MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, OCTOBER 5, 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 7:03p.m. by Mayor Bryant.

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

Also Present:	City Manager Como
	City Attorney Walling
	Treasurer/Comptroller Schmidt
	City Clerk Antolin
	Director of Public Safety Kosanke
	City Planner (Jankowski) Abeid

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

The following Commission members were in attendance:

- Donna O'Keefe, Planning Commission

Motion by Gafa, seconded by McConaghy, 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, to approve all items (6A-6F) listed under the consent agenda as presented.

A. <u>Approval of Minutes</u>

1. Council 09/21/26
2. Committee-of-the-Whole 09/21/26
3. Zoning Board of Appeals 09/21/26

B. Items Received and Placed on File

1. Beautification Advisory Commission Minutes 07/08/26, 08/12/26 w/recommendation*

   *Recommendation requesting a budget not to exceed $2,000 for the purchase of residential award yard stakes.

2. Citizens' Recreation Commission Minutes 07/14/26 w/recommendation*

   *Recommendation requesting $750 for fall event in September at Ghesquiere Park.

3. Planning Commission Minutes 08/25/26 w/recommendations*

   *This recommendation is addressed at tonight's Public Hearing.

   **This recommendation was addressed at the 09/14/26 Council meeting.

C. Bids/Proposals/Contracts

1. Assumption Church and Cultural Center's Annual Senior Expo 2026 - Request for Parking at Lake Front Park
   a) Letter 09/15/26 - Joan DeRonne (Senior Expo Coordinator)
   b) Event Flyer
   c) Certificate of Liability Insurance

2. Budget Transfer - Canfield Equipment Service, Inc.
   a) Memo 09/28/26 - Director of Public Safety Kosanke
   b) Invoice No. 308101 - 08/13/26 - $37,430.05.

3. MDART Agreement Renewal
   a) Memo 10/01/26 - Director of Public Safety Kosanke
   b) Proposed Agreement

4. Update to Michigan Municipal League (MML) 2026 Convention
   a) Memo 10/01/26 - City Manager Como

D. Proclamation(s)

1. National Breast Cancer Awareness Month (October)

E. Resolution(s)

1. Hearts For Hope Foundation
   a) Letter 09/23/26 - Kaylajoy Yaek - President
   b) Article of Incorporation
   c) Foundation Bylaws
   d) Additional Filing Documents
   e) Local Governing Body Resolution for Charitable Gaming Licenses

F. Claims and Accounts

1. McKenna - Building/Planning Services
   a) Building Services - Invoice No. 21849-125 - August 2026 - 09/27/26 - $59,737.14.
   b) Planning Services - Invoice No. 22-064-58 - August 2026 - 09/27/26 - $4,673.75.

Motion carried by the following vote:
Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No: None
Absent: None

Thomas Peck, Grosse Pointe Public Library Board Member, provided a 2026 update of the Grosse Pointe Public Library and discussed the millage renewal that will be on the November ballot.

THE MEETING WAS THEREUPON OPENED AT 7:20 P.M. FOR A **PUBLIC HEARING** TO HEAR THE APPLICATION OF DAVID VERMIGLIO, WHICH IS REQUESTING A **SPECIAL LAND USE FOR 20567 MACK AVENUE, FOR A RESTAURANT (LITTLE GHOST II, LLC) IN THE EXISTING ± 2,100 SQUARE FOOT, SINGLE-STORY BUILDING.** THE PROPERTY IS LOCATED AT THE CORNER OF MACK AVENUE AND LENNON STREET AND IS ZONED THE C, COMMERCIAL BUSINESS DISTRICT WHERE "CARRY OUT RESTAURANTS" ARE A SPECIAL LAND USE.

Motion by McConaghy, seconded by Brown, that for purposes of the public hearing the following items be received and placed on file:

a) Memo 09/30/26 - City Planner (Jankowski) Abeid
b) Site Plans
c) Letter 09/20/26 - Arthur & Louise Eisenbrey (Residents)
d) Planning Commission Minutes Excerpt 08/25/26
e) Receipt of Payment
f) Affidavit of Property Owners Notified w/ List & Parcel Map
g) Affidavit of Legal Publication

Motion carried by the following vote:
Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No: None
Absent: None

City Planner Abeid provided an overview of the request as presented on the Special Land Use memorandum dated September 30, 2026, and answered questions from Council.

The questions discussed were regarding:

- Photometric Plan
- Requirements of a special land use for carry-out restaurants
- Issues and resolutions at location in Ferndale including congestion, traffic and parking
- Hours of operation
- Zoning Ordinance update and its effects on future businesses

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

- Chip Berschback, Attorney representing petitioner
- David Vermiglio, Petitioner
- Chris Johnson & Chelsea, Design Team – presented additional site plans and color samples

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

- Deb Kraft, 1890 Beaufait Dr.
- Kelley Hauschulz, 1907 Lennon St.
- Dona Desantis Reynolds, 563 Shoreham Rd.
- Carl Hauschulz, 1907 Lennon St.
- Linda Janson, 1899 Lennon St.
- Lisa Crillo, 1890 Lennon St.

Motion by Granger, seconded by Gafa, that the City Council receive and place on file a letter of support for the special land use request.

Motion carried by the following vote:
Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No: None
Absent: None

Motion by Koester, seconded by Granger, that the City Council receive and place on file the petitions submitted opposing the special land use request.

Motion carried by the following vote:
Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No: None
Absent: None

Motion by Motschall, seconded by Koester, that the public hearing be closed at 8:06 p.m. PASSED UNANIMOUSLY.

Discussion ensued regarding requirements of outdoor seating and concerns of trash, rodents, noise, lights, and traffic. It was suggested to investigate the option of hosing down dumpsters as a requirement.

It was stated that the initial congestion in Ferndale declined within 6-8 weeks. A larger building and kitchen modification will enhance the speed of service and ease congestion in Grosse Pointe Woods. Capacity and timeframe with volume of customers was addressed. It was mentioned that 90% of orders are online, which reduces wait times.

Director of Public Safety Kosanke commented on parking issues, complaints, traffic, and enforcement.

Motion by McConaghy, seconded by Brown, that the City Council concur with the recommendations of the Planning Commission and City Planners to approve the Special Land Use and site plans for 20567 Mack Avenue (Little Ghose Restaurant), with the following outstanding conditions:

1. The hours of deliveries are no earlier than 9:00 a.m.
2. The draft shared parking agreement is found acceptable to the City Attorney and executed. A copy of the agreement will then be placed on file with the city.
3. A photometric plan is provided for administrative review.
4. Signage is submitted under separate cover.

Motion carried by the following vote:
Yes: Brown, Bryant, Koester, McConaghy, Motschall
No: Gafa, Granger
Absent: None

City Planner Abeid provided an overview of her document "Zoning Ordinance Update: Discussion of Article 10" dated September 30, 2026. It was clarified that the name Zoning Board of Appeals and Board of Zoning Appeals is interchangeable.

Council appreciated the excellent formatting and ease of understanding of the update. It was clarified that fees can be changed by resolution.

Discussion ensued regarding term-limits for commission members, evaluation of reappointment, and attendance requirements. It was suggested to discuss at a future Committee-of-the-Whole meeting.

Under New Business, the following individuals were heard:

- Mayor Bryant stated Fall Fest went very well.
- City Manager Como commented Fall Fest was fantastic and commended all staff members and volunteers who contributed to the success of the event.
- Councilmember Brown stated Fall Fest and the Public Safety Open House was successful and commended Director of Public Safety Kosanke and the Public Safety Department.

Under Public Comment, the following individuals were heard:

- Sylvia and David Wiegal, 964 Sunningdale Dr. – Addressed environmental and public health hazards from the Lochmoor Club fire. A copy of her comments was submitted.
- Deb Kraft, 1890 Beaufait Dr. – Addressed parking and no list of public safety complaints discussed at the public hearing.
- Carl Hauschulz, 1907 Lennon St. – Addressed parking and traffic for tonight's special land use request.
- Anonymous – Disappointed at the approval of the special land use request.
- Dona Desantis Reynolds, 563 Shoreham Rd. – Disappointed at the approval of the special land use request.

Motion by Motschall, seconded by Koester, to **adjourn tonight's meeting** at 9:02 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

_____ _____

Paul P. Antolin
City Clerk

Arthur W. Bryant
Mayor