

MINUTES OF THE **SPECIAL PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **OCTOBER 29, 2024**, 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 7:01 p.m. by Chair McNelis.

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

Also Present: City Planner, Brigitte Wolf  
Recording Secretary, Gretchen Miotto  
Council Representative Kenneth Gafa  
Jill Bahm, Giffels Webster

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

Motion carried by the following vote:

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

Chair McNelis recognized the two new members, Mackinnon and Marx.

Commission Hamborsky arrived at 7:03 pm.

Chair McNelis recognized Council Representative Gafa.

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

**MOTION** by Gilezan, seconded by O'Keefe, to accept tonight's agenda as presented.

Motion carried by the following vote:

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

**MOTION** by O’Keefe, seconded by Fenton, that the October 22, 2024, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

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

The first item on the agenda was to continue to host a **Public Hearing to Consider the Draft Master Plan for Adoption**.

No one wished to speak in support of the Master Plan.

No one wished to speak in opposition of the Master Plan.

**MOTION** by Gilezan, seconded by Fuller, to close the **public hearing for the Consideration of the Draft Master Plan for Adoption**.

Motion carried by the following vote:

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

Chair McNelis closed the public hearing for the **Consideration of the Draft Master Plan for Adoption** at 7:05 pm.

There was no **New Business** to discuss.

The next topic under **Old Business** was **Consideration of the draft 2024 Master Plan for adoption**.

Jill Bahm of Giffels Webster spoke about the progress and offered one last priority exercise to be done before or after the other two items in Old Business. There were no additional comments.

**MOTION** by Gilezan, seconded by O’Keefe, to receive and place on file two resolutions related to the Master Plan.

Motion carried by the following vote:

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

**MOTION** by Gilezan, seconded by O’Keefe, that the Planning Commission adopt the Master Plan.

Motion carried by the following vote:

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

The next item under **Old Business** was **Consideration of Recommending the Special Land Use for a Class C Licensed Restaurant at 20710 Mack Avenue.**

Chair McNelis recused himself from items B-E.

**MOTION** by Gilezan, seconded by Fuller, to recuse Chair McNelis based on his affiliation with the two projects under review.

Motion carried by the following vote:

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

Planner Wolf provided an overview of the requirement for a Special Land Use in order for alcohol to be served. There are no conditions necessary in order to approve the Special Land Use. Each Special Land Use is independent of obtaining a liquor license. The site is sufficient to comply with the Master Plan.

**MOTION** by Fuller, seconded by Gilezan, that the Planning Commission recommend Special Land Use for a Class C Licensed Restaurant to 20710 Mack Avenue.

Motion carried by the following vote:

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

The next item under **Old Business** was **Consideration of the Site Plan of 20710 Mack Avenue for Approval.**

Planner Wolf provided an overview and noted that the Building Department recommends approving the Site Plan with 4 conditions: 1) Council approves the Special Land Use; 2) the number employees does not exceed 17, based on off-street parking requirements; 3) the installation of a protective barrier between the length of the off-street parking space and the sidewalk along Mack Avenue; and 4) screening around the dumpster is provided, satisfying the requirements of the Planning Commission and the Ordinance.

Victor Ansara spoke on behalf of the project and stated they feel all conditions are acceptable.

**MOTION** by Fuller, seconded by Fenton, that the Planning Commission approve the Site Plan of 20710 Mack Avenue with the inclusion of the 4 outlined conditions.

Motion carried by the following vote:

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

The next item under **Old Business** was **Consideration of Recommending the Special land use for a Class C Licensed Restaurant at 20195 Mack Avenue.**

Planner Wolf provided an overview of the requirement for a Special Land Use in order for alcohol to be served. There are no conditions necessary in order to approve the Special Land Use. Each Special Land Use is independent of obtaining a liquor license. The site is sufficient to comply with the Master Plan.

**MOTION** by Gilezan, seconded by Fuller, that the Planning Commission recommend Special Land Use for a Class C Licensed Restaurant to 20195 Mack Avenue.

Motion carried by the following vote:

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

The next item under **Old Business** was the **Consideration of the Site Plan of 20195 Mack Avenue for Approval.**

Planner Wolf provided an overview and noted that the Building Department recommends approving the Site Plan with 6 conditions: 1) The special land use for on-site sale and consumption of alcohol is approved by Council; 2) The number of employees in the largest shift does not exceed 5, based on off-street parking requirements on site, otherwise the parking configuration and dumpster location must be improved to create additional parking spaces; 3) A protective barrier between the length of the off-street parking space and the sidewalk along Norwood Drive is provided; 4) The shrubbery screen along the western property line facing the residential property is improved to not encroach on the public alley and improved to screen the entire length of the property, or the dumpster is relocated to the SW corner of the site with an enclosure to screen the property; 5) The dumpster screening is enhanced to satisfy the requirements of the Planning Commission and the Ordinance; and, 6) A city outdoor café permit and Wayne County approval is obtained for the outdoor seating in the public right-of- SPECIAL

way. Planner Wolf stated the city believes they can work with the applicant to meet all conditions administratively.

Branden McRill spoke on behalf of the project and is agreeable to all recommended conditions.

**MOTION** by Hamborsky, seconded by Fuller, that the Planning Commission approve the Site Plan of 20195 Mack Avenue with the inclusion of the 6 outlined conditions.

Motion carried by the following vote:

YES: Fenton, Fuller, Gilezan, Hamborsky, Mackinnon, Marx, O’Keefe

NO: None

ABSTAIN: McNelis

ABSENT: Vitale

Under **Public Comment**, no one wished to be heard.

Next, the Planning Commission returned to the Master Plan priority exercise to assist with their recommendations to the Committee-of-the-Whole. All present commission members participated in the exercise by indicating their priorities.

Jill Bahm recommended that the priorities be reviewed and that City Council be allowed to add their thoughts. Bahm will provide another poster for “ongoing projects”. Planner Wolf will consolidate the exercise outcome to take to City Council.

Giffels Webster will add the resolution to the final Master Plan document and prepare it for website publication.

**MOTION** by Marx, seconded by Mackinnon, to adjourn at 8:15 p.m.

Motion carried by the following vote:

YES: Fenton, Fuller, Gilezan, Hamborsky, Mackinnon, Marx, McNelis, O’Keefe

NO: None

ABSENT: Vitale

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