

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **JUNE 23, 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 Hamborsky.

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

Also Present: City Planner Laura Mangan
Recording Secretary Gretchen Miotto

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

Motion carried by the following vote:

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

Chair Hamborsky 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 and place on file.

Motion carried by the following vote:

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

MOTION by O'Keefe, seconded by Fenton, that the May 26, 2026, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

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

Commissioner Fuller arrived at 7:05 p.m.

The first item, under **New Business**, was the Site Plan Review for 20930 Mack Avenue: Reuse the Building as a New Bar/Restaurant.

Planner Mangan provided an overview of the site plan submitted by M&D Mack Ave LLC for the operation of a bar and restaurant in an existing single-story, multi-tenant building, formerly known as Pendy's. No drive-thru is proposed, and dining is restricted to the restaurant interior and existing patio area. The site is zoned C, Commercial Business District where retail businesses, including bars and restaurants, and outdoor patio areas are permitted. Special Land Use approval is not needed because the application was submitted within the year-long re-occupancy window following Pendy's closure, however site plan review and approval is still required prior to issuance of a Certificate of Occupancy. All proposed improvements to the space are interior only. Hours of operation are to be 4 p.m. to 11 p.m. daily. The name/type of bar/restaurant have not been submitted.

MOTION by Fenton, seconded by O'Keefe, that the Planning Commission conditionally approve the site plan for 20930 Mack Avenue, subject to the following items:

1. A note is added to the site plan stating: "No signage is approved as part of site plan; future signage will be submitted under separate cover."
2. The location for, and details of, a trash receptacle enclosure are identified and provided on a revised site plan, bringing the existing trash facility into zoning compliance, and are to be reviewed administratively.

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 – May to June 2026**.

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

Commissioner Fenton reported that Premier Hockey was approved at the June 1 meeting, and there were no items pertinent to the Planning Commission at the June 15 meeting.

Commissioner Gilezan will attend the July City Council meetings.

Under **Information Only**, Planner Mangan confirmed that the city was granted the 6-month requested extension to adopt the new Zoning Ordinance and that the sub-committee will be further discussed at the July meeting. The new adoption date is June 2027.

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

- Lynne Aldrich, 1501 Oxford, is delighted to see the amount of engagement is planned for the rezoning discussions and that the residents will have the opportunity to engage with the Planning Commission. She questioned how the city is monitoring the destruction of 20160 Mack Avenue and ensuring the asbestos is abated and that the backfill land is not contaminated.

MOTION by Schulte, seconded by Gilezan, to adjourn at 7:18p.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