

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **MAY 26, 2026**, 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 Hamborsky.

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

Also Present: City Planner Laura Mangan
City Planner Ashley Jankowski
City Attorney Debra Walling
Recording Secretary Gretchen Miotto

MOTION by Gilezan, seconded by Vitale, to excuse Commissioner Fenton from tonight's meeting.

Motion carried by the following vote:

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

Chair Hamborsky recognized Council Representative Gafa.

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

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

Motion carried by the following vote:

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

MOTION by Marx, seconded by O'Keefe, that the April 28, 2026, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

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

The first item was the **Building Official's Report – April to May 2026**.

The next item was the **City Council Reports for May 2026**.

Commissioner O'Keefe reported that there were no items or actions pertaining to the Planning Commission at the May 4 or May 18 City Council meetings.

Under **Information Only**, Planner Mangan outlined the Zoning Ordinance Update & Diagnostic that has been worked on by McKenna and City Administration over the last several months after the City of Grosse Pointe Woods was awarded a \$50,000 grant from the Michigan State Housing Development Authority (MSHDA) as a part of MSHDA's Housing Readiness Incentive Grant Program, which provides funding to eligible applicants to implement actions that encourage increasing housing supply and affordability. The City is using the awarded funding to update the Zoning Ordinance to promote housing readiness, reduce administrative burdens, and align regulations with the recently adopted Master Plan.

McKenna has requested a 6-month extension on the December 11, 2026, deadline for adoption by City Council. As the Planning Commission finalizes Articles of the Ordinance, those will be recommended to City Council for consideration, instead of finalizing the whole zoning ordinance and recommending such a large document to Council at one time.

The Zoning Ordinance Update Sub-Committee, established at the April 28, 2026, Planning Commission meeting, consists of 4 commissioners: Fenton, Fuller, O'Keefe, and Schulte. Planner Mangan will work on the timeline over the next two weeks and establish a meeting schedule. The sub-committee will work on a few articles at each meeting and bring the results before the Planning Commission for finalization.

The Sub-Committee meetings will be open to the public with Agendas posted on the City Calendar and city bulletin boards.

Planner Jankowski then provided an overview of the Diagnostic Report which proposes that the current 7 Articles be expanded and reorganized into 12 Articles for clarity, compliance with legislative and case law, and recommendations based on sound planning and zoning practices.

For the final adoption, there will be a Public Hearing at the Planning Commission, then a Public Hearing at City Council, then the first and second readings.

Under Pubic Comment, the following were heard:

- Catherine Dumke, 20081 E. Ballantyne, stated that more residents should attend these meetings to understand how the commission approaches changes and the thorough consideration that is given before coming to any recommendations to City Council.
- Elizabeth Baergen, 1600 Ford Court, spoke to her written request that is included in the agenda packet. She appreciates the commission's approach to the zoning ordinance update.

MOTION by Vitale, seconded by Gilezan, to adjourn at 8:41 p.m.

Motion carried by the following vote:

YES: Ellis, Fuller, Gilezan, Marx, Hamborsky, O'Keefe, Schulte, Vitale

NO: None

ABSENT: Fenton

Respectfully Submitted,

Gretchen Miotto

Clerk's Confidential Administrative Assistant & Recording Secretary