

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **JANUARY 27, 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 7:00 p.m. by Chair Fenton.

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

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

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

Motion carried by the following vote:

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

Chair Fenton recognized Council Representative Gafa.

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

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

Motion carried by the following vote:

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

MOTION by O'Keefe, seconded by Fuller, that the December 9, 2025, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

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

The first item under **Public Hearings**, was to **host a Public Hearing on the Special Land Use for 21800 Marter Road.**

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

Motion carried by the following vote:

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

Chair Fenton opened the public hearing at 7:04 pm.

Planner Jankowski provided an overview of the Special Land Use, the recent rezoning to CF – Community Facilities, that was approved earlier this month, and that St. Clair Shores, where the majority of the property lies, has passed this.

Mike Blaneck, of Stucky-Vitale Architects, representing the applicant, was present to answer any questions.

The following residents were heard:

1. Gary Felts, 1680 Oxford, stated he is not opposed, but took issue with the McKenna memo, dated January 13, 2026 where they state there would be “no disruption to Residential Areas, Parking or Traffic”, when there is now an empty field and there will be a 40,000 square foot building.
2. Lynne Aldrich, 1501 Oxford, while not in favor or opposition, agrees with Mr. Felts in that the memo stating there would be no disruption, without doing a traffic study, is not accurate.

No one wished to speak in opposition to the rezoning.

MOTION by Gilezan, seconded by Schulte, to **close the public hearing on the Special Land Use for 21800 Marter Road.**

Motion carried by the following vote:

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

Chair Fenton closed the public hearing at 7:08 pm.

The next item, under **New Business**, was to **Consider the Special Land Use for 21800 Marter Road.**

Planner Jankowski provided an overview of McKenna’s review based on the Zoning Ordinance on Special Land Use.

MOTION by Schulte, seconded by O’Keefe, that the Planning Commission recommend the Special Land Use for 21800 Marter Road to City Council for approval.

Motion carried by the following vote:

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

The next item, under New Business, is to **Consider the Site Plan for 21800 Marter Road.**

Planner Jankowski provided an overview of McKenna's review of the site plan and that St. Clair Shores has already approved it, and McKenna recommends 8 additional evergreens to lessen the visibility impact on residents across the Milk River.

Mike Blanek, of Stucky-Vitale Architects, representing the applicant, spoke about the design and stated they will add any trees that are recommended.

Mike Melhem, 40 Stonehurst, GPS, applicant, provided details on the hours of operation (7 am- 10pm); the roller doors (for ventilation only on nice days – the building is air-conditioned); the lighting on the required exit door will be downlit only; there will be nothing on the roof other than the ability to accommodate future solar panels per Michigan Building Code.

MOTION by O'Keefe, seconded by Schulte, that the Planning Commission approve the Site Plan for 21800 Marter Road and recommend approval to City Council with the inclusion of the additional screening and subject to City Council approving the Special Land Use.

Motion carried by the following vote:

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

The next item, under **New Business**, was the **Election of 2026 Planning Commission Chair and Vice Chair.**

MOTION by Fenton, seconded by O'Keefe, to nominate Hamborsky for Chair.

Motion carried by the following vote:

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

Hamborsky accepted the nomination for Chair.

MOTION by Gilezan, seconded by Fuller, to nominate Marx for Vice-Chair, subject to Marx accepting the nomination.

Motion carried by the following vote:

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

The next item, under **Old Business**, was to **Consider the Site Plan for 20160 Mack Avenue**.

Planner Jankowski provided an overview of the revised Site Plan, including the demolition of the existing building; a two-story, mixed-use building will be constructed: the first floor, approximately 8,800 square feet – no tenants identified yet, but may include up to one quick-service restaurant (not to exceed 3,200 square feet), with no drive-throughs permitted. Any future proposed uses will be reviewed for compliance with the permitted uses of the C, Commercial Business District; the second floor will have up to seven residential units; the rear parking will be improved with landscaping.

City Attorney Walling confirmed that the conditional rezoning agreement has been fully executed and will be filed immediately.

Mike Blaneck, of Stucky-Vitale Architects, representing the applicant was present to respond to questions. The outdoor seating location will be finalized based on the tenant. Window boxes are proposed, though the final version will include the detailed landscape plan. All lighting was reviewed and provided in the updated photometric plan that was provided during the meeting. They feel a 5-foot wall is appropriate and they will pursue a variance for that. The construction process is moving forward to apply for a permit as soon as they can.

MOTION by Fuller, seconded by O’Keefe, that the Planning Commission approve the Site Plan for 20160 Mack Avenue subject to the following conditions:

1. Samples of the proposed building materials are provided to the Planning Commission at their meeting for review and are found acceptable;
2. Lighting intensity and placement is reduced and adjusted on a revised photometric plan for administrative review;
3. That compliance with the screening wall requirements provides one of two options: a) reduce the masonry wall height to 4 feet, or b) submit for, and receive, a variance for a taller masonry wall;
4. A revised landscape plan is submitted for administrative review, which provides species for all proposed vegetation.

Motion carried by the following vote:

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

The next item was the **Building Official’s Report – December 2025 to January, 2026**.

Planner Jankowski reported on the current projects and their progress toward completion.

The next item was the **City Council Reports for December, 2025, and January, 2026**.

Commissioner Hamborsky attended the December 2 meeting, where the first reading of the rezoning of 20160 Mack was approved for a second reading on January 5 (which was also approved).

Commissioner Marx will report on the January meetings next month.

Commissioner O’Keefe will attend the February meetings.

Under **Information Only**, Planner Jankowski had a few items:

- The 2025 Planning Commission Annual Report will be presented at the next meeting;
- The scam emails requesting money that appear to be from the Building Department are still being received by applicants.

Discussion ensued around the Planning Commission budget and whether it would apply to educational courses that are listed in the provided brochure, and yes, it would.

Chair Fenton welcomed Mr. Schulte to the commission and thanked him for joining. He will contact Commissioner Marx about the Vice-Chair nomination.

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

1. Lynne Aldrich, 1501 Oxford, feels that “administrative decisions” as mentioned in McKenna memos should be brought to the Commission so the public can hear.
2. Gary Felts, 1680 Oxford, spoke about inconsistencies in the McKenna memos, specifically Eastside Dermatology and 20160 Mack. Also, after a conversation with a Council member who thanked him for getting involved in what could have been “a big mistake” at 20160 Mack, he admonished the Planning Commission & City Council for not “stopping a big mistake” – it shouldn’t have to be the residents.

MOTION by Fuller, seconded by O’Keefe, to adjourn at 8:02 p.m.

Motion carried by the following vote:

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

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