

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY OF GROSSE
POINTE WOODS HELD ON MONDAY, APRIL 20, 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 7:01 p.m. by Mayor Bryant.

PRESENT: Mayor Bryant
Council Members: Brown, Gafa, Koester, McConaghy, Motschall
ABSENT: Granger

Also Present: City Manager Como
City Attorney Romer
City Treasurer/Comptroller Schmidt
City Clerk Antolin
Director of Public Services Kowalski
City Planner Mangan

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

Motion carried by the following vote:

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

Council, Administration, and the audience Pledged Allegiance to the U.S. Flag.

The following Commission members were in attendance:

- Mike Ellis, Planning Commission
- Catherine Dumke, Senior Citizens' Commission
- Ghassan (Gus) Elia, Construction Board of Appeals

Motion by Gafa, seconded by McConaghy, that all items on tonight's **agenda be received, placed on file, and taken in order of appearance.**

Motion carried by the following vote:

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

Motion by Koester, seconded by Brown, that all items (6A-6E) on the consent agenda be approved as presented.

A. Approval of Minutes

1. Council 04/13/26
2. Zoning Board of Appeals 04/13/26

B. Items Received and Placed on File

1. Beautification Advisory Commission (BAC) 03/11/26 with Recommendations*

*Recommendation to approve the BAC 2026-2027 Parkway Beautification budget for \$21,820.

**Recommendation to approve a budget not to exceed \$10,000 for the expense of the 2026 Awards Night Ceremony on 11/11/26.

***This recommendation was addressed at the 04/13/26 Council meeting.

2. Finance Committee Minutes 03/31/25
3. Tree Commission Minutes 03/04/26 with Recommendation*
*Recommendation to conduct tree giveaway similar to the 75th Anniversary with a budgeted amount of \$4,000.

C. Monthly Financial Report

1. March 2026

D. Bids/Proposals/Contracts

1. Updated Municipal Court Fee Schedule
 - a) Memo 04/16/26 - City Clerk Antolin
 - b) Proposed Updates to Court Fee Schedule
2. Tentative Agreements for Union Contracts
 - a) Tentative Agreement – The Technical, Professional, and Office Workers Association of Michigan (TPOAM)
 - b) Tentative Agreement – Grosse Pointe Woods Dispatchers

E. Proclamation

1. Arbor Day (April 24)

Motion carried by the following vote:

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

THE MEETING WAS THEREUPON OPENED AT 7:05 P.M. FOR A **PUBLIC HEARING** TO HEAR THE APPLICATION OF JEFFREY SCOTT ARCHITECTS, WHICH IS REQUESTING A **SPECIAL LAND USE FOR 21043 MACK AVENUE, FOR A FAST-CASUAL/TAKE-OUT RESTAURANT (DUNKIN' DONUTS / BASKIN ROBBINS) AND APPROVAL OF THE SITE PLAN AS PRESENTED. NO DRIVE-THRU IS PROPOSED, AND DINING IS TAKE-OUT OR WITHIN THE RESTAURANT ONLY (NO OUTDOOR DINING).**

Motion by Koester, seconded by Gafa, that for purposes of the public hearing the following items be received and placed on file:

- 1) Special Land Use (SLU) Review (02/11/26) - City Planner Smith
- 2) Site Plan Review (03/16/26) - City Planner Smith
- 3) Site Plan Review & SLU Application (01/20/26)
- 4) Special Land Use Narrative
- 5) Site Plan (04/08/26)
- 6) Public Comment - 04/07/26
- 7) Planning Commission Minutes Excerpt 03/24/26
- 8) Affidavit of Property Owners Notified with List and Parcel Map
- 9) Affidavit of Legal Publication

Motion carried by the following vote:

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

City Planner Mangan provided an overview of the special land use request. Additional improvements proposed to the site plan include façade enhancements, 3-foot decorative knee wall along Roslyn Rd. and a dumpster enclosure.

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. The following individual was heard:

- Andrea Bader, Applicant

The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. No one wished to be heard.

Motion by Motschall, seconded by Koester, that the public hearing be closed at 7:10 p.m.
PASSED UNANIMOUSLY.

Motion by Gafa, seconded by McConaghy, that the City Council concur with the City Planner's recommendation as presented and approve the Special Land Use request for a fast-casual/take-out restaurant (Dunkin' Donuts/Baskin Robbins) at 21043 Mack Avenue, subject to the following:

1. The hours of deliveries are provided and found acceptable to the Planning Commission. The expected delivery schedule must be detailed on the final site plan.
2. Site plan approval is granted.

This recommendation is based on the following findings:

- A. **Consistency with the Master Plan.** The subject site is designated as "Corridor Mixed Use" on the Future Land Use Map of the 2024 Master Plan. The proposed use aligns with the intended uses of the Corridor Mixed Use designation, which includes retail, restaurant, and personal service establishments serving nearby residents. Additionally, the current zoning district of the site (C, Commercial Business) is consistent with the Corridor Mixed Use designation.
- B. **Compatible Surrounding Land Uses.** The site is located on an existing commercial corridor. Adjacent land uses are either buffered by zoning transitions or are not expected to be negatively impacted.
- C. **No Anticipated Nuisance or Public Hazard.** The nature of the proposed business (the serving of coffee, quick bites, and ice cream) is not anticipated to create disruptive noise, smoke, odor, glare, or vibration. The proposed use is similar in character and intensity to existing nearby commercial operations.
- D. **Support for Walkable, Mixed-Use Development.** The site is located on Mack Avenue, a commercial corridor designed to accommodate pedestrian-oriented businesses and promote a walkable environment. The reuse of an existing commercial storefront supports compact, efficient development.
- E. **Compliance with Zoning Ordinance Intent.** The proposed restaurant use is consistent with the intent of the C, Commercial Business District to support local business development that benefits both residents and merchants.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Koester, McConaghy, Motschall

No: None

Absent: Granger

Under New Business, no one wished to be heard.

Under Public Comment, the following individuals were heard:

- Blagica Bottiglierio, 1610 Fairholme Rd. – Addressed issues of speeding vehicles, recent accidents, and previous signage removed on Fairholme Rd.
- Ghassan (Gus) Elia, 568 Coventry Ln. – Commented on City Manager Como quickly resolving a streetlight issue on Vernier Rd. and addressed bumpy road conditions on Morningside Rd.

Motion by Motschall, seconded by Koester, to **adjourn tonight's meeting** at 7:17 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
City Clerk

Arthur W. Bryant
Mayor