MINUTES OF THE RESCEDULED CITY COUNCIL MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, NOVEMBER 9, 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 7:06 p.m. by Mayor Bryant.

PRESENT:	Mayor Bryant
Council Members:	Brown, Gafa, Granger, Koester, McConaghy, Motschall
ABSENT:	None

Also Present:	City Manager Como
	Treasurer/Comptroller Schmidt
	City Clerk Antolin
	Building Official Collins
	Director of Public Safety Kosanke

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

The following Commission members were in attendance:

- Catherine Dumke, Senior Citizens' Commission
- Mike Fuller, Planning Commission

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

Motion by Granger, seconded by Koester, to approve all items (6A-6D) listed under the consent agenda as presented.

A. <u>Approval of Minutes</u>

1. Council 10/19/26

B. Items Received and Placed on File

1. Election Commission Minutes 10/05/26 w/ recommendation*

   *Recommendation to approve the Certification of Election Inspectors and rates of pay for the November 3, 2026, General Election.

2. Planning Commission Minutes 09/22/26

C. Bids/Proposals/Contracts

1. Budget Amendment - CLEMIS Authority
   a) Memo 10/29/26 - Director of Public Safety Kosanke
   b) Invoice INV-10102 - 10/25/26 - CLEMIS Authority
   c) PO No. 26-49638 - 07/01/26

2. Emergency Expenditure - Tennis Court Resurfacing at Lake Front Park
   a) Memo 11/05/26 - City Manager Como
   b) Lake Front Park Court 3 - Invoice No. 2627 - 10/30/26 - $14,300.00
   c) Lake Front Park Court 4 - Invoice No. 2628 - 10/30/26 - $14,300.00
   d) Lake Front Park Tennis Courts - Invoice No. 2629 - 10/30/26 - $3,600.00

3. Budget Account Numbers Request for the Approved Pavilion at Ghesquiere Park
   a) Memo 11/05/26 - City Manager Como
   b) Memo 08/17/26 - City Manager Como
   c) City Council Clipping 08/17/26
   d) Invoice 11/01/26 - Work Performed at Ghesquiere Park - Relyon Construction - $43,500.00

D. Claims and Accounts

1. Anderson, Eckstein & Westrick, Inc. (AEW) - City Engineers
   a) Vernier & Mack Ave. Intersection Improvement - Invoice No. 168825 - Proj. No. 0160-0455 - 10/27/26 - $5,612.57.
   b) Lee Ct., Doyle Ct. & Thorntree Water Mains - Invoice No. 168826 - Proj. No. 0160-0497 - 10/27/26 - $1,537.54.
   c) Cook Rd. Inlay (Mack to Wedgewood) - Invoice No. 168827 - Proj. No. 0160-0501 - 10/27/26 - $8,650.00.
   d) 2026 Miscellaneous Concrete Program - Invoice No. 168828 - Proj. No. 0160-0506 - 10/27/26 - $17,936.22.
   e) 2026 Sewer TV & Clean Program - Invoice No. 168829 - Proj. No. 0160-0509 - 10/27/26 - $309.72.
   f) 2026 GPW Road Program - Invoice No. 168837 - Proj. No. 0160-0511 - 10/27/26 - $1,295.00.
   g) 2026-2027 General Engineering - Invoice No. 168838 - Proj. No. 0160-0515 - 10/27/26 - $2,961.69.

h) 2026 Concrete Pavement Repair Program - Proj. No. 0160-0506 - Payment Invoice No. 02 - Mattioli Cement Co., LLC - 10/29/26 - $227,489.19.
i) Doyle Ct. & Lee Ct. Water Main Replacement - Proj. No. 0160-0497 - Payment Invoice No. 06 - Fontana Construction, Inc. - 10/21/26 - $14,056.78.

2. McKenna - Building/Planning Services
   a) Building Services - Invoice No. 21849-126 - September 2026 - 10/16/26 - $55,691.16.
   b) Planning Services - Invoice No. 22-064-59 - September 2026 - 10/16/26 - $3,135.00.
   c) GPW MSHDA Zoning Ordinance Update - Invoice No. 25-030-16 - September 2026 - 10/22/26 - $7,000.00.
3. Tomlinson & McGrail, PLLC - Legal Billing - Invoice No. 501 - October 2026 - 11/02/26 - $2,557.50.

Motion carried by the following vote:
Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No: None
Absent: None

THE MEETING WAS THEREUPON OPENED AT 7:08 P.M. FOR A **PUBLIC HEARING** TO HEAR THE APPLICATION OF NIKOLAOS MOSCHOURIS, WHICH IS REQUESTING A **SPECIAL LAND USE AT 20485 MACK AVENUE (PEACH LAB), FOR A FITNESS STUDIO IN THE EXISTING 3,243 SQUARE FOOT, SINGLE-STORY BUILDING.** THE PROPERTY IS LOCATED ON MACK AVENUE BETWEEN BEAUFAIT AND FLEETWOOD DRIVES AND IS ZONED THE C, COMMERCIAL BUSINESS DISTRICT.

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

1) Memo 11/05/26 - City Planner Mangan (McKenna)
2) Planning Commission Minutes Excerpt 10/27/26
3) Affidavit of Property Owners Notified with List & Parcel Map
4) Affidavit of Legal Publication
5) Site Plans 08/27/26

Motion carried by the following vote:
Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No: None
Absent: None

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 Granger, seconded by Brown, that the public hearing be closed at 7:09 p.m. PASSED UNANIMOUSLY.

Council addressed the timeline of the project and signage approval. Building Official Collins stated once the special land use is approved, permits will be pulled to commence work. Any signage requests will be presented and reviewed at a future Planning Commission meeting for approval.

Motion by Gafa, seconded by Koester, that the City Council concur with the recommendations of the Planning Commission and City Planner to approve the Special Land Use and site plans for 20485 Mack Avenue (Peach Lab), 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. Occupancy will be limited to 18 individuals on site at any given time to ensure that traffic levels do not disturb the adjacent residential properties.

C. **No Anticipated Nuisance or Public Hazard.** The nature of the business (a fitness studio offering group workouts and an accessory juice bar for members) will not 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.

E. **Compliance with Zoning Ordinance Intent.** The proposed fitness studio 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, Granger, Koester, McConaghy, Motschall
No: None
Absent: None

Mayor Bryant accepted the resignation of Colleen D'Agostino from the Historical Commission with regret and directed appropriate thanks and recognition be sent to Ms. D'Agostino.

Under New Business, the following individuals were heard:

- Councilmember Gafa thanked City Clerk Antolin and the Election Commission for a well-handled election.
- City Clerk Antolin commended and thanked all who voted, as well as those who worked and assisted in conducting the November 3, 2026, General Election.
- City Manager Como commended City Clerk Antolin and staff for doing a fantastic job in such a contentious election.
- Councilmember Granger commented and gave kudos to City Clerk Antolin for hosting a Girl Scout Troop of approximately 15 middle school girls to explain the importance of voting and provided an opportunity to witness early voting in action.

Under Public Comment, no one wished to be heard.

Motion by Motschall, seconded by Koester, to **adjourn tonight's meeting** at 7:14 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

_____ _____

Paul P. Antolin
City Clerk

Arthur W. Bryant
Mayor