

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **OCTOBER 28, 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 7:01 p.m. by Chair Fenton.

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

Also Present: City Planner Laura Haw
City Attorney Debra Walling
Recording Secretary Gretchen Miotto

Chair Fenton recognized Council Representative Gafa.

MOTION by Fuller, seconded by Hamborsky, to excuse Commissioners Gilezan and Vitale from tonight's meeting.

Motion carried by the following vote:
YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe
NO: None
ABSENT: Gilezan, Vitale

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

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

Motion carried by the following vote:
YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe
NO: None
ABSENT: Gilezan, Vitale

MOTION by Marx, seconded by Fuller, that the September 23, 2025, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:
YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe
NO: None
ABSENT: Gilezan, Vitale

MOTION by Fuller, seconded by O’Keefe, to receive and place on file letters from Residents Against Rezoning, dated October 15, 2025; City Attorney Walling’s response letter to Residents Against Rezoning dated October 21, 2025; City Attorney Tomlinson’s response letter to Residents Against Rezoning dated October 22, 2025.

Motion carried by the following vote:

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

The first item under **Public Hearings**, is to **host a Public Hearing on the Conditional Rezoning Application for 20160 Mack Avenue from RO-1, Restricted Office, to C – Commercial.**

MOTION by Marx, seconded by Fuller, to open the **public hearing.**

Motion carried by the following vote:

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

Chair Fenton opened the public hearing at 7:05 pm.

No one wished to speak in support of the rezoning.

The following spoke in opposition to the rezoning:

1. Jon Dougherty, 1665 S. Renaud
2. Ellen Creager, 1281 N. Oxford
3. Gary Felts, 1680 Oxford
4. Tambre Tedesco, 1665 Ford Ct.
5. Joyce Janowski, 1070 N. Oxford
6. Patricia Dougherty, 1665 S. Renaud
7. Bethann Bayus, 1615 Ford Ct.
8. Lisa Abbey, 1620 Faircourt
9. Lynne Aldrich, 1501 Oxford
10. Christina Pitts, 1501 Oxford

MOTION by O’Keefe, seconded by Marx, to **close the public hearing on Rezoning 20160 Mack Avenue.**

Motion carried by the following vote:

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

Chair Fenton closed the public hearing at 7:41 pm.

The next item, under **New Business**, was to **Consider the Conditional Rezoning (Map Amendment) Application for 20160 Mack Avenue from RO-1, Restricted Office, to C – Commercial.**

Planner Haw provided an overview of the application and the applicant-provided conditions.

Michael Blaneck, Stucky-Vitale representative, 27172 Woodward, Royal Oak, provided an overview of the architectural changes; the smaller footprint; and the mixed-use options.

Discussion ensued on the language of the applicant-provided conditions and Attorney Walling confirmed that the Commission cannot change the language as presented and has only three options: approve, deny, or table.

MOTION by Fuller, seconded by O'Keefe, that the **Planning Commission table the Proposed Conditional Rezoning of 20160 Mack Avenue from RO-1 to C** and allow the applicant to modify and re-submit their conditions.

Motion carried by the following vote:

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

The next item, **Consideration of the Site plan for 20160 Mack Avenue** was not discussed due to the preceding decision to table the conditional rezoning application.

The next item, under **New Business**, was to **Consider the Site Plan Amendment for 20030 Mack Avenue (Eastside Dermatology).**

Planner Haw provided an overview of the proposed amended site plan which was submitted following the February 2024 Planning Commission approval to construct a one-story addition to an existing medical office and to make improvements to the parking lot and drive approaches. Since that approval, the applicant's desired scope of work has changed to include a front entrance ADA lift; ADA parking and curb cuts; and garage demolition.

Lisa Manz-Dulac, the applicant, spoke to the needs of this proposal for her patients.

Michael Derring, Lucia Landscaping, spoke to his renderings of the proposed landscaping.

The Planning Commission requested that the applicant resubmit their full proposal, including the building renovations and the new landscaping proposal, so there is a full understanding of both of these requests.

John Klobuchar, 1675 Faircourt, spoke in opposition to the renderings and plans.
Lisa Abbey, 1620 Faircourt, spoke in opposition to the plans.

MOTION by Marx, seconded by Fuller, that the **Planning Commission table the Site Plan for 20030 Mack Avenue (Eastside Dermatology)** pending the resubmission by the applicant.

Motion carried by the following vote:

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

The next item, under **New Business**, was to **Consider the Site Plan Amendment for a Walk-Up Window at 20195 Mack Avenue (Lola’s Taco Bar)**.

Planner Haw provided an overview of the project to date: in 2024, the applicant received Planning Commission and City Council approval for both Special Land Use and Site Plan approval for a sit-down restaurant serving alcohol. The applicant has now submitted an Outdoor Cafe Permit, which would amend the site plan to allow a connecting, outdoor service window facing Norwood Drive.

Brenden McRill, 565 Lochmoor, and the applicant, provided additional context to the proposed window. This would not be a walk-up, point of service, counter. It has no counters, inside or out, and is strictly for the use of employees delivering food to the outdoor patrons. This service window is designed to avoid congestion in and out through their one door.

MOTION by Hamborsky, seconded by Marx, that the **Planning Commission recommend the approval of the Site Plan Amendment for 20195 Mack Avenue for an “employee-only window”, with appropriate signage, subject to approval by the Zoning Board of Appeals.**

Motion carried by the following vote:

YES: Fenton, Hamborsky, Marx
NO: Fuller, O’Keefe
ABSENT: Gilezan, Vitale

The next item was the **Building Official’s Report - September to October, 2025.**

The next item was the **City Council Reports for September and October, 2025.**

Commissioner Fenton stated there were public comments related to 20160 Mack Avenue at the September 8 and 15 meetings.

Commissioner Fuller attended the October 6 and 20 meetings. City Council approved the Special Land Use for Playa Bowls.

Commissioner Gilezan will attend the November 2025 meetings.

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

1. Elizabeth Baergen, 1600 Ford Ct.
2. Tambre Tedesco, 1665 Ford Ct.
3. Lisa Abbey, 1620 Faircourt
4. Christina Pitts, 1501 Oxford
5. Lynne Aldrich, 1501 Oxford
6. Gary Felts, 1680 Oxford

MOTION by Marx, seconded by O'Keefe, to adjourn at 9:53 p.m.

Motion carried by the following vote:

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

NO: None

ABSENT: Gilezan, Vitale

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