

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, AUGUST 18, 2025, 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 7:04 p.m. by Mayor Bryant.

PRESENT: Mayor Bryant
Council Members: Brown, Gafa, Granger, Koester, McConaghy, Motschall
ABSENT: None

Also Present: City Administrator Schulte
Assistant City Administrator Como
City Attorney Walling
City Treasurer/Comptroller Schmidt
Deputy City Clerk Miotto
City Planner Haw
Director of Public Safety Kosanke
Director of Information Technology Caps

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

The following Commission members were in attendance:

- Melinda Billingsley, Citizens' Parks and Recreation Commission
- Donna O'Keefe, Planning Commission
- Mike Fuller, Planning Commission
- Catherine Dumke, Senior Citizens' Commission
- David Bryk, Historical Commission
- Christina Pitts, Tree Commission

Motion by McConaghy, seconded by Gafa, 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, McConaghy, Motschall
No: None
Absent: None

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

A. Approval of Minutes

1. Council 08/04/25
2. Committee-of-the-Whole 08/04/25

B. Monthly Financial Report

1. July 2025

C. Bids/Proposals/Contracts

1. Retention of Labor Services.
 - a) Memo 08/07/25 - City Administrator Schulte
 - b) Letter 08/05/25 - Carol A. Rosati (Rosati, Schultz, Joppich, and Amtsbuechler, P.C.)
2. Camera System - Lake Front Park.
 - a) Memo 08/07/25 - Information Technology Manager Capps
 - b) Proposal 5758-1-0 07/31/25 - Pointe Alarm
3. 2024 CDBG Subrecipient Agreement
 - a) Memo 08/8/25 - Assistant City Administrator Como
 - b) Council Minutes Excerpt 02/12/25
 - c) Subrecipient Agreement (Term 07/01/24 through 06/30/26)
 - d) Certificate of Insurance
4. Municipal Credit and Community Interlocal Agreement Between Suburban Mobility Authority For Regional Transportation and Grosse Pointe Woods
 - a) Memo 08/14/25 - City Administrator Schulte/Assistant City Administrator Como
 - b) Proposed Municipal Credit and Community Interlocal Agreement
 - c) Council Minutes Excerpt 06/16/25

D. Claims and Accounts

1. Anderson, Eckstein & Westrick, Inc. (AEW) - City Engineers
 - a) LFP Boat Launch Parking Lot - Invoice No. 159666 - Proj. No. 0160-0480 - 08/04/25 - \$3,272.07.
 - b) 2025 Sewer Rehab Program - Invoice No. 159667 - Proj. No. 0160-0495 – 08/04/25 - \$23,578.84.
 - c) Wedgewood Resurface (Vernier/Hawthorne) - Invoice No. 159668 - Proj. No. 0160-0496 - 08/04/25 - \$11,637.50.
 - d) Lee Ct., Doyle Ct. & Thorntree Water Mains - Invoice No. 159669 - Proj. No. 0160-0497 - \$19,125.00.
 - e) 2025-2026 General Engineering - Invoice No. 159670 - Proj. No. 0160-0498 - 08/04/25 - \$3,743.40.

- f) Ghesquiere & Lakefront Park Bldg Renovations - Invoice No. 159699 - Proj. No. 0160-0479 - 08/05/25 - \$666.65
 - g) Vernier Rd. & Mack Ave. Intersection Improvement - Invoice No. 159778 - Proj. No. 0160-0455 - 08/07/25 - \$37,804.54.
 - h) Ghesquiere Park Walking Path - Invoice No. 159779 - Proj. No. 0160-0482 - 08/07/25 - \$6,720.91.
 - i) 2025 Miscellaneous Concrete Program - Invoice No. 159780 - Proj. No. 0160-0493 - 08/07/25 - \$40,779.60.
 - j) 2024 Concrete Pavement Repair Program - Proj. No. 0160-0477 - Final Pay Estimate - Mattioli Cement Co. LLC - 08/08/25 - \$5,000.00.
 - k) Lake Front Park Building Renovation - Proj. No. 0160-0479 - Payment Invoice No. 04 - In-Line Construction - 08/06/25 - \$49,881.72.
- 2. Hallahan & Associates, P.C. - Professional Services - Invoice No. 23036 - July 2025 - 08/01/25 - \$60.37.
 - 3. Keller Thoma - Legal Services - Invoice No. 128016 - July 2025 - 08/01/25 - \$87.50.
 - 4. Rosati, Schultz, Joppich & Amtsbuechler, P.C. - Legal Services - Invoice No. 1084025 - July 2025 - 08/13/25 - \$8,878.60.
 - 5. York, Dolan & Tomlinson, P.C. - Legal Services - Invoice No. 318 - July 2025 - 08/05/25 - \$2,309.50.

Motion carried by the following vote:

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

ORDINANCE First Reading: Zoning Ordinance Map Amendment (Rezoning) 20160 Mack Avenue From RO-1 (Restricted Office District) to C (Commercial District)

- 1) Memo 08/14/25 - City Planner Haw
- 2) Rezoning Application
- 3) Protest Petition with map
- 4) Rezoning Report 04/16/25 - City Planners Jankowski/Warren
- 5) Planning Commission Minutes Excerpt 07/22/25
- 6) Traffic Analysis 08/11/25 - Fleis & Vandenbrink
- 7) Traffic Analysis 08/14/25 - National Transportation Safety Organization (NTSO)

Motion by McConaghy, seconded by Brown, that City Council concur with the City Planner's and Planning Commission's recommendations and approve the first reading of the ordinance and zoning map amendment for the proposed rezoning at 20160 Mack Avenue (Parcel ID 40-009-01-0001-000) from the RO-1 Restricted Office District to the C Commercial Business District, based on the following findings of fact and set a date of September 8, 2025, for a second reading and final adoption, and to authorize the City Clerk to publish same by title in the Grosse Pointe News:

- a) The proposed site is architecturally consistent with the neighboring residential neighborhood; and
- b) There is demand for more commercial retail along the Mack Avenue corridor in Grosse Pointe Woods, and to promote walkability, and
- c) The rezoning to support mixed use along Mack Avenue aligns with the newly adopted 2024 Master Plan and Future Land Use Plan Map, which shows Corridor Mixed Use, aligning with the C (Commercial Business District), for the subject site and sites up and down the same side of Mack Avenue.

Discussion ensued and City Attorney Walling clarified that this vote, to set a date and time for the second reading must pass by 4, and final adoption will require a 5-majority vote in order to pass.

Council member Koester stated that he would not be voting in favor of this rezoning at this time and his reasons. Council member McConaghy stated that as a legislative body, to deny property owners east of Mack Avenue similar rights and privileges afforded to property owners west of Mack Avenue, they are required to have a compelling reason. After hearing and reading the resident's concerns about the development of a certain piece of property, and finding an absence of a compelling reason legally, he will vote yes to afford the same rights and privileges to the property owners across the street. Council member Brown thanked the residents for their engagement in this process. She has heard their concerns and has listened to both sides of the issue and after reviewing and analyzing the data, she has concluded that doing nothing is not an option. She will vote yes as she believes that is the next best step to keep our city vibrant, and that rezoning to commercial does not mean we lose our small-town charm and it would actually enhance it. Council member Granger stated that in the process of talking with residents, and reviewing all the documents, she's heard the most concern about what businesses would go into the property. Previously, when Kroger wanted to open in the city, Council was able to put some restrictions on Kroger's as to delivery hours, and opening hours on Sunday's since they are next to a church. At this point, she will vote no on the rezoning due to the unknown factors that are of concern.

Planner Haw provided a brief overview of the timeline of this request that began in March 2025. After discussions and multiple public hearings during Planning Commission and City Council meetings, on July 22, 2025, the Planning Commission reaffirmed their recommendation to rezone the property. Two recent developments should be noted that the protest petition that residents submitted was reviewed and the result is that there must be a 4 person vote to move this to the second reading, and that a 5-majority will be required to pass the amendment. The traffic study was completed and the

findings concluded the NTSO did not find discernable impact as a result of this proposal on the current roadway.

Bruce Nichols, representing Justin Buccellato, the developer, spoke in support of the project, and reiterated they are asking for a C-Commercial designation in order to develop the property into usable space. There are no tenants at this time.

Motion carried by the following roll call vote:

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

THE MEETING WAS THEREUPON OPENED AT 7:37 P.M. FOR A PUBLIC HEARING ON A ZONING ORDINANCE MAP AMENDMENT (REZONING) OF 20160 MACK AVENUE, GROSSE POINTE WOODS, FROM RO-1 RESTRICTED OFFICE TO C COMMERCIAL BUSINESS.

The Chair asked if anyone from the audience wished to speak in favor of the proposed amendment. The following individuals were heard:

1. Melinda Billingsley, 20143 Doyle Ct
2. Donna O’Keefe, 1593 Torrey
3. Mike Fuller – 1230 N. Renaud

The Chair asked if anyone from the audience wished to speak in opposition to the proposed amendment. The following individuals were heard:

1. Christina Pitts, 1501 Oxford, questioned council proceedings/rules on the first reading. Stated the zoning ordinance has been violated.
2. Mark Supol, 961 S. Renaud, stated there are plenty of vacant commercial properties.
3. Joyce Janowski, 1070 N. Oxford,
4. Steve Lawrence, 1511 Oxford
5. Tambre Tedesco, 1665 Ford Ct., east Mack vs. west Mack
6. Helen Taylor, 1430 Oxford, opposed to proposed architecture, brought poster
7. Blagica Bottigliero, 1610 Fairholme
8. Lisa Abbey, 1620 Faircourt, east Mack vs. west Mack; unhappy with developer’s tone
9. Robert Musial, 806 N. Renaud, feels this public hearing is an act
10. Joann Platt-Shenstone, 1692 N. Renaud, opposes all rezoning
11. Russell Toles, 1640 Ford Ct., believes Master Plan is flawed

12. John McLellan, 1617 S. Renaud, feels procedures are not being followed and residents are not being allowed to speak and ask questions
13. Wendy Lawrence, 1511 Oxford, believes Master Plan should be revisited
14. Diane Karabetsos, 1221 Oxford, feels city doesn't listen & lacks communication
15. Terrence Kosky, 1571 S. Oxford, quoted payments to McKenna & their involvement in the Master Plan
16. Rich Carron, 1650 Fort Ct
17. Donna DeSantis, elected council members aren't representing their residents
18. Doug Ulmer, 19987 E. Clairview, quoted number of vacant buildings and traffic concerns
19. Leslie Mullinger, 1531 Oxford,
20. Patricia Kiska, 20050 Marford Ct., disappointed developer is not revealing what businesses will go into the new building
21. Diane Littlefield-Kegler 931 S. Renaud, concerned about traffic
22. Patrick Turnbull 1485 Fairholme, concerned about C development and asked about alternatives
23. Kristen Buccellato, 1011 S. Renaud, no relation to developer, opposes national restaurant chains and feels there is a lack of transparency on the project
24. Gary Felts, 1680 Oxford, spoke about east vs. west Mack, and visibility in crossing Mack
25. Patricia Dougherty, 1665 S. Renaud, doesn't trust the city and used her time to address her neighbors
26. Lynne Aldridge, 1501 Oxford, accused the city of not following processes & procedures in the building department, of Council not following the Open Meetings Act, of the city being biased in favor of the developer
27. Jon Dougherty, 1665 S. Renaud, opposes all rezoning on Mack, questioned the integrity of the commissions and the city council
28. Catherine Dumke, 20081 E. Ballantyne, admonished residents for not regularly attending meetings and not paying attention to what and how the city does business.
29. Mary Beth Nicholson, 1672 N. Renaud, wants the city to engage residents and listen

Motion by Motschall, seconded by Koester, that the public hearing be closed at 9:06p.m. PASSED UNANIMOUSLY.

No New Business.

Under Public Comment, the following individuals were heard:

1. Gary Felts continued his prior comments, questioning the "facts" that were previously shared, and is opposed to the proposed architecture.
2. David Dyce, 1531 Oxford, suggested the Master Plan be reopened and have options other than just RO-1 to Commercial.

3. Blagica Bottiglierio, 1610 Fairholme, is disappointed in the pool hours, communications about them, and lack of lifeguards. Also questioned the 2-year residency requirement to apply for any city commissions.
4. Joann Platt-Shenstone, 1692 N. Renaud, likes the new Mack crossing signs and would like more of them south of Vernier.
5. Ed Zawol, 1081 Torrey, suggested a 3-way stop at Torrey & Fairford to slow traffic.
6. Russell Toles, 1640 Ford Ct., questioned by 20160 Mack needs to be torn down – he feels it's fine. Also stated there has been a barrel of dry-cleaning fluid sitting outside of 20477 Mack for years and feels it is a safety hazard.
7. Jon Dougherty read a letter on behalf of Karen Kaled, 1709 Manchester, opposing rezoning.
8. Margaret Potter, 1834 Allard, spoke about lifeguards and that GP Farms Park is closing for 2 years and maybe we could recruit those lifeguards.
9. Melinda Billingsley, 20143 Doyle Ct, spoke about the issues of the parking spots on Mack that limit visibility when turning and suggested those spots be reduced.
10. Christina Pitts, 1501 Oxford, appreciates council and staff for listening, and thanked the residents for their support.

Motion by Motschall, seconded by Koester, to **adjourn tonight's meeting** at 9:27p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Gretchen Miotto
Deputy City Clerk

Arthur W. Bryant
Mayor