

ZONING BOARD OF APPEALS
03-16-26 – 05

MINUTES OF THE ZONING BOARD OF APPEALS MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, MARCH 16, 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 7:27 p.m. by Mayor Bryant.

Roll Call: Mayor Bryant
Council members: Brown, Gafa, Granger, Koester,
Absent: McConaghy, Motschall

Also Present: City Manager Como
City Attorney Walling
City Clerk Antolin
Treasurer/Comptroller Schmidt
City Planner Jankowski
Director of Public Services Kowalski
Director of Public Safety Kosanke
Director of Parks and Recreation Gafa

Motion by Granger, seconded by Gafa, that Councilmember McConaghy and Motschall be excused from tonight's meeting.

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

Motion by Granger, seconded by Brown, that all items on tonight's agenda be received, placed on file, and taken in the order of appearance.

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

THE PUBLIC HEARING WAS THEREUPON OPENED AT 7:28 P.M. FOR A ZONING BOARD OF APPEALS HEARING UNDER THE PROVISIONS OF MICHIGAN ZONING

ZONING BOARD OF APPEALS
03-16-26 – 06

ENABLING ACT PA 110 OF 2006, MCL 125.3101 ET SEQ, TO HEAR THE APPEAL OF WILLIAM RENNOLDS, 1050 N. OXFORD ROAD, WHO IS APPEALING THE MINIMUM REAR YARD SETBACK, PER SECTION 50-3.1.C. DUE TO NONCOMPLIANCE WITH THE ZONING ORDINANCE, A VARIANCE IS THEREFORE REQUIRED.

Motion by Granger, seconded by Bryant, for purposes of the Zoning Board of Appeals hearing, that the following items be presented to, and received by, the Zoning Board of Appeals for consideration:

- 1) Variance Review (03/10/26) - City Planner Mangan
- 2) Zoning Board of Appeals Application (02/09/26)
- 3) Site Permit Set (01/30/26)
- 4) Affidavit of Property Owners Notified with List & Parcel Map
- 5) Affidavit of Legal Publication

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, Koester
No: None
Absent: McConaghy, Motschall

City Planner Jankowski provided an overview of the Petitioner's requests in accordance with the variance review dated March 10, 2026.

The Chair asked if anyone from the audience wished to speak in favor of the proposed 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.

Council addressed any drainage issues and compliance of lot coverage. City Planner Jankowski confirmed that the drainage, stormwater system and lot coverage are in compliance. The petitioner stated that the project should be completed in 60 days. The City Attorney suggested to specify the proposed canopy within the motion in order to avoid any future issues with variances.

Motion by Granger, seconded by Gafa, that the public hearing be closed at 7:39 p.m. PASSED UNANIMOUSLY.

ZONING BOARD OF APPEALS
03-16-26 – 07

Motion by Gafa, seconded by Granger, regarding the Variance Request: William Rennolds, 1050 N. Oxford Road, that the Zoning Board of Appeals approve the requested rear yard setback of 14'9" (a variance of 13'3") to Sections 50-3.1.C, as presented based on the following findings of fact as stated on the variance review dated March 10, 2026 for the canopy as proposed:

1. The proposed addition is consistent with the intent of the R-1C, One-Family Residential District, which encourages single-unit detached residential development and is a permitted, by right use.
2. Strictly following the current R-1C zoning requirements for rear yard setbacks would prevent the applicant from functionally covering the existing outdoor living space of the single-unit home.
3. The proposed, permanent structure will replace the existing canvas canopy in the rear yard, which would result in a more aesthetically pleasing permanent structure.
4. The need for relief is not self-created.
5. All other applicable zoning requirements of the R-1C district are met (or exceeded), including lot coverage, building height, and the front yard setback.
6. Approval of the variance upholds the spirit and intent of the Zoning Ordinance, maintains neighborhood character, and maintains public health and safety.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, Koester
No: None
Absent: McConaghy, Motschall

Nobody wished to be heard under **New Business/Public Comment**.

Motion by Granger, seconded by Koester, that tonight's meeting minutes be immediately certified.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, Koester
No: None
Absent: McConaghy, Motschall

ZONING BOARD OF APPEALS
03-16-26 – 08

Motion by Granger, seconded by Koester, that tonight's meeting be adjourned at 7:42 p.m.
PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
City Clerk