

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY OF GROSSE
POINTE WOODS HELD ON MONDAY, MAY 6, 2024, 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 7:32p.m. by Mayor Bryant.

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

Also Present: City Administrator Schulte
Assistant City Administrator Como
City Attorney Walling
City Clerk Antolin
Deputy Treasurer/Comptroller Schmidt
City Planner Wolf

Motion by Brown, seconded by Gafa, that Councilmembers McConaghy and Vaughn be excused from tonight's meeting.

Motion carried by the following vote:

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

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

The following Commission members were in attendance:

- Catherine Dumke, Senior Citizens' Commission
- John Vitale, Planning Commission
- Donna O'Keefe, Planning Commission
- George Bailey, Planning Commission

Motion by Granger, seconded by Gafa, that the City Council receive and place on file the revised May 6, 2024 Council Agenda/Pink and the April 15, 2024 Committee-of-the-Whole minutes.

Motion carried by the following vote:

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

Motion by Granger, seconded by Koester, 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, Granger, Koester
No: None
Absent: McConaghy, Vaughn

Motion by Koester, seconded by Granger, that all items (6A-6E) on the **Consent Agenda be approved as presented.**

A. Appointments

1. Community Tree Commission (Mayoral)
 - a) Biographical Sketch - Kate Colborn - Term to expire: 12/31/25
 - b) Biographical Sketch - Stevan Skorupski - Term to expire: 12/31/24

B. Approval of Minutes

1. Council 04/15/24
2. Committee-of-the-Whole Sitting As Finance Committee 04/15/24 with Recommendation*
*Recommendation to Council to approve the Proposed FY 2024-2025 Budget as presented.
3. Compensation and Evaluation Committee 05/15/23
4. Planning Commission 03/26/24
5. Beautification Advisory Commission 03/13/24

C. Proclamation

1. Holocaust Memorial - "Days of Remembrance" (May 5 - 12)
2. National Military Appreciation Month (May)
3. Peace Officers Memorial Day (May 15) / National Police Week (May 12 - 18)

D. Resolution

1. Grosse Pointe Woods - Social District
 - a) Memo 05/03/24 – City Planner Wolf
 - b) Proposed Resolution
 - c) Operations and Maintenance Plan
 - d) GPW Social District Participation Permit
 - e) Exhibit A: Proposed Social Districts with Marked Qualified Businesses
 - f) Exhibit B: Proposed Northern Social District
 - g) Exhibit C: Proposed City Hall Social District

E. Claims and Accounts

1. Anderson, Eckstein & Westrick, Inc. (AEW) - City Engineers
 - a) Hampton Rd. Water Main & Resurface (Mack/Marter) - Invoice No. 149841 - Proj. No. 0160-0456 - 04/15/24 - \$641.43.
 - b) Torrey Rd. Pump Station Capital Improvement Plan - Invoice No. 149842 - Proj. No. 0160-0457 - 04/15/24 - \$800.10.
 - c) Water System CDSMI - Invoice No. 149844 - Proj. No. 0160-0461 - 04/15/24 - \$1,229.31.
 - d) Lake Front Park Splash Pad - Invoice No. 149848 - Proj. No. 0160-0465 - 04/15/24 - \$1,714.50.
 - e) 2023 Sewer Rehab Program - Invoice No. 149852 - Proj. No. 0160-0468 - 04/15/24 - \$162.90.
 - f) Torrey Rd. Pump Station Generator - Invoice No. 149857 - Proj. No. 0160-0473 - 04/15/24 - \$1,557.00.
 - g) 2023-2024 General Engineering - Invoice No. 149900 - Proj. No. 0160-0472 - 04/15/24 - \$5,249.01.
 - h) Roslyn Rd. Water Main & Resurface (Mack/Marter) - Invoice No. 150092 - Proj. No. 0160-0464 - 04/19/24 - \$7,718.34.
2. McKenna - Building/Planning Services
 - a) Invoice No. 21849-89 - Building Services - March 2024 - 04/19/24 - \$33,954.75.

- b) Invoice No. 22-064-25 - Planning Services - March 2024 - 04/18/24 - \$5,208.75.
- 3. Tokio Marine HCC - Deductible Invoice - Claim No. 197417 - Date of Loss: 06/07/20 - Policy No. PKG81410016 - 04/19/24 - \$15,000.00.
- 4. WCA Assessing - Assessing Services - Invoice No. 041524 - May 2024 - 04/16/24 - \$7,175.58.

Motion carried by the following vote:

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

Mayor Bryant read aloud the proclamations regarding the Holocaust Memorial – “Days of Remembrance” (May 5–12), National Military Appreciation Month (May), and Peace Officers Memorial Day (May 15)/Nation Police Week (May 12-18).

The City Council recessed the Regular City Council Meeting and convened as a Zoning Board of Appeals at 7:40 p.m. Upon conclusion of the Zoning Board of Appeals meeting, the City Council reconvened at 8:01 p.m.

THE MEETING WAS THEREUPON OPENED AT 8:02 P.M. FOR A PUBLIC HEARING TO HEAR THE APPLICATION OF BUCCELLATO DEVELOPMENT, 20100 MACK AVENUE, GROSSE POINTE WOODS, WHO IS REQUESTING REZONING AND SPECIAL LAND USE.

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

- 1) RO-1 (Restricted Office) to C (Commercial) Rezoning:
 - a. Rezoning Review 05/01/24 - City Planner Wolf
 - b. Rezoning Application
 - c. Site Plan Review Application
 - d. Memo 03/25/24 - Director of Public Safety Kosanke
 - e. Memo 05/03/24 - Director of Public Services Kowalski

- f. Affidavit of Property Owners Notified with List
- g. Parcel Map
- h. Affidavit of Legal Publication
- i. Site Plan Transmittal Cover Sheet
- j. Site Plans (3)

2) Special Land Use Request:

- a. Special Land Use Review 05/01/24 - City Planner Wolf
- b. Rezoning Application
- c. Site Plan Review Application
- d. Memo 03/25/24 - Director of Public Safety Kosanke
- e. Memo 05/03/24 - Director of Public Services Kowalski
- f. Affidavit of Property Owners Notified with List
- g. Parcel Map
- h. Affidavit of Legal Publication
- i. Site Plan Transmittal Cover Sheet
- j. Site Plans (3)

Motion carried by the following vote:

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

City Planner Wolf provided an overview of the petitioner's requests to rezone 20100 Mack Avenue from RO-1 (Restricted Office) to C (Commercial) and approval for a Special Land Use for a children's event space.

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

- John Vitale, Stucky Vitale Architects
- Lisa Abbey, 1620 Faircourt St. (not in favor/nor opposed)

The Chair asked if anyone from the audience wished to speak in opposition to the proposed rezoning request. Nobody wished to be heard.

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

- John Vitale, Stucky Vitale Architects
- Erin Danforth, 262 Lincoln Rd., Grosse Pointe City
- Wilson Moin, 1956 Allard Ave., Grosse Pointe Woods
- Stephen Armbruster, 1665 Fairholme Rd., Grosse Pointe Woods

The Chair asked if anyone from the audience wished to speak in opposition to the proposed Special Land Use request. Nobody wished to be heard.

Motion by Granger, seconded by Gafa, that the public hearing be closed at 8:23 p.m. Passed unanimously.

Motion by Granger, seconded by Koester, that the City Council concur with the City Planner's and Planning Commission's recommendations to approve the proposed rezoning at 20100 Mack Avenue from the RO-1 (Restricted Office District) to C (Commercial Business) based on the following finding of fact:

- a. The subject site has been sitting vacant and is situated on the Commercial Corridor;
- b. Being architecturally consistent with the neighboring residential neighborhood;
- c. Expanding the site to commercial uses aligns with the direction of the Master Plan Future Land Use Plan Map based on discussions throughout the 2023-2024 master planning process.

Motion carried by the following vote:

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

Motion by Brown, seconded by Gafa, that the City Council concur with the City Planner's and Planning Commission's recommendations to approve the special land use request for a children's event hall at 20100 Mack Avenue based on the findings of compliance with the Ordinance, listed in the review and with the following conditions:

- a. The site is approved for rezoning from the RO-1 district to the C district;
- b. A shared parking agreement or parking waiver is approved, if necessary;
- c. At least one off-street parking space is designated as a pick-up and drop-off loading space.

Motion carried by the following vote:

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

Motion by Koester, seconded by Granger, that the City Council approved the FY 2024-2025 Water and Sewer Budget as presented.

Motion carried by the following vote:

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

Motion by Granger, seconded by Gafa, that the City Council set May 20, 2024, for a Public Hearing to consider final adoption of the Proposed FY 2024-2025 budget, and to authorize the City Clerk to publish said Public Hearing Notice in the Grosse Pointe News.

Motion carried by the following vote:

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

Mayor Bryant accepted the resignation of Frank Romano from the Historical Commission with regret, and direct that appropriate thanks and recognition be sent to Mr. Romano.

Motion by Gafa, seconded by Granger, that the City Council appoint Steven Schmidt as the Pension Board Administrator.

Motion carried by the following vote:

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

Motion by Brown, seconded by Granger, that the City Council appoint Tina Hoenicke as the Pension Board Secretary.

Motion carried by the following vote:

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

Under New Business, the following individual was heard:

- Anthony Eid, Chairman of the Michigan Independent Citizens Redistricting Commission (MICRC). Mr. Eid provided an overview of the process/procedures of the Michigan Independent Citizens Redistricting Commission with current updates of Grosse Pointe Woods' district boundaries for the State House and State Senate. A brief discussion ensued regarding the city's opposition to the current changes to the State House district boundaries. Mr. Eid also provided the website www.Michigan.gov/MICRC for more information.
- Mayor Bryant addressed the Grosse Pointe Public Library Trustee Appointment to be discussed at a future meeting.

Under Public Comment, the following individual was heard:

- Marsha Cooper, 1208 Brys Dr. – Addressed neighborhood cats and submitted a document from the Humane Society titled "Managing Community Cats: A Guide for Municipal Leaders".

Motion by Granger, seconded by Koester, to **adjourn tonight's meeting** at 8:57 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
City Clerk

Arthur W. Bryant
Mayor