

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON DECEMBER 13, 2022, 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 7:05 p.m. by Chair Fuller.

Roll Call: Chair Fuller  
Planning Commissioners: Bailey, Fenton, Gerhart, Gilezan, Hamborsky, Vitale  
Absent: McNelis, O'Keefe  
Also Present: Planning Project Manager, Michael Boettcher, AICP

**MOTION** by Hamborsky, seconded by Gerhart to excuse Commissioner McNelis and Commissioner O'Keefe from attendance at tonight's meeting.

Motion carried by the following vote:

YES: Bailey, Fenton, Fuller, Gerhart, Gilezan, Hamborsky, Vitale  
NO: None  
Absent: McNelis, O'Keefe

The Planning Commission, Staff, and the Public Pledged Allegiance to the Flag.

**MOTION** by Fenton, seconded by Vitale that tonight's agenda be received and placed on file.

Motion carried by the following vote:

YES: Bailey, Fenton, Fuller, Gerhart, Gilezan, Hamborsky, Vitale  
NO: None  
Absent: McNelis, O'Keefe

**MOTION** by Gerhart, seconded by Vitale, that the November 22, 2022, Planning Commission Meeting Minutes be approved as submitted.

Motion carried by the following vote:

YES: Bailey, Fenton, Fuller, Gerhart, Gilezan, Hamborsky, Vitale  
NO: None  
Absent: McNelis, O'Keefe

The next item on the agenda was **Public Hearings**.

**MOTION** by Gilezan, seconded by Bailey, to open the public hearing for the proposed rezoning at 20100 Mack Avenue.

Motion carried by the following vote:

YES: Bailey, Fenton, Fuller, Gerhart, Gilezan, Hamborsky,  
NO: None  
Absent: McNelis, O'Keefe  
Abstain: Vitale

Chair Fuller opened the public hearing for proposed rezoning of 20100 Mack Avenue.

Planner Boettcher presented the review of the rezoning with the findings of fact.

No comments from the public.

**MOTION** by Gilezan, seconded by Bailey, to close the public hearing for the proposed rezoning at 20100 Mack Avenue.

Motion carried by the following vote:

YES: Bailey, Fenton, Fuller, Gerhart, Gilezan, Hamborsky,  
NO: None  
Absent: McNelis, O'Keefe  
Abstain: Vitale

Chair Fuller closed the public hearing.

The next item on the agenda was **Rezoning Application for 20100 Mack Avenue Rezoning.**

**MOTION** by Gerhart, seconded by Gilezan, to recommend approval of the rezoning at 20100 Mack Avenue from P-1 to RO-1 to City Council.

Motion carried by the following vote:

YES: Bailey, Fenton, Fuller, Gerhart, Gilezan, Hamborsky,  
NO: None  
Absent: McNelis, O'Keefe  
Abstain: Vitale

**MOTION** by Gilezan, seconded by Gerhart, to immediately certify the previous rezoning recommendation action for immediate effect, to be forwarded to City Council for their review and action.

Motion carried by the following vote:

YES: Bailey, Fenton, Fuller, Gerhart, Gilezan, Hamborsky,  
NO: None  
Absent: McNelis, O'Keefe  
Abstain: Vitale

The next item on the agenda was **Master Plan Update with Giffels Webster.**

Giffels Webster gave an introduction that included an update with the Master Plan process for the city. Discussion was held with the commission members.

The next item on the agenda was the **Building Official's Monthly Report.**

Planning Project Manager, Michael Boettcher with Mckenna gave BS&A report of new activity and additional insight on the projects coming through the Building Department.

The next item on the agenda was the **Council Reports.**

The November 7<sup>th</sup> and 21<sup>st</sup> City Council meetings were discussed at the last Planning Commission meeting.

There was no report necessary for the December 5<sup>th</sup> City Council meeting.

The next item on the agenda was the **PC Member Attendance at 2023 City Council meeting**. Commissioner McNelis was put onto the April meeting.

The next item on the agenda was the **2023 Planning Commission Meeting Schedule**. This was an informational overview of the 2023 Planning Commission meeting dates.

Under **New Business** held discussion for the January Planning Commission agenda and standing subcommittees.

Under **Public Comment**: None.

**MOTION** by Vitale, seconded by Bailey to adjourn at 8:03 p.m. Motion carried by the following vote:

Motion carried by the following vote:

YES: Bailey, Fenton, Fuller, Gerhart, Gilezan, Hamborsky, Vitale

NO: None

Absent: McNelis, O'Keefe

Respectfully Submitted, Alicia Warren  
Zoning Administrator