

MINUTES OF THE REGULAR **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **SEPTEMBER 24, 2024**, 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 7:01 p.m. by Chair McNelis.

Roll Call: Chair McNelis  
Commission Members: Fenton, Fuller, Gilezan, O'Keefe  
Absent: Hamborsky (arrived 7:02), Vitale

Also Present: City Planner, Brigitte Wolf  
Recording Secretary, Gretchen Miotto  
Council Representative Kenneth Gafa

**MOTION** by Fuller, seconded by Fenton, to excuse Commission Members Hamborsky and Vitale from attendance at tonight's meeting.

Motion carried by the following vote:  
YES: Fenton, Fuller, Gilezan, McNelis, O'Keefe  
NO: None  
ABSENT: Hamborsky, Vitale

Chair McNelis recognized Council Representative Gafa.

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

**MOTION** by O'Keefe, seconded by Fuller, to amend tonight's agenda to include the memorandum on short term rentals under New Business.

Motion carried by the following vote:  
YES: Fenton, Fuller, Gilezan, Hamborsky, McNelis, O'Keefe  
NO: None  
ABSENT: Vitale

**MOTION** by Fenton, seconded by O'Keefe, that the July 23, 2024, Planning Commission meeting minutes be approved as presented, and that the August 2024 meeting was cancelled.

Motion carried by the following vote:

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

The first item on the agenda, under New Business, is **Discussion on Input Received on the Master Plan Draft During the Public Review Period.**

Planner Wolf provided an overview of the input received to date from four emails. The parking system was one topic raised with the suggestion of moving away from the coin system and to a more modern system. Planner Wolf had an update from city administration that the Department of Public Works is already working with companies that provide smartphone applications and are trying to find the right company that doesn't increase the price too much for both the city and the user. Another topic was to increase the vertical height of commercial buildings. The last topic was related to changing the median on Mack Avenue to be angled parking and to have the first residential block off of Mack be designated for business day use parking from 9 am to 6 pm.

Discussion ensued on whether parking should be included in the Master Plan. It was agreed to include the topic of parking technology in the Master Plan and to add it to the Action Plan. Giffels Webster will provide a summary of the public input received during the review period and any input from the Public Hearing which will be held in October 2024.

Chair McNelis raised the issue that residents would not be amenable to the idea of the first residential block being designated for business day use. All commission members agreed.

Discussion ensued around updated parking technology, including an option for cashless, or app-based, parking meters (or dual cash and cashless) such as the City of Grosse Pointe.

**MOTION** by Gilezan, seconded by Fuller, that the Planning Commission recommend that Giffels Webster amend the Mack Avenue Corridor Plan, as well as the Action Plan for the Grosse Pointe Woods Master Plan, related to updated parking technology.

Motion carried by the following vote:

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

The next topic was under **New Business** and the **McKenna Memorandum on Short-Term Rentals.**

**MOTION** by Fuller, seconded by O'Keefe, that the Planning Commission receive and place on file the McKenna memorandum on short-term rentals.

Motion carried by the following vote:

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

Planner Wolf provided an overview of short-term rentals and that it has come up frequently lately, not only in Grosse Pointe Woods, but in surrounding communities. Grosse Pointe Woods does not allow short-term rentals, but we do not have specific language in our ordinance to enforce that. We do not currently have the ability to identify any short-term rentals that may be occurring in our city. This is a timely topic and it may be something we want to address in the Master Plan. As for surrounding communities, only the City of Grosse Pointe and Grosse Pointe Park have specific language on what is allowed and not allowed.

Planner Wolf provided an update on state-level activity on the topic. Two years ago, the state was considering it, but that has not moved forward. The decision on short-term rentals will remain at a local level. Grosse Pointe Woods does not issue permits for short-term rentals, just rentals in general. When the property turns over, we are supposed to be notified, but this is not always happening.

Discussion was had on whether this is a topic for the Master Plan or if a new ordinance should be considered. Planner Wolf recommended this be acknowledged in the Master Plan as to whether or not we should permit short-term rentals in a broad sense, and discuss it more in-depth at a later Planning Commission. The City of Grosse Pointe did include the topic in their Master Plan which led to adoption of an ordinance. Planner Wolf recommended short-term rentals be included as part of the Zoning Plan, which is part of the Action Plan.

**MOTION** by Gilezan, seconded by Hamborsky, that the Planning Commission request Giffels Webster include the review of short-term rentals as part of the Master Plan, under the Action Plan housing category.

Motion carried by the following vote:

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

There were no items under **Old Business**.

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

Planner Wolf provided an overview of the Building Official's July & August reports.

The next item on the agenda was the **Council Report/s for August**. Commissioner Hamborsky reported on the August 12 and August 19 City Council meetings. Commissioner O'Keefe reported on the September 9 and September 16 City Council meetings.

Commissioner McNelis will cover the October City Council meetings.

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

- Margaret Potter, 1834 Allard, spoke in opposition to business parking in residential blocks, and in support of Dan Curis for the remaining Class C liquor license.
- Mollie MacKinnon, 1120 Vernier, applicant for a vacancy on the Planning Commission, introduced herself.
- Mr. and Mrs. Ball, 1891 Lochmoor, spoke about beautification in the city and the lack of maintenance in some of the easements around businesses.
- William Marx, 853 Crescent Lane, applicant for a vacancy on the Planning Commission, introduced himself.

**MOTION** by Hamborsky, seconded by O'Keefe, to adjourn at 7:49 p.m.

Motion carried by the following vote:

YES: Fenton, Fuller, Gilezan, Hamborsky, McNelis, O'Keefe

NO: None

ABSENT: Vitale

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