

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **FEBRUARY 25, 2025**, IN THE COUNCIL-COURT ROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:00 p.m. by Chair Fenton.

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

Also Present: City Planner, Ashley Jankowski
Recording Secretary, Gretchen Miotto
Council Representative Kenneth Gafa

MOTION by Gilezan, seconded by Vitale, to excuse Commission Member Hamborsky from attendance at tonight's meeting.

Motion carried by the following vote:

YES: Fenton, Fuller, Gilezan, Mackinnon, Marx, McNelis, O'Keefe, Vitale
NO: None
ABSENT: Hamborsky

Chair Fenton recognized Council Representative Gafa.

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

Chair Fenton recognized and congratulated Commissioner Vitale on the award he received for over 30 years of service to the Planning Commission.

MOTION by Fuller, seconded by Vitale, to accept tonight's agenda as presented and accept and place on file the McKenna updated memo on Short Term Rentals dated February 24, 2025.

Motion carried by the following vote:

YES: Fenton, Fuller, Gilezan, Mackinnon, Marx, McNelis, O'Keefe, Vitale
NO: None
ABSENT: Hamborsky

MOTION by Vitale, seconded by Fuller, that the January 28, 2025, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

YES: Fenton, Fuller, Gilezan, Mackinnon, Marx, McNelis, O’Keefe, Vitale
NO: None
ABSENT: Hamborsky

Commissioner Hamborsky arrived at 7:15 p.m.

The first item, under **Old Business**, was to **discuss ongoing crosswalk improvements along Mack Avenue.**

Planner Jankowski provided an overview of the February 20, 2025, memo and background on previous discussions during the 2020 Vision Plan. The 2020 Vision Plan outlined the need for 6 new crosswalks. Discussion ensued as to whether the commission should prioritize one of the crosswalks based on government regulations, the Michigan State Police requirements, and data from GPW Public Safety on pedestrian traffic. Costs of crosswalks depend upon the type of crosswalk desired. Planner Jankowski will speak with Public Safety about the data.

This discussion will continue at the next meeting.

The next item, under **Old Business**, was **discussion on short-term rental ordinance language.**

Planner Jankowski reviewed the language proposed in the McKenna February 20, 2025, and February 24, 2025, memos and information from other communities. The February 24 memo, supported by City Attorney Tomlinson, indicates there would be no “grandfathering” of any existing short-term rentals as they are not lawful or permitted under the City Code of Ordinances. Discussion ensued as to the effective date of the ordinance amendment, and consensus was reached on January 1, 2026.

MOTION by Marx, seconded by Fuller, to schedule a Public Hearing for the March 25, 2025, Planning Commission meeting.

Motion carried by the following vote:

YES: Fenton, Fuller, Gilezan, Hamborsky, Mackinnon, Marx, McNelis, O’Keefe, Vitale
NO: None
ABSENT: None

The next item was the **Building Department Report, January 2025 to February, 2025.**

Planner Jankowski provided an overview of current projects and permits.

The next item was the **City Council Reports for February 3 and 24, 2025.**

Commissioner Gilezan spoke on the February meetings, highlighting the presentation on the development of the City Hall front lawn at the February 3 Committee-of-the-Whole, and the presentation on the tree canopy by the Tree Commission at the February 24 Committee-of-the-Whole.

Commissioner Vitale suggested that planting of a tree be required when building permits are requested.

Commissioner Marx reiterated the desire to improve the configuration of Cook Road during the 2028 project, particularly the burying of power lines, and to ensure the Planning Commission has input to AEW's plan. Planner Jankowski will speak with AEW on this topic. Commissioner Fenton recalled previous conversations about burying power lines and the expense that was quoted.

Commissioner Hamborsky will attend the March meetings.

The next item was **Information Only about the Planning Commission Budget and Budget Requests to Council.**

Planner Jankowski confirmed the 2024-2025 FY budget for the commission is \$3,025 and so far, we have spent \$725 of it. Budget increases must be requested of City Council. FY 2025-2026 budgets are being prepared now, so any increases should be requested now.

In order to gain further information and understanding on the design and the cost of crosswalks, the commission would have to contract with an appropriate entity, which will require funds in excess of \$3K.

Council Representative Gafa shared that the Planning Commission's request for a Committee-of-the-Whole (COW) meeting to share the 2024 Master Plan targeted goals was approved at the February 3 Council meeting. Mayor Bryant schedules COWs.

MOTION by Hamborsky, seconded by Gilezan, to request a budget increase of \$20K for FY 25-26 for resources to support the Master Plan targeted goals as reviewed by the COW at a future meeting.

Motion carried by the following vote:

YES: Fenton, Fuller, Gilezan, Hamborsky, Mackinnon, Marx, McNelis, O'Keefe, Vitale
NO: None
ABSENT: None

MOTION by Hamborsky, seconded by Vitale, to immediately certify the budget increase request.

Motion carried by the following vote:

YES: Fenton, Fuller, Gilezan, Hamborsky, Mackinnon, Marx, McNelis, O’Keefe, Vitale
NO: None
ABSENT: None

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

- Bethann Bayus, 1615 Ford Ct., asked about the plans for the front lawn of City Hall, and if there would be a public hearing on those.

Ms. Bayus also inquired about plans on planting more trees on the front lawn.

- Tambre Tedesco, 1665 Ford Ct., spoke against having an amphitheater across the street from her home.

MOTION by Gilezan, seconded by Vitale, to adjourn at 8:14 p.m.

Motion carried by the following vote:

YES: Fenton, Fuller, Gilezan, Hamborsky, Mackinnon, Marx, McNelis, O’Keefe, Vitale
NO: None
ABSENT: None

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