

MINUTES OF THE ZONING BOARD OF APPEALS MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, AUGUST 17, 2026, 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 7:27 p.m. by Mayor Bryant.

Roll Call: Mayor Bryant
Council members: Brown, Granger, Koester, Motschall
Absent: Gafa, McConaghy

Also Present: City Manager Como
City Attorney Walling
Treasurer/Comptroller Schmidt
Director of Public Safety Kosanke
Director of Public Services Kowalski
City Planner Mangan
Recording Secretary Miotto

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

Motion carried by the following vote:

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

Motion by Granger, seconded by Brown, to accept the agenda as presented and for purposes of the Zoning Board of Appeals hearing, that the following items be presented to, and received by, the Zoning Board of Appeals for consideration:

- 1) Variance Review (08/12/26) - City Planner Mangan (Haw)
- 2) Zoning Board of Appeals Application and Narrative (07/20/26)
- 3) Site Plans (07/17/26)
- 4) Receipt of Payment (7/27/26)
- 5) Affidavit of Property Owners Notified with List & Parcel Map
- 6) Affidavit of Legal Publication

Motion carried by the following vote:

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

ZONING BOARD OF APPEALS
08-17-26 – 20

THE PUBLIC HEARING WAS THEREUPON OPENED AT 7:33 P.M. FOR A ZONING BOARD OF APPEALS HEARING UNDER THE PROVISIONS OF MICHIGAN ZONING ENABLING ACT PA 110 OF 2006, MCL 125.3101 ET SEQ, TO HEAR THE APPEAL OF 20311 MACK AVENUE LLC, 20311 MACK AVENUE, WHO IS APPEALING THE CITY'S OFF-STREET PARKING REQUIREMENTS.

City Planner Mangan provided an overview of the Petitioner's requests in accordance with the variance review dated August 12, 2026, and clarified questions from City Council.

The applicant for a proposed cosmetic surgery and medspa facility at 20311 Mack Avenue has requested a variance from the City's off-street parking requirements. The subject property contains an existing 5,488-square-foot medical office building on an approximately 7,045-square-foot parcel. The site currently provides four (4) dedicated off-street parking spaces, however, 14 total parking spaces are required by the Zoning Ordinance.

The subject property is zoned the C, Community Business District and is located on a corner lot with frontage along both Mack Avenue and Lochmoor Boulevard. The building and site are fully developed, and the applicant is not proposing an expansion of the existing building footprint.

The applicant requests the following variance, pursuant to the City's Zoning Ordinance:

Code Section Ordinance Requirements Proposed Requested Variance Sec. 50-5.3.H: Off-Street Parking: "For medical or dental centers or clinics, and professional offices of doctors, dentists or similar professions, one parking space is required for each 200 square feet of gross floor area."

Based on the square footage of the building: 14 off-street parking spaces are required.

Proposed: Four (4) off-street dedicated spaces are provided.

Requested Variance: Ten (10) off-street parking spaces

Per Section 50-7.15.I.1, the Zoning Board of Appeals may grant a variance only upon a finding that compliance with the restrictions would create a practical difficulty. A finding of practical difficulty, based on competent, material, and substantial evidence on the record, shall require the petitioner to demonstrate that all conditions are met.

Motion by Motschall, seconded by Granger, to accept and place on file the McKenna revised memo dated August 17, 2026.

Motion carried by the following vote:

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

The Chair asked if anyone from the audience wished to speak in favor of the proposed request.

The following individuals were heard:

Dr. Shelby Zare and Anthony Ansara, applicants, were present to answer questions.

Councilmember Granger asked the number of expected employees, and Dr. Zare stated that on non-surgery days there would be between 4 and 6, and on surgery days, there would be between 5 and 7. There would only be 1 patient at a time in surgery.

The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. No one wished to be heard.

Motion by Granger, seconded by Motschall, that the public hearing be closed at 7:43 p.m. PASSED UNANIMOUSLY.

Motion by Motschall, seconded by Koester, that the Zoning Board of Appeals concur with the City Planner's recommendation and **approve the requested variance of ten (10) off-street parking spaces from Section 50- 5.3.H, permitting four (4) dedicated off-street parking spaces where 14 spaces are otherwise required**, based on the 6 following findings of fact:

1. The approximately 7,045-square-foot property is already fully developed with an existing approximately 5,488-square-foot medical office building, leaving insufficient land area to accommodate the ten additional parking spaces required by the Ordinance.
2. The proposed cosmetic surgery and medspa facility represent the reuse of an existing commercial/medical office building for a use consistent with the intent of the C, Community Business District, and the applicant is not proposing to expand the existing building footprint.
3. The parking deficiency results from the existing size, configuration, and development of the property and was not created by the current applicant.
4. A lesser variance would not provide substantial relief because the physical constraints of the site provide little practical opportunity to construct additional off-street parking without substantially altering or removing portions of the existing building.
5. Four (4) dedicated off-street parking spaces will continue to be provided on the subject property, and the City-owned public parking lot across Lochmoor provides an additional nearby parking resource that can help accommodate parking demand within this portion of the commercial corridor.
6. Approval of the variance facilitates the productive reuse and continued occupancy of an existing commercial building, supports reinvestment along the Mack Avenue corridor, and is not anticipated to adversely affect surrounding properties or compromise public health, safety, or welfare.

Motion carried by the following vote:

Yes: Brown, Bryant, Granger, Koester, Motschall

No: None

Absent: Gafa, McConaghy

Nobody wished to be heard under **New Business/Public Comment**.

Motion by Motschall, seconded by Koester, that tonight's meeting minutes be immediately certified.

Motion carried by the following vote:

Yes: Brown, Bryant, Granger, Koester, Motschall

No: None

Absent: Gafa, McConaghy

Motion by Granger, seconded by Koester, to adjourn tonight's meeting.

Motion carried by the following vote:

Yes: Brown, Bryant, Granger, Koester, Motschall

No: None

Absent: Gafa, McConaghy

Mayor Bryant declared tonight's Zoning Board of Appeals meeting adjourned at 7:45 p.m.

Respectfully submitted,

Gretchen Miotto
Recording Secretary