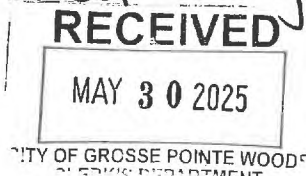


Commission Approved July 22, 2025



PLANNING COMMISSION  
05-27-25 - 22

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **MAY 27, 2025**, IN THE COUNCIL-COURT ROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:03 p.m. by Chair Fenton.

Roll Call: Chair Fenton

Commission Members: Fuller, Gilezan, Hamborsky, Marx, McNelis, O'Keefe, Vitale

Absent: Mackinnon

Also Present: City Planner, Ashley Jankowski  
City Attorney, Debra Walling  
Recording Secretary, Gretchen Miotto  
Council Representative, Kenneth Gafa

Chair Fenton recognized Council Representative Gafa.

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

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

Motion carried by the following vote:

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

NO: None

ABSENT: Mackinnon

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

Motion carried by the following vote:

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

NO: None

ABSENT: Mackinnon

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

Motion carried by the following vote:

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

NO: None

ABSENT: Mackinnon

The first item, under **New Business**, was to **Consider the Lot Split request application for 19653 & 19655 Mack Avenue for Approval.**

Planner Jankowski provided an overview of the Building Department's review of the applicant's proposal to split the lot to allow for ownership of each respective building. The two businesses, Salvatore Scallopini, a restaurant, and Lamia & Lamia, a salon, have been operating side-by-side for many years. The Applicant has been leasing to Salvatore Scallopini. There will be no changes in the business uses, interior or exterior facades, or occupancy.

Discussion around the parking arrangement was heard. There is an easement agreement in place for both properties to use those shared parking spaces in perpetuity, and the agreement is equal to or more than a shared parking agreement. Should the businesses change, any new occupant would come before the Planning Commission for approval and the requisite parking for the new business would be assessed.

**MOTION** by Marx, seconded by Vitale, that the, Planning Commission approve the lot split of 19653 & 19655 Mack Avenue and recommend to Council for a first reading/public hearing.

Motion carried by the following vote:

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

NO: None

ABSENT: Mackinnon

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

Planner Jankowski provided an overview of the Building Department's review of the application for interior renovations of an existing, unoccupied commercial building to support a nail studio called My Nails Salon. The Building Department recommends approval of the interior renovations without conditions.

Discussion ensued around the number of parking spaces actually available for the businesses in this block. The ordinance takes into account all parking within 500 feet of the business, though that did not appear adequate when taking into account the other businesses in the block.

Chad Boyd, of Boyd Construction, spoke on behalf of the tenant. Originally there were 16 chairs and 16 tables proposed, and after discussion with the Building Official, they cut that down to 8 chairs and 8 tables. Over the last 6 months, they have already started demolition and invested a lot of money, and he requested the Planning Commission allow them to move forward.

The commission discussed the possibility that the business would add additional chairs and tables without City approval.

Shawn Von Schwartz, a realtor with Stokas Bieri Real Estate, representing the landlords, spoke about the parking spaces and the size of the building, which actually takes up the space

of two businesses. He referenced other salons in the area and hoped for some degree of consistency relative to similar uses in the area, specifically a nail salon at 19707 Mack Avenue, which appears to have a significant number of chairs per parking space approved already. He asked for equal application of the ordinance to all applicants, rather than first come, first served. The landlord fully supports the use and is hoping for a positive outcome.

The commission asked if these landlords own other properties in this block and if they would be contacted by adjacent businesses if parking became a problem. Mr. Von Schwartz stated that they own other properties in the city, but not in that block.

Leslie Mullinger, 1531 Oxford, asked if this is MI Nails moving to a new location. It was clarified that these are two different entities.

There is concern among some commission members that parking is a continuing issue discussed during every site plan review, and they don't want to choke out available parking for nearby businesses.

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

Motion rejected by the following vote:

YES: Gilezan, Marx, McNelis, Vitale

NO: Fenton, Fuller, Hamborsky, Mackinnon, O'Keefe

ABSENT: None

Mr. Von Schwartz asked about the appeal process for this decision and was advised that a revised site plan with less chairs would be required. As the applicant has already cut the original plan in half, he asked how much smaller it should be. He also stated that he cannot speak on behalf of the tenants as to what a viable business plan would look like if less chairs are required. City Attorney Walling stated they could appeal to Wayne Circuit Court.

Planner Jankowski will provide data on the number of types businesses and the associated parking requirements so the commission has a baseline to reference when new businesses come in.

Commissioner Vitale stated that the city did a parking study done some time ago and it was found that when you take into account all the types of businesses on the Mack Avenue Corridor and equate it to parking, we really don't have a shortage of parking, but we do have a convenience issue. The commission is in agreement that that is the issue we struggle with, and people are reluctant to walk a little bit.

The next item, under **New Business**, was to **Consider of Site Plan for 19483 Mack Avenue (Valvoline Oil Change) for Approval**.

Planner Jankowski provided an overview of the Building Department's review of the application

to renovate the exterior of 20397 Mack Avenue to add metal siding, ribbed metal siding, and ACM cladding accents. The Building Department recommends the Planning Commission deny the site plan application for the following reasons, which have been provided to the applicant:

- 1) Proposed material use, including ribbed metal, ACM Panels, and metal siding, is not consistent with the ordinance and design standards.
- 2) Exterior colors are not consistent with the approved colors.
- 3) The application must provide number of employees to ensure compliance with parking requirements.

Dale Dagher, of Dagher Signs & Graphics, spoke to the points above and disputes that the proposed siding is not of quality, and the colors are muted. He stated the existing building is in very poor condition and difficult to repair without some type of siding. The design is similar to other automotive/car dealership businesses.

The commission believes there are other things that can be done to improve the appearance of the building, and with less expense, than all the proposed metal. The proposed exterior would be a dramatic departure from façade updates we've seen in the area over the last several years.

Mr. Dagher indicated that the owner has a number of identical businesses and a desire to have a consistent look.

**MOTION** by O'Keefe, seconded by Fuller, that the Planning Commission deny the site plan for 19483 Mack Avenue.

**MOTION withdrawn** after the suggestion the commission allows the applicant to modify the design and resubmit it.

**MOTION** by O'Keefe, seconded by Fuller, that the Planning Commission table this consideration until the applicant can modify the design.

Motion carried by the following vote:

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

The next item, under **Old Business**, was the previously tabled **Consideration of the Site Plan for 20160 Mack Avenue, pending rezoning**.

Planner Jankowski provided an overview of the rezoning Public Hearing before City Council, and their decision was to return the rezoning back to the Planning Commission for further deliberation and public comments. Therefore, the site plan consideration will remain tabled. The architect did meet with the residents and the revised site plan, based on that meeting, is in today's packet.

Planner Jankowski stated that there will be a Committee-of-the-Whole, with the Planning Commission, on June 16 to discuss the Future Land Use per the 2024 Master Plan. There was

discussion on the various zoning designations and what types of businesses are allowed in each.

The next item was the **Building Official's Report, April 2025 to May 2025.**

Planner Jankowski provided an overview of current projects and permits. A question was asked about the Social Districts and the logistics of how the two areas, North and South, were determined.

The next item was the **City Council Reports for May 5 and May 19, 2025.**

Commissioner Marx attended the May 5 and May 19 meetings. Nothing of concern to the Planning Commission on May 5. The May 19 meeting had the Public Hearing on the rezoning of 20160 Mack Avenue. That topic was tabled and returned to the Planning Commission for further deliberation. City Council scheduled a Committee-of-the Whole on June 16 to discuss the 2024 Master Plan, the Future Land Use plan, and other city-wide concerns on zoning.

Commissioner McNelis will attend the June meetings.

Under **Information Only**, Commission Fuller provided his data file on all the businesses on Mack Avenue and their current zoning designation. The commission commended him on creating and maintaining the file over the years, and found it very helpful. The RO-1 zones were of particular interest with questions on the history of Saucy's Pizza and Delight Bakery, which are in a RO-1 zone.

Under **Public Comment**, the following were heard:

1. Gary Felts, 1683 Oxford, commented on parking standards and design standards.
2. Patricia Dougherty, 1665 S. Renaud, spoke in opposition of adding more commercial zoning.
3. Jon Dougherty, 1665 S. Renaud, spoke about the 20160 Mack rezoning resistance, which attributed to the City Council returning the proposal to the Planning Commission.

**MOTION** by Marx, seconded by Vitale, to adjourn at 8:27 p.m.

Motion carried by the following vote:

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

Respectfully Submitted,  
Gretchen Miotto  
Clerk's Confidential Administrative Assistant & Recording Secretary