

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **NOVEMBER 19, 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 7:00 p.m. by Chair McNelis.

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

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

MOTION by Gilezan, seconded by O'Keefe, to excuse Commission Members Fuller and Hamborsky from attendance at tonight's meeting.

Motion carried by the following vote:

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

Chair McNelis recognized Council Representative Gafa.

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

Commissioner Hamborsky arrived at 7:02 pm.

MOTION by Vitale, seconded by Gilezan, to accept tonight's agenda as presented.

Motion carried by the following vote:

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

MOTION by Vitale, seconded by Fenton, that the October 29, 2024, Special Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

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

The first item, under **Old Business**, was **Discussion on Master Plan Priorities and 2025 Goal Setting**.

Planner Wolf provided an overview of the summary from the October 29, 2024, exercise, as well as on the current actions underway, which are the enhancements to the crosswalks and upgrades to the parking meters. Commissioner O’Keefe indicated that city administration has selected the mobile app, Passport, for implementation. Discussion ensued around additional Commission priorities such as additional crosswalks, particularly on the south side of the city; enhancements to the city gateways; improvements (continuity) to the street lights on Vernier; the Monteith/Cook Road drop off area; and alley improvements and their design standards. Planner Wolf will look into the planning process around the Cook Road reconstruction process and any plans for a drop off area for Monteith. Planner Wolf will circulate the old sketches of suggested crosswalks that was prepared in past evaluations. Planner Wolf indicated that additional crosswalks are dependent upon Wayne County, and while they are typically agreeable to such plans, in the past they have not agreed to fund them. There was discussion on the Building Department identifying and communicating the availability of grants for small businesses for façade improvements. There was discussion on creating pocket parks on existing street corners, blocking off Mack and re-directing traffic through alleys. Planner Wolf had some concepts from surrounding communities, not only on the pocket parks, but also on vertical enhancements to existing businesses on Mack Avenue.

The recommended Committee-of-the-Whole (COW) may be scheduled after the first of the year. The Planning Commission will take their priorities to City Council at the COW, with tangible recommendations, and gather support and/or additional ideas for the 2025 priority list.

Planner Wolf will bring a draft agenda for the COW to the next Planning Commission meeting.

The next item under **Old Business** was **Discussion on Short Term Rental Ordinance**.

Planner Wolf provided an overview of the McKenna memo on other communities’ approaches, not only neighboring communities, but cities around Michigan. There is not a strong demand for short-term rentals in Grosse Pointe Woods, but evaluating our current rental ordinance to include specifics around short-term rentals so as to improve the management of such properties should be considered. Planner Wolf suggested that the Planning Commission needs to consider and establish: 1) the goals/intent of the short-term rental ordinance; 2) the zoning districts where it would be suitable, and to what extent; and 3) if we should differentiate between owner-occupied and investor-owned. Another consideration is the definition of short-term rentals and a minimum lease duration. There are rentals for hospital workers/travelling professionals around Ascension/St. John. Currently, it is required for rentals to get an inspection and be re-certified at the change of every tenant. The current ordinance does not specifically ban short-term rentals, so that should be evaluated.

Buffer zones could be considered, that would limit the number of rentals in an area, so that neighborhoods, such as the northwest corner of city, are not inundated with rentals. The

Grosse Pointe Park model is something that we should look at further. Their ordinance will be reviewed at the next meeting. Also, something to consider is the “good neighbor” policy that some cities have in place.

There has been an inquiry about a hotel in the city, in the C2 section, which is around the hospital, or around the Mack/Vernier intersection, which is not currently zoned for that. We may have more information on their concept in December. The ‘overlay’ concept may be something to consider, by allowing certain types of properties within that district.

This topic will be further discussed at future meetings.

The next item was the **Building Department Report, October to November, 2024.**

Planner Wolf provided an overview of current projects and permits.

The next item was the **City Council Reports for November.**

Commissioner O’Keefe spoke on the November 18 meeting where both the Special Land Uses and liquor licenses were approved for Lola’s Tacos and The Daily Jam; there was the second reading of the lighting ordinance which was passed. The November 25 meeting has been cancelled. Commissioner Fenton will cover the December 2024 meetings.

Under **Public Comment**, no one wished to be heard.

MOTION by Vitale, seconded by O’Keefe, to adjourn at 8:43 p.m.

Motion carried by the following vote:

YES: Fenton, Gilezan, Hamborsky, Mackinnon, Marx, McNelis, O’Keefe, Vitale

NO: None

ABSENT: Fuller

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