

YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale

NO: None

ABSENT: Gilezan

Chair Fenton opened the public hearing at 7:03 pm.

Planner Jankowski provided an overview of the request for a fast-casual/take-out restaurant in an existing, single-story, multi-tenant building. No drive-thru is permitted, and dining is take-out or within the restaurant only. The site is zoned C-Commercial where take-out restaurants are a Special Land Use, which requires a Public Hearing before the Planning Commission before advancing to another Public Hearing before City Council. Three different criteria are reviewed for Special Land Use requests: a) harmony with the Master Plan; b) anticipated nuisance for public hazard like disruptive noise, smoke, odor, glare, or vibration; and c) consistency with the intent of the zoning ordinance. Based on general compliance with the City's Zoning Ordinance, it is recommended that the Special Land Use be recommended to City Council, subject to the following:

1. The hours of operation and hours of deliveries are provided and found acceptable.
2. Site plan approval is granted.

The Chair asked if anyone wished to speak in support of the proposed Special Land use. The following were heard:

Matthew Caplin, franchisee for Playa Bowls, business address 4301 Orchard Lake Rd, West Bloomfield, MI 48323, presented the concept of the business. They only use fresh fruits and vegetables that are delivered six days a week from a local produce supplier. They offer a healthy alternative to other meals. They are not fast food and don't cook anything. They have other locations in Rochester and Bloomfield and are popular there. He believes this will be a nice addition to the city.

The Chair asked if anyone wished to speak in opposition of the proposed Special Land use. No one wished to be heard.

**MOTION** by Vitale, seconded by Fuller, to **close the public hearing on the Special Land Use for 20647 Mack Avenue (Playa Bowls)**.

Motion carried by the following vote:

YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale

NO: None

ABSENT: Gilezan

Chair Fenton closed the public hearing at 7:08 pm.

**MOTION** by Hamborsky, seconded by Vitale, to recommended **that Council consider the Special Land Use for 20647 Mack Avenue (Playa Bowls)** subject to the following:

1. The hours of operation and hours of deliveries are provided and found acceptable.
2. Site plan approval is granted.

There was discussion on whether parking is adequate and the interior seating layout and capacity. Planner Jankowski confirmed that parking is sufficient. Mr. Caplan gave details on the seating plan and the hours of operation, 8 am to 8 pm typically.

Motion carried by the following vote:

YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale

NO: None

ABSENT: Gilezan

The next item, under **New Business**, was to **Consider the Site Plan for 20647 Mack Avenue (Playa Bowls)**.

Planner Jankowski provided an overview of the proposed site plan for a fast-food/take-out restaurant in an existing, single-story, multi-tenant building. No drive-thru is permitted, and dining is take-out or within the restaurant only. The site is zoned C – Commercial, where take-out restaurants are a Special Land Use. Based on general compliance with the City's Zoning Ordinance, it is recommended that the Site Plan be approved, subject to the following conditions:

1. Special Land Use approval is granted by City Council.
2. A 12 ft. by 50 ft. loading zone must be provided and detailed on a revised site plan.
3. Details on the dumpster, including its location and screening, must be provided on a revised site plan. If not enclosed and screened, the property owner/tenant may be responsible for screening improvements.

Mr. Caplan, the applicant, stated they'll share the same dumpster that prior tenants and existing businesses use, and that's their agreement with the landlord. The loading will be delivered during regular business hours.

Discussion on the screening of the dumpster ensued and it was clarified that details would be on the revised site plan. The screening and materials were discussed and Planner Jankowski is happy to review what currently exists and if there are any deficiencies that can be addressed with the property owner. There will be no changes to the exterior and any sign would be reviewed by the Building Department. There will be no changes to exterior lighting.



**MOTION** by Fuller, seconded by O'Keefe, that the, Planning Commission **approve the Site Plan for 20647 Mack Avenue (Playa Bowls)** with the following conditions: a) Special Land Use approval is granted by City Council; b) a 12 ft. by 50 ft. loading zone must be provided and detailed on a revised site plan; and c) details on the dumpster, including its location and screening, must be provided on a revised site plan and approved by the Building Department.

Motion carried by the following vote:

YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale

NO: None

ABSENT: Gilezan

The next item, under **New Business**, was to **Consider the Sign Permit for 19815 Mack Avenue (Myndthera)**.

Planner Jankowski provided a summary of the proposed one wall sign on a multitenant building that already includes two wall signs for a pre-existing business. The proposed sign would exceed the maximum number of signs allowed per building. Generally multitenant buildings will be exempted from the maximum number of sign restrictions providing a "master"/overall building plan is applied for and approved by the Planning Commission. The applicant has submitted a master sign plan and approval of the sign is recommended, providing the Planning Commission finds the sign consistent with the sign plan for the overall multitenant building. The sign complies will all other sign standards of the City's Code.

**MOTION** by Marx, seconded by O'Keefe, that the **Planning Commission approve the Sign Permit for 19815 Mack Avenue (Myndthera)**.

Motion carried by the following vote:

YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale

NO: None

ABSENT: Gilezan

The next item, under **New Business**, was to **Consider the Site Plan for 19271 Mack Avenue (Churchill's Cigar Bar)**.

Planner Jankowski provided an overview of the proposed screened-in awning and welded frame around the existing outdoor patio area for year-around outdoor dining (total of 396 square feet). The enclosed space and awning protrude into the County right-of-way along Mack Avenue. The site is zoned C-2, High Intensity City Center District. As this is on Wayne County property, they must approve this first. A similar plan was previously submitted and tabled due to a series of missing information. Based on the number of outstanding/undetermined items with the City's Zoning Ordinance, McKenna recommends that the Planning Commission provide direction to the applicant, and table the site plan for up to 6-months until a revised site plan can be provided addressing the outstanding items.

Discussion ensued around the height of the structure, the footprint of the structure, whether there will be year-round service with heating, whether there is ventilation, whether the sides would be able to be opened/closed as needed, whether the 90-degree corner would be an issue with public safety, whether there should be more sidewalk clearance for safety, visibility and snow removal (perhaps clip it 45 degrees), and whether there are existing permanent railings. This would fall under Chapter 50-Zoning; Section 50-65. Outdoor Café Permit to allow for year-round dining in the public right of way. Regarding parking, the Building Department would need additional information on the revised site plan.

John Gumma, representing Churchill's, 7419 Middlebelt Rd, West Bloomfield, MI 48322, provided fabric samples, clarified there will be no increase in the footprint, that the sides will roll up, that Wayne County approved the plan and he will provide that letter, that it will be ADA compliant, they have adequate clearance on each side, that it currently has electric heaters and that will not change, the lighting will not change. The changes are for the upper and side enclosure. The metal canopy will be removed and this would replace it. He is agreeable to clip the corners by 45 degrees. Mr. Gumma will add the requested information related to parking to the revised site plan.

**MOTION** by Vitale, seconded by Fuller, that the Planning Commission **table the 19271 Mack Avenue (Churchill's Cigar Bar) Site Plan Review** pending the requested revisions.

Motion carried by the following vote:

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

The next item, under **Old Business**, was to **Consider the Site Plan for 19483 Mack Avenue (My Nails Salon)**.

Planner Jankowski provided an overview of the re-application for interior renovations of an existing, unoccupied commercial building to a nail studio. Since the May 27th Planning Commission meeting, the applicant has submitted a revised site plan. Based on full compliance with the City's Zoning Ordinance, McKenna recommends approval of the interior renovations without conditions.

Chip Berschback, legal representation for My Nails Salon, provided an introduction of what his client's have done since the May 27th Planning Commission meeting. They hired a new architect who has experience with over 40 nail salons and that site plan is what has been submitted today. The concerns noted from the initial meeting were addressed with this new plan.

The commission members appreciated the redesign and the updates.

**MOTION** by Marx, seconded by Vitale, that the **Planning Commission approve the site plan for 19483 Mack Avenue**.

Motion carried by the following vote:

YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale

NO: None

ABSENT: Gilezan

The next item was the **Building Official's Reports July 2025 to August 2025.**

Planner Jankowski provided an overview of current projects and permits.

The next item was the **City Council Reports for August, 2025.**

Commissioner Vitale attended the August 4 meeting and there was nothing on the agenda related to the Planning Commission. Commissioner O'Keefe attended the August 18 meeting where the first reading of the rezoning of 20160 Mack Avenue was on the agenda and City Council voted 4 to 3 to hold a Public Hearing. They then held the Public Hearing and the second reading will be held at the next City Council meeting.

Commissioner Fenton will attend the September meetings.

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

**MOTION** by Marx, seconded by O'Keefe, to adjourn at 8:04 p.m.

Motion carried by the following vote:

YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale

NO: None

ABSENT: Gilezan

Respectfully Submitted,

Gretchen Miotto

Clerk's Confidential Administrative Assistant & Recording Secretary