

MINUTES OF THE **SPECIAL PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **JULY 31, 2023**, 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 5:30\_p.m. by Chair Gerhart.

Roll Call: Chair Gerhart  
Commissioners: Bailey, Fuller, McNelis, O’Keefe  
Absent: Fenton, Gilezan, Hamborsky, Vitale

Also Present: Rose Kim, Giffels-Webster  
Stephanie Osborn, Giffels-Webster  
Jill Bahm, Giffels-Webster  
Planning Project Manager Brigitte Smith  
Recording Secretary Miotto

The Chair recognized the following Council Representative: Thomas Vaughn

**MOTION** by Fuller, seconded by Bailey, to excuse Commission Members Fenton, Gilezan, Hamborsky and Vitale from attendance at tonight’s meeting.

Motion carried by the following vote:  
YES: Bailey, Fuller, Gerhart, McNelis, O’Keefe  
NO: None  
ABSENT: Fenton, Gilezan, Hamborsky, Vitale

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

**MOTION** by Bailey, seconded by Fuller, that tonight’s agenda be approved as presented.

Motion carried by the following vote:  
YES: Bailey, Fuller, Gerhart, McNelis, O’Keefe  
NO: None  
ABSENT: Fenton, Gilezan, Hamborsky, Vitale

Commission Member Vitale arrived at 5:33 p.m.

Commission Member Hamborsky arrived at 5:37 p.m.

The purpose of this **Special Meeting is to hold the Master Plan Discussion and Workshop**, led by Giffels-Webster.

1. Reviewed SWOT summary.
2. Reviewed visioning homework.
3. Discussed issues to consider.
4. Discussed five proposed goals and objectives, which are as follows:
  - a. Housing: Provide a range of housing choices for all ages, abilities, and incomes.
  - b. Economic Development: Elevate Mack Avenue as a thriving, and vibrant commercial corridor that meets the daily needs of residents and is a destination for visitors.
  - c. Transportation: Enhance the entire transportation network to provide safe, convenient, and accessible transportation choices.
  - d. Community Character: Strengthen sense of place, identity and character throughout the city and its neighborhoods.
  - e. Resiliency: Promote resiliency to create a more equitable and inclusive community.
5. Discussed Open House planning, publicity, and desired public input. Consensus was reached to hold an Open House in mid to late September at an off-site location (the library and the Community Center were suggested), with hours that would allow the greatest attendance. Publicity options were discussed, and 30 days of promotion was suggested utilizing City methods (website, e-Blasts, engaging other city commissions, and Grosse Pointe News advertising).
6. Discuss Next Steps: Open House, Goals & Objectives, and Report

Under **New Business**, no items were discussed.

Under **Public Comment**, the following resident was heard:

Margaret Potter, 1834 Allard, about:

- Potential legislation that would require communities who want government transportation grants to have low-income housing;
- Opposition to condominiums;
- Opposition to small businesses on the Cook Road corridor;
- Any construction change to the circle at Mack and Vernier should take into consideration the DTE equipment underneath it.

**MOTION** by Bailey, seconded by Vitale, to adjourn at 7:09 p.m.

Motion carried by the following vote:

YES: Bailey, Fuller, Gerhart, Hamborsky, McNelis, O'Keefe, Vitale

NO: None

ABSENT: Fenton, Gilezan

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