



CITY OF GROSSE POINTE WOODS

PLANNING COMMISSION AGENDA

Tuesday, October 27, 2026, at 7:00 PM

*Robert E. Novitke Municipal Center - Council Chambers / Municipal Court, 20025 Mack Plaza,
Grosse Pointe Woods, MI 48236 | (313) 343-2426*

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. RECOGNITION OF COUNCIL REPRESENTATIVE/s**
- 4. PLEDGE OF ALLEGIANCE**
- 5. ACCEPTANCE OF THE AGENDA**
- 6. RECEIPT OF FINAL APPROVED MINUTES**
 - A. Planning Commission Meeting Minutes – September 22, 2026
- 7. PUBLIC HEARING /s (*none*)**
 - A. 20485 Mack Avenue
Special Land Use: Peach Lab Fitness Studio
- 8. NEW BUSINESS**
 - A. 20485 Mack Avenue
Special Land Use: Peach Lab Fitness Studio
 - B. 20485 Mack Avenue
Site Plan: Peach Lab Fitness Studio
- 9. OLD BUSINESS**
 - A. Zoning Ordinance Update: Discussion on Any Council Feedback Regarding Last Month's Draft *Article X: Administrative Organization*
 - B. Zoning Ordinance Update: Review and Discussion of Draft *Article III: Zoning Districts and Map and part of Article II: Definitions*
- 10. BUILDING OFFICIAL'S MONTHLY REPORT**
 - A. Building Department Report – September and October 2026
- 11. COUNCIL REPORT/s**
 - A. This Month: October 5 and 19 – O'Keefe
 - B. Next Month: November 9 and 16 – Schulte
- 12. INFORMATION ONLY**
- 13. PUBLIC COMMENT (*Limited to 3-minutes per person*)**
- 14. ADJOURNMENT (*Next Regular Meeting: November 17, 2026*)**

The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to a meeting. Individuals with disabilities requiring auxiliary aids or services - contact Grosse Pointe Woods by writing or call the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236, (313) 343-2440 or Telecommunications Device for the Deaf (TDD) 313 343-9249.

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **SEPTEMBER 22, 2026**, IN THE COUNCIL-COURT ROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA DR., GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:06 p.m. by Chair Hamborsky.

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

Also Present: City Planner Laura Mangan
City Attorney Debra Walling
Recording Secretary Gretchen Miotto

MOTION by Schulte, seconded by Fuller, to excuse Commissioners Gilezan, Marx, and Vitale from tonight's meeting.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Schulte
NO: None
ABSENT: Gilezan, Marx, Vitale

Council Representative Gafa was unable to attend.

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

MOTION by Fuller, seconded by O'Keefe, to accept tonight's agenda as presented and place on file.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Schulte
NO: None
ABSENT: Gilezan, Marx, Vitale

MOTION by Schulte, seconded by O'Keefe, that the August 25, 2026, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Schulte
NO: None
ABSENT: Gilezan, Marx, Vitale

The first item, under **New Business** was the **Site Plan Review for 20567 Mack Avenue – Restaurant, Little Ghost II**.

Planner Mangan provided an overview of the applicant's, David Vermiglio of Little Ghost II, LLC, Site Plan (where both the previously discussed walk-up window and the outdoor seating area have been removed). Based upon general compliance with the City's Zoning Ordinance, it is recommended that the Site Plan be

granted subject to the following:

1. Special Land Use approval is granted by City Council (including any conditions of that approval).
2. The exterior façade of the building has been found acceptable to the Planning Commission.

David Ventimiglia spoke about the parking agreement that he has with Emcura for 12 months, with auto-renewal thereafter. The commission suggested they try to get a longer agreement.

Chris Johnson, architect, presented his PowerPoint on the building's façade, and brought in samples of the Benjamin Moore colors they are proposing.

Chip Berschback, attorney, spoke about the parking agreement.

MOTION by Fenton, seconded by O'Keefe, that the Planning Commission approve the Site Plan for 20567 Mack Avenue with the following conditions:

1. Special Land Use approval is granted by City Council (including any conditions of that approval).
2. The exterior façade of the building has been found acceptable to the Planning Commission, with the Benjamin Moore dark burgundy, 2075-10.
3. A photometric plan is provided.
4. The awning along Lennon, over the side window, is removed.
5. The city attorney reviews the parking agreement.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Schulte

NO: None

ABSENT: Gilezan, Marx, Vitale

The next item under **Old Business was a Zoning Ordinance Update and Council Feedback on last month's draft articles: Article 1: Title, Purpose, and Scope and Article XII: Violations and penalties).**

Planner Mangan provided Council feedback on Article 1 – no changes; Article XII – one change as provided in the packet.

The next item under **Old Business was a Zoning Ordinance Update: Review and Discussion of Draft Article X: Administrative Organization.**

Article X, Administrative Organization, as revised by the sub-committee, will be recommended to City Council as presented.

The next item was the **Building Official's Report – August to September 2026.**

The commission requested that along with the building addresses, the building official includes the name and the block of the existing or former businesses.

The next item was the **City Council Reports for August 2026.**

Commissioner Marx, who was unable to attend tonight, attended the September council meeting and sent in a report that the golf simulator business was approved with evaluation after 6 months versus 1 year. A zoning variance for a residential property was also approved.

Commissioner O’Keefe will attend the October City Council meetings.

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

For the 2027 commission meeting calendar, it was agreed to move the December meeting to the 7th.

MOTION by Schulte, seconded by Ellis, to adjourn at 8:38 p.m.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O’Keefe, Schulte

NO: None

ABSENT: Gilezan, Marx, Vitale

Respectfully Submitted,

Gretchen Miotto
Clerk’s Confidential Administrative Assistant & Recording Secretary



MCKENNA

October 21, 2026

Planning Commission
City of Grosse Pointe Woods
2005 Mack Plaza Drive
Grosse Pointe Woods, MI 48236

Subject: 20485 Mack Avenue: Special Land Use for a Proposed Fitness Studio (Peach Lab)
Parcel ID: 007-03-0041-001
Special Land Use: Review #1
Zoning: C, Commercial Business District

Dear Commissioners,

The applicant, Nikolaos Moschouris, has submitted a special land use request for a fitness studio in the existing 3,243 square foot single-story building at 20485 Mack Avenue. The development consists of gym equipment, a central open area for exercise, office space, and an accessory juice bar.

The applicant proposes hosting daily classes, with morning and evening classes on weekdays, and morning class offerings Friday - Sunday. All classes will comply with the building's maximum occupancy of 18 individuals, with a maximum of two employees and 16 members on site at any given time.

Parking will be supported by five dedicated parking spaces in the rear of the building and metered street parking spaces on Mack Avenue, Fleetwood, and Beaufait Drives.

Proposed exterior improvements are limited to business signage (which will be submitted in full detail at a later date), and exterior lighting at the rear of the building.

The site is located on Mack Avenue between Beaufait and Fleetwood Drives and is zoned the C, Commercial Business District where fitness studios are a *Special Land Use*. *Special Land Uses* require a public hearing and consideration before the Planning Commission; a public hearing is scheduled for October 27th, 2026.



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Recommendation

As a Special Land Use, the Planning Commission may impose reasonable standards to offset negative impacts on surrounding properties based on their findings and comments brought forth during the required public hearing.

Based upon general compliance with the City's Zoning Ordinance, it is recommended that Special Land Use for a fitness studio facility (Peach Lab) at 20485 Mack Avenue be recommended to City Council for approval, subject to the following conditions:

1. *Site plan approval is granted by Planning Commission (including any conditions of that approval).*

This recommendation is based on the following findings:

- A. Consistency with the Master Plan.** *The subject site is designated as "Corridor Mixed Use" on the Future Land Use Map of the 2024 Master Plan. The proposed use aligns with the intended uses of the Corridor Mixed Use designation, which includes retail, restaurant, and personal service establishments serving nearby residents. Additionally, the current zoning district of the site (C, Commercial Business) is consistent with the Corridor Mixed Use designation.*
- B. Compatible Surrounding Land Uses.** *The site is located on an existing commercial corridor. Occupancy will be limited to 18 individuals on site at any given time to ensure that traffic levels do not disturb the adjacent residential properties.*
- C. No Anticipated Nuisance or Public Hazard.** *The nature of the proposed business (fitness studio offering group workouts and an accessory juice bar for members) is not anticipated to create disruptive noise, smoke, odor, glare, or vibration.*
- D. Support for Walkable, Mixed-Use Development.** *The site is located on Mack Avenue, a commercial corridor designed to accommodate pedestrian-oriented businesses and promote a walkable environment. The reuse of an existing commercial storefront supports compact, efficient development.*
- E. Compliance with Zoning Ordinance Intent.** *The proposed fitness studio facility is consistent with the intent of the C, Commercial Business District to support local business development that benefits both residents and merchants.*

If you have further questions, please do not hesitate to contact us. Respectfully submitted,

McKENNA

Paige Smith, NCI
Assistant Planner



Special Land Use Review

This project is reviewed against the Zoning Ordinance requirements and the City's Master Plan. We offer the following comments for your consideration; items that do not comply or require additional information are underlined:

1. HARMONY WITH MASTER PLAN (MI ZONING ENABLING ACT)

Criteria: Is the proposal consistent with the goals, policies, and future land use map of the Master Plan? If not, has the applicant demonstrated that conditions have changed significantly since the Master Plan was developed, and request is now demonstrably consistent with the development trends in the area?

Findings: Complies.

The Future Land Use Map of the 2024 Master Plan designates this area as "Corridor Mixed Use", which is intended for retail, restaurant, personal service, and office establishments which are designed for the day-to-day retail and personal service needs of nearby residents. These facilities are intended to be near residential neighborhoods with adequate buffering. The existing C, Commercial Business District corresponds to this land use classification.

The proposal complies with the future land use designation of "Corridor Mixed Use". The facility will offer membership-based fitness classes, which will serve members of the community.

Location	Existing Land Uses	Zoning Districts	Future Land Use Designations
Subject Site	Vacant	C, Commercial Business	Corridor Mixed Use
North	Retail	C, Commercial Business	Corridor Mixed Use
South	Miscellaneous Business Establishment (off-ice training facility)	C, Commercial Business	Corridor Mixed Use
East	School (across Mack Avenue)	C.F., Community Facilities	Institutional
West	Single-Unit Residential	R-1E, One-Family Residential	Single Family Medium Density



2. HAZARDOUS OR DISRUPTIVE SMOKE, FUME, GLARE, NOISE, VIBRATION OR ODOR POLLUTION (SEC. 50-4.11)

Criteria: *To promote such business development insofar as it is possible and appropriate in each area, uses are prohibited [in the C Commercial District] which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic or late hours of operation.*

Findings: Complies.

The proposed use is not expected to generate hazardous or disruptive levels of nuisance. The hours of operation are limited to the following:

<i>Proposed Hours of Operation:</i>		
<i>Day of Week</i>	<i>Morning Hours</i>	<i>Afternoon Hours</i>
<i>Monday - Thursday</i>	5:30 AM – 9:45 AM	4:30 PM – 6:30 PM
<i>Friday</i>	5:30 AM – 9:45 AM	Closed
<i>Saturday and Sunday</i>	7:15 AM – 9:30 AM	Closed

The applicant also proposes limited accessory sales consisting of juice drinks. These offerings are not anticipated to generate additional customer traffic beyond studio members.

The proposed use is not expected to create hazardous or disruptive conditions for surrounding properties.

3. CONSISTENCY WITH INTENT OF THE ZONING ORDINANCE (SEC. 50-3.1)

Criteria: *The intent of the C, Commercial Business District is to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and avoid the continuance of encouraging marginal strip business development along major streets.*

Findings: Complies.

The proposed commercial business provides an opportunity for community recreation and fitness. The facility will occupy an existing storefront along Mack Avenue, which is designed to facilitate pedestrian traffic and a mix of commercial establishments and services. The windows and doors parallel to Mack Avenue are intended to remain unblinded and uncovered by glass advertising clings / decals. Activity inside will be visible from Mack Avenue, contributing to a positive street presence.

The existing building is also compliant with the dimensional standards of the C, Commercial Business District.

We find that this facility will serve local residents and encourage orderly business development along Mack Avenue.



MCKENNA

October 20, 2026

Planning Commission
City of Grosse Pointe Woods
21043 Mack Ave
Grosse Pointe Woods, MI 48236

Subject: 20485 Mack Avenue: Site Plan for Peach Lab Fitness Studio
Parcel ID: 007-03-0041-001
Site Plan: Review #1
Zoning: C, Commercial Business District

Dear Commissioners,

The applicant, Nikolaos Moschouris, has submitted a plan set dated September 3, 2026 for a fitness studio (Peach Lab). The fitness facility will occupy approximately 3,243 square feet in an existing single-story, multi-tenant building. The development consists of gym equipment, a central open area for exercise, office space, and an accessory juice bar.

The site is located on Mack Avenue between Beaufait and Fleetwood Drives, and is zoned the C, Commercial Business District where fitness studios are a *Special Land Use*.

Special Land Uses require a public hearing and consideration before the Planning Commission (please find our Special Land Use review under separate cover).



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Recommendation

Based upon general compliance with the City's Zoning Ordinance, it is recommended that the Site Plan for a fitness studio (Peach Lab) at 20485 Mack Avenue be granted, subject to the resolution of the following items:

- 1. Special Land Use approval is granted by City Council (including any conditions of that approval).*
- 2. A note is added to the site plan stating: "No signage is approved as part of this site plan; future signage will be submitted under separate cover."*
- 3. One of the rear dedicated parking spaces is converted into an ADA parking space.*

If you have further questions, please do not hesitate to contact us.

Respectfully submitted,

McKENNA

Paige Smith, NCI
Assistant Planner



Site Plan Review

We have reviewed the proposal in conformance to the City’s Ordinances and offer the following comments. Items that do not comply or require additional information are underlined.

1. ZONING DESIGNATIONS

The chart below details the existing land use, current zoning, and future land use designations:

Location	Existing Land Use	Zoning Districts	Future Land Use Designation
Subject Site	Vacant	C, Commercial Business	Corridor Mixed Use
North	Retail	C, Commercial Business	Corridor Mixed Use
South	Miscellaneous Business Establishment (off-ice training facility)	C, Commercial Business	Corridor Mixed Use
East	School (across Mack Avenue)	C.F., Community Facilities	Institutional
West	Single-Unit Residential	R-1E, One-Family Residential	Single Family Medium Density

Findings: Can comply; contingent on Special Land Use approval by City Council. Please find our Special Land Use review under separate cover. The findings in that report detail the following:

- **Consistency with the Master Plan.** The subject site is designated as “Corridor Mixed Use” on the Future Land Use Map of the 2024 Master Plan. The proposed use aligns with the intended uses of the Corridor Mixed Use designation, which includes retail, restaurant, and personal service establishments serving nearby residents. Additionally, the current zoning district of the site (C, Commercial Business) is consistent with the Corridor Mixed Use designation.
- **Compatible with Surrounding Land Uses.** The site is located on an existing commercial corridor. Adjacent land uses are either buffered by zoning transitions or are not expected to be negatively impacted.



2. DIMENSIONAL REQUIREMENTS

Findings: Complies. The table below details the required dimensional standards. No dimensional changes are proposed, and compliance is met.

Standard Type	Requirement Details	Required	Existing / Proposed Conditions	Notes
Min. Front Setback (East)	In the Commercial Business District, no front yard is permitted where the property use is for the purposes specified in section 50-4.9 Retail businesses.	0 ft.	0 ft.	Complies
Min. Side Setback	In the Commercial Business District, no side yard is required on the street side of corner lots.	0 ft.	0 ft.	Complies
Min. Rear Setback	In the Commercial Business District, rear yards are not required along interior rear lot lines for buildings or parts of buildings not used as dwellings, if all walls abutting or facing such lot lines are of fire-proof construction and wholly without windows or other openings.	N/A	N/A	N/A
Max. Building Height	2 stories, 28 ft.	2 stories, 28 ft.	1 story, ~20 ft.	Complies

3. ARCHITECTURE AND BUILDING DESIGN (SEC. 50-5.18)

The Zoning Ordinance's design standards are intended to promote a coordinated and complimentary use of design elements that result in a theme-oriented, harmonious appearance and image for commercial and high intensity residential areas.

Per Section 50-5.18, "*New construction, renovations, remodeling, or exterior building alterations in the C, Commercial Business District shall be in conformance with approved design standards.*"

The Ordinance also encourages specific design standards for the C, Commercial District, as follows:

Colonial," "Williamsburg Colonial," "Georgian Colonial," "Early American," "Classic" or "Traditional" styles, which shall collectively refer to use of a pallet of materials, trim, shapes, forms, colors and details most commonly associated with the dominant architectural styles utilized during the early development of the east coast American towns and cities.

Findings: Complies. The applicant does not propose any façade alterations. The existing light brick will be maintained, as well as both primary entrances adjacent to Mack Avenue. The "Please Use Other Door" labeling on the northernmost door will remain.



4. PARKING AND LOADING (SEC. 50-5.3)

Per Section 50-5.3(H), there is not a specific definition and parking requirement for the proposed use of a limited studio exercise class. There are standards for a fitness/training center, however the proposed studio operation is not a traditional gym that is open to the public. For this use, it is recommended that the portion of the parking standard from a fitness/training center that requires “one space for each two persons allowed within the maximum occupancy load as established by the building code” is applied (detailed below).

Number of Off-Street Parking Spaces Required	Number of Off-Street Parking Spaces Provided	Number of Parking Spaces within 500 ft.	Total Parking Spaces Available (on- and off-site) within 500 ft.
<i>0.5 spaces for each occupant, based on the maximum occupancy load (18 individuals are permitted onsite at any given time)</i> = 9 parking spaces required / 50% = 5 off-street spaces	5 off-street parking spaces (behind the building)	34 parking spaces directly along Mack Avenue (11), Fleetwood (12), and Beaufait (11) Drives	39 parking spaces

Findings: Can Comply. Per Ordinance 907 and Section 50-5.3 (Off-Street Parking Requirements), “*the off-street parking facilities required for all other uses shall be located on the lot or on property in the city within 500 feet of the permitted use requiring such off-street parking*”. The applicant provides the necessary 5 off-street parking spaces required for their specific use. However, one of the five spaces provided in the rear of the building must be converted into ADA parking (there is adequate space in the rear to accommodate this).

The existing rear alley is sufficient for deliveries. The applicant has stated that there will be no large deliveries, and supplies will be delivered via Amazon couriers.

5. LANDSCAPING (SEC. 50-6.1)

The Ordinance requires that site design shall provide reasonable visual and sound privacy for dwelling units located within the project and adjacent to the project. Fences, walks, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of its occupants.

Findings: Complies. No additional landscaping or screening is proposed. The applicant proposes maintaining the site’s existing planters and vegetation.

6. SIGNS

Chapter 32 of the City’s Code of Ordinances details signage requirements.

Findings: Adjustments recommended. All exterior signage must be submitted under separate cover for administrative review and approval. The applicant proposes replacing the existing wall signage above the building’s primary entrance with an approximately 3.5 foot by 9-foot sign. A note on sheet A2.0 states that the existing sign’s dimensions will be verified in the field to ensure the replacement sign is the same size. No signage is approved as part of this application and must be so noted on a revised site plan.



7. LIGHTING

The Ordinance requires that exterior lighting be designed so that it is shielded from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.

Findings: Complies. No changes to the exterior site lighting on the building's front façade are proposed. There are three existing wall-mounted fixtures which are Ordinance compliant. The applicant proposes installation of two fully shielded, downward directed, wallpack lighting fixtures at the building's rear.

8. TRASH RECEPTACLE

The Ordinance requires that trash receptacles be screened with quality materials that complement the site and adjacent properties.

Findings: Complies. The applicant proposes utilizing the existing trash receptacles outside of the building's rear entrance for waste disposal (see image). These are expected to serve the needs of the proposed use. No commercial dumpster is proposed at this location that would require such screening.





MCKENNA

Memorandum

TO: Planning Commission, City of Grosse Pointe Woods
FROM: Laura Mangan (Haw), AICP, NCI
SUBJECT: **Zoning Ordinance Update – Summary of Draft Articles for October 27, 2026**
DATE: October 20, 2026

Enclosed, please find the following draft Articles for your consideration.

Reviewed by the City Council on October 5, 2026:

- *Article X: Administrative Organization (no change)*

For Planning Commission review on October 27, 2026:

- *Article III: Zoning Districts and Map*
- *Portions of Article II: Definitions (as related to specific uses in the Zoning Ordinance)*

We appreciate your efforts on this very important project and recognize the time you are proactively investing in it, thank you.

DRAFT Zoning Ordinance through the MSDHA Grant

City of Grosse Pointe Woods, MI

Change Log: V.1: August 19, 2026 (Attorney Reviewed)
V.2: September 14, 2026 (Steering Committee Reviewed)
V.3: September 17, 2026 PC reviewed on September 22, 2026 (no changes)
V.4: October 6, 2026 City Council reviewed on October 5, 2026 (no changes)

Article X: Administrative Organization

Background and Introduction to this Article:

Article X is an essential addition to the Zoning Ordinance as it sets forth the responsibilities and scope of authority of all entities and officials who play a role in administering the Zoning Ordinance.

Summary Table of Proposed Article Changes:

Section	Nature of Revision	Summary
10.1	New	<i>Established the entities responsible for administering and enforcing the Zoning Ordinance.</i>
10.2	New	<i>Clarifies the responsibility and authority of City Council in administering the Zoning Ordinance.</i>
10.3	New	<i>Clarifies the responsibility and authority of the Planning Commission in administering the Zoning Ordinance.</i>
10.4	Consolidated	<i>Streamlines the responsibility and authority of the Zoning Board of Appeals; Separates the procedures for applying for a variance and the standards for evaluating a variance application into its own dedicated section (Article XI).</i>
10.5	Expanded	<i>Clarifies the responsibility and authority of the Building Official and Zoning Administrator in administering and enforcing the Zoning Ordinance, including specific tasks carried out by each position.</i>

Article X: Administrative Organization

Former title: *Did not exist; provisions were scattered throughout the Ordinance, if at all.

Legend:

Red Text = Summary of Changes

Underlined = New Text

~~Strikethrough~~ = Removed Text

Yellow Highlight = Subcommittee Changes

Blue Highlight = City Council Changes

Proposed Text	Existing Section / Text	Notes
<u>Sec. 50-10.1</u> <u>Overview and Intent</u> The City Manager and their duly authorized representatives are charged with the duty of enforcing this Zoning Ordinance. Accordingly, the administration of this Ordinance is primarily vested in the following municipal entities and officials: A. <u>City Council</u> B. <u>Planning Commission</u> C. <u>Zoning Board of Appeals</u> D. <u>Building Official</u> E. <u>Zoning Administrator</u> The intent of this Article is to set forth the responsibilities and scope of authority of these entities and officials.	- -	<i>New section; needed to establish the entities responsible for administering the Ordinance.</i>

Proposed Text	Existing Section / Text	Notes
<u>Sec. 50-10.2</u> <u>City Council</u> City Council has the following responsibilities and authority: A. <u>Adoption of Zoning Ordinance and Amendments.</u> City Council has the authority to adopt this Ordinance, as well as map and text amendments. B. <u>Review and Approval of Plans.</u> City Council review and approval is required for Special Land Uses, Land Divisions, and Wireless Communication Facilities. C. <u>Setting of Fees.</u> City Council has the authority to set all fees for permits, applications, and requests for action. In the absence of specific action taken by the City Council to set a fee for a specific permit or application, the City Manager shall assess the fee based on the estimated costs of processing and reviewing the permit or application. D. <u>Approval of Planning Commission Members.</u> Members of the Planning Commission shall be appointed by the mayor, with approval of City Council.	- -	<i>New section; outlines the authority of City Council in administering the Zoning Ordinance.</i>

Proposed Text	Existing Section / Text	Notes
Sec. 50-10.3 Planning Commission <u>The Planning Commission is created pursuant to Michigan Public Act 33 of 2008, as amended, the Michigan Planning Enabling Act. The Planning Commission has the following responsibilities and authority:</u> A. <u>Membership and Operation.</u> See Sec. 2-441. Appointment, Term, Removal of Members, of the City Code. B. <u>Bylaws.</u> The Commission shall establish its own meeting rules of procedure and bylaws. The Commission may adopt, amend, modify, and revoke its rules and bylaws from time to time. C. <u>Meetings.</u> Regular meetings of the Planning Commission shall be held in accordance with an adopted schedule. Special meetings may be held in accordance with the adopted bylaws and the Open Meeting Act, Michigan Public Act 267 of 1976, as amended. <u>All meetings shall be open to the public. The City Clerk (or their designee) shall record all proceedings of the Planning Commission, and shall keep a public record of its resolutions, transactions, findings, and determinations.</u> D. <u>Jurisdiction.</u> The Planning Commission is responsible for carrying out the following and all authority set forth in the MPEA (Public Act 33 of 2008, as amended), including but not limited to: <u>Formulation of Zoning Ordinance and Amendments.</u> The formulation of the Zoning Ordinance, review of map and text amendments, holding public hearings, and reporting its findings and recommendations to City Council (Sec. 11.5 and Sec. 11.6) <u>Site Plan Review.</u> The review of site plan applications (Sec. 11.2). <u>Special Land Use Review.</u> The holding of public hearings and review of special use applications (Sec. 11.3) and making a recommendation to City Council to grant approval, approval subject to revisions, or denial of approval. <u>Formulation of a Master Plan.</u> The formulation and adoption of a master plan to guide for the development of the City. <u>Other Duties and Responsibilities.</u> The Commission is also responsible for reviewing plats, preparing an Annual Report of Activities for City Council, reviewing the Capital Improvements Plan (CIP), and addressing any other matters relating to land development referred to the Commission by City Council. The Commission must recommend appropriate regulations and action on such matters. E. <u>Conflict of Interest.</u> See Sec. 2-441(d) of the City Code.	- -	<i>New section; outlines the authority of the Planning Commission administering the Zoning Ordinance.</i> <i>Add a reference to the City's Conflict of Interest policy.</i>

- F. **Removal.** Pursuant to Sec. 15(9) of the MPEA (Public Act 33 of 2008, as amended) and Sec. 2-441(d) of the City Code, City Council may remove a Planning Commission member for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing. Nonfeasance is the substantial failure of a member to perform the duties of a Planning Commissioner. Misfeasance is the improper doing of an act that a member might lawfully do. Malfeasance is the doing of an act that is wholly wrongful and unlawful.

Proposed Text	Existing Section / Text	Notes
Sec. 50-10.4 Zoning Board of Appeals <u>The City of Grosse Pointe Wood's Zoning Board of Appeals (hereinafter referred to as "ZBA") is created pursuant to Michigan Public Act 110 of 2006, as amended.</u> A. <u>Membership and Operation.</u> <u>The ZBA shall consist of the City Council, who shall be appointed in accordance with Sec. 601(3) of Michigan Public Act 110 of 2006, as amended. The mayor shall be the chairperson, and in the mayor's absence, the mayor pro tem shall act as such. The City Clerk (or their designee) shall be the Secretary.</u> B. <u>Bylaws.</u> <u>The ZBA shall establish its own rules of procedure with bylaws. The ZBA may adopt, amend, modify, and revoke its rules from time to time.</u> C. <u>Meetings.</u> <u>Meetings of the ZBA shall be held in accordance with an adopted schedule, or at the call of the chairperson, or at such other times as the ZBA may specify in its rules and procedures.</u> <u>All meetings shall be open to the public. The City Clerk (or their designee) shall record all proceedings of the ZBA, and keep a public record of its resolutions, transactions, findings, and determinations.</u> D. <u>Jurisdiction.</u> <u>The ZBA is responsible for carrying out the following:</u> 1. <u>Appeal of Administrative Decision.</u> <u>To hear and decide appeals from any order, requirement, decision, or determination made by</u>	Sec. 50-7.15 Board of appeals 50-7.15 Board of appeals A. <u>Created.</u> There is hereby established a board of appeals on zoning, which shall perform its duties and exercise its powers as provided by law in such a way that the objectives of this chapter shall be observed, public safety secured and substantial justice done. The term "board," as used in this section, shall mean the board of appeals. B. <u>Membership.</u> The council shall be the board of appeals on zoning. C. <u>Secretary.</u> The clerk shall be the secretary of the board of appeals. The mayor shall be the chairperson of the board of appeals, and in the mayor's absence the mayor pro tem shall act as such. D. <u>Meetings and records.</u> Meetings of the board of appeals shall be held at the call of the chairperson and at such other times as the board may determine. ~~The chairperson, or, in the chairperson's absence, the vice-chairperson, may administer oaths and compel the attendance of witnesses.~~ All meetings of the board shall be open to the public. The board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the clerk and shall be a public record. E. <u>Appeals generally.</u>	<i>Consolidated to focus on the roles and responsibilities of the ZBA.</i> <i>Provisions for types of appeals to be heard by the ZBA are streamlined.</i>

the Zoning Administrator, or any other administrative official in carrying out or enforcing any provision of this Ordinance. The ZBA may reverse or affirm wholly or partly, or may modify such order, requirement, decision, or determination, and to that end, has the power to direct the issuance of a permit.

Such appeal shall be taken by filing with the Zoning Administrator, not later than ten days after the date of the decision that is appealed from a written notice of appeal specifying the grounds thereof. The Zoning Administrator shall forthwith transmit to the ZBA all papers constituting the records upon which the action appealed from is taken.

An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the ZBA, after the notice of appeal shall have been filed with such officer, that, by reason of facts stated in the certificate, a stay would, in the officer's opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order, which may be granted by the ZBA or by a court of record on application or notice to the officer from whom the appeal is taken and on good cause shown.

2. **Appeal Hearings.** Upon receipt of an appeal to the ZBA and the payment to the city of the required appeal fee, the City Clerk shall establish a date for a public hearing on such appeal at the next regular city council meeting. The Clerk shall give notice in accordance with the notice requirements found in this Article.
3. **Voting.** The concurring vote of a majority of the ZBA members shall be necessary to reverse an order, requirement, decision or determination of an administrative official or body, or to decide in favor

1. The board of appeals shall hear and decide appeals from and review any order, requirement, decision or determination made by any administrative official charged with the enforcement of the provisions of this chapter. The board shall also hear and decide all matters referred to the board or upon which the board is required to pass under the provisions of this chapter. The concurring vote of a majority of the members of the board shall be necessary to reverse an order, requirement, decision or determination of an administrative official or body, or to decide in favor of the applicant a matter upon which the board is required to pass under an ordinance, or to effect a variation in an ordinance except that a concurring vote of two-thirds of the members of the board shall be necessary to grant a variance from uses of land permitted in an ordinance.

2. Appeals to the board may be taken by any person aggrieved by a decision of the building inspector or administrative official charged with the enforcement of this chapter. Such appeal shall be taken by filing with the ~~building inspector~~ and with the board, not later than ten days after the date of the decision that is appealed from a written notice of appeal specifying the grounds thereof. The ~~building inspector~~ shall forthwith transmit to the board all papers constituting the records upon which the action appealed from is taken.

3. An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the board of appeals, after the notice of appeal shall have been filed with such officer, that, by reason of facts stated in the certificate, a stay would, in the officer's opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order, which may be granted by the board of appeals or by a court of record on application or notice to the officer from whom the appeal is taken and on good cause shown.

- F. **Appeal hearings.** Upon receipt of an appeal to the board of appeals and the payment to the city of the required appeal fee, the city clerk shall establish a date for

of the applicant a matter upon which the ZBA is required to pass under an ordinance, or to effect a variation in an ordinance except that a concurring vote of two-thirds of the members of the ZBA shall be necessary to grant a use variance.

4. **Interpretation.** To act upon all questions as they may arise in the administration and enforcement of this Ordinance.
5. **Variances.** To authorize, upon appeal, non-use (dimensional) and use variances from the strict application of the provisions of this Ordinance where there are practical difficulties or unnecessary hardship in the way of carrying out such strict application. The ZBA has the power in passing upon appeals to vary or modify any of its rules, regulations or provisions so that the spirit of this Ordinance is observed, public safety secured, and substantial justice is done. The ZBA does not have the authority to make changes to this Ordinance.

G. **Conflict of Interest. Conflict of Interest.** See Sec. 2-441(d) of the City Code.

a public hearing on such appeal at the next regular city council meeting. The clerk shall give notice in accordance with the notice requirements found in this chapter.

G. Fees for appeals.

1. ~~A fee as currently established or as hereafter adopted by resolution of the city council from time to time shall be paid to the city at the time the notice of appeal is filed for all board of appeals hearings.~~
2. ~~Such appeal fee may be waived by the board of appeals upon request of a petitioner and the filing of an affidavit showing that the petitioner meets the standard of a low income person or family as established by the federal government.~~

H. Powers.

1. The board of appeals may reverse or affirm, wholly or partly, or modify the order, requirement, decision or determination appealed from, and shall make such order, requirement, decision or determination as in its opinion ought to be made, subject to the conditions and limitations of this section, and to that end shall have all the powers of the officer from whom the appeal is taken.
2. ~~The decision of such board shall not become final until the expiration of five days from the date of entry of such order, unless the board shall find that the effect of such order is necessary for the preservation of property or personal rights and shall so certify on the record.~~
3. ~~The board of appeals may, in specific cases and subject to appropriate conditions and safeguards, determine and vary the application of the regulations established in this chapter in harmony with their general purpose and intent, as follows:~~
 - a. ~~Interpret the provisions of this chapter in such a way as to carry out the intent and purpose of the plan, as shown upon the map fixing the several zoning districts accompanying and made a part of this chapter, in those cases where the street layout actually on the ground varies from the street layout as shown on the map.~~

Provisions on fees removed, covered in Section 50-10.2.

Specific types of variances are removed from this section and moved to Section 11.4.

b. In those cases where a district boundary line divides a lot of record, permit the extension of a use permitted on the less restricted portion of such lot to that portion of the lot which lies in the more restricted district, provided that such extension shall be made for a distance not to exceed 50 feet beyond the district boundary line in any case.

c. Permit variation in the use and location of buildings on any lot abutting a different zoning district, provided that the use or location shall not have an undesirable effect upon the more restricted district, and provided further that the yard requirement may not be less than the average of the requirements for the two districts, and provided further that the variation shall not extend more than 50 feet into the more restricted district.

d. Permit, upon application and proper showing, a variance so as to authorize the use of property for a gasoline service station which is situated a lesser distance than 1,000 feet from an existing gasoline service station, only when such action will not prejudice the public health, welfare and safety of the city.

e. Permit variations in the requirements for outer courts in dwellings, and permit such variation or modification of yard, lot area, and percentage of lot coverage requirements of this chapter as may be necessary to secure an appropriate improvement of a parcel of land which is of such size, shape or dimension, or which has such peculiar or exceptional geographical or topographical conditions, that it cannot be appropriately improved without such variation or modification, provided that the purpose and spirit of this chapter shall be observed, public safety secured and substantial justice done.

f. Permit the erection and use of a building, or an addition to an existing building, of a public service corporation, to be used for public utility purposes, in any permitted district, to a greater height or of larger area than the district requirements established in this chapter, and permit the location in any use district of a public utility building, structure or use, provided the board of appeals shall find such use, height, area,

building or structure reasonably necessary for the public convenience and service, and provided further that such building, structure or use is designed, erected and landscaped to conform harmoniously with the general architecture and plan of such district.

g. Permit the erection of a building to its full height or use, as originally planned, when foundations and structural members are designed to carry such buildings higher.

h. Permit a partial or complete exception to the loading space provisions of section 50-5.2 Off-street loading requirements where, after investigation by the board, it is found that the volume of vehicular service will not require compliance with such provisions and will not cause undue interference with the public use of the streets or alleys or imperil the public safety, and where such modification or exception will not be inconsistent with the purpose and spirit of this chapter.

i. Permit a variation or modification in the required location of off-street parking facilities or in the amount of off-street parking facilities required, or both, if after investigation by the board it is found that such variation is necessary to secure an appropriate development of a specific parcel of land which has such peculiar or exceptional geographical conditions, or is of such size, shape or dimension, that it cannot be reasonably developed in accordance with the provisions of section 50-5.3 Off-street parking requirements, and that any variation will not be inconsistent with the spirit and purpose of this chapter, with public safety and with substantial justice.

j. Permit a variation, modification or exception in the required regulations specified in section 50-5.3 Off-street parking requirements if after investigation by the board it is found that such variation, modification or exception is necessary because of peculiar existing conditions and that such variation, modification or exception will not be inconsistent with the purpose and spirit of this chapter.

k. Permit additional garage space for buildings having ten rooms or more when

~~evidence is presented proving need for the additional space.~~

~~l. Permit open parking lots in R-1 and R-2 districts for the periodic storage of self-propelled passenger vehicles for periods less than one day, when the space used for parking is adjacent to business and further complies with section 50-5.3 Off-street parking requirements and such use is not injurious to the surrounding neighborhood and not contrary to the spirit and purpose of this chapter.~~

~~m. The board of appeals may, in specific cases and subject to appropriate conditions and safeguards, determine and vary the application of the regulations established in this chapter upon written application when unnecessary hardship or practical difficulty is found by a majority of the board of appeals, as defined in subsection l.~~

~~n. Permit a variation and modification of front and rear yard minimum requirements where the plat of any subdivision provides for lots of 100 feet or less in depth and where the architectural design and layout of the building structures require such variation and modification to preserve the architectural appointments, design and development of the subdivision, provided that the area of the lot shall be not less than 6,000 square feet and that the area of the dwelling and accessory buildings shall not exceed 25 percent of the lot area. Before any building permit is issued the planning commission shall approve the plot plan therefor or shall have approved a general plan of the subdivision development and building locations thereon.~~

Proposed Text	Existing Section / Text	Notes
Sec. 50-10.5 Enforcement Officials A. <u>Responsibilities of the Building Official:</u> 1. <u>Assist applicants in determining and completing appropriate building and zoning forms and procedures.</u> 2. <u>Review and investigate permit applications to determine compliance with the provisions of City ordinances.</u> 3. <u>Perform inspections of buildings, structures, and premises to ensure land use changes and/or improvements are and will remain in compliance.</u> 4. <u>Investigate alleged violations of this Ordinance and enforce appropriate corrective measures when required, including issuance of violation notices, issuance of orders to stop work, and the revoking of permits.</u> 5. <u>Perform other related duties required to administer this Ordinance.</u> B. <u>Responsibilities of the Zoning Administrator:</u> 1. <u>Prepare and administer such plans and ordinances, within the scope of the Michigan Planning and Zoning Enabling Acts.</u> 2. <u>Issue zoning approval upon compliance with provisions of this and other City ordinances.</u> 3. <u>Advise and assist the Planning Commission, ZBA, and City Council. This includes preparation and forwarding of all reviews, reports, and supporting documentation for applications and projects which must be acted upon by these entities.</u> 4. <u>Assist applicants in determining the appropriate zoning and planning forms and procedures.</u> 5. <u>Review all applications for signs, site plans, special land uses, map and text</u>	Sec. 50-7.8 Responsibility for administration and enforcement ~~The provisions of this chapter shall be administered and enforced by a building inspector or administrative official.~~	<i>Expanded the existing section to clarify the responsibilities of the Building Office and to establish the responsibilities of the Zoning Administrator.</i>

amendments, and other zoning proposals.

6. Collaborate with the Building Official on planning and zoning matters.
7. Maintain a current Zoning Map and Zoning Ordinance.
8. Draft amendments to the Zoning Ordinance and other ordinances to accomplish the City's zoning and planning objectives.
9. Perform other duties required to administer this Ordinance and further the goals of the Master Plan.

DRAFT Zoning Ordinance through the MSDHA Grant

City of Grosse Pointe Woods, MI

Change Log: V.1: October 5, 2026
V.2: October 22, 2026

(For Steering Committee and Attorney Review)
(For Planning Commission Review)

Article III: Zoning Districts and Map – Limited to Zoning District Descriptions and Zoning Map

Background and Introduction to this Article:

Article III establishes all Zoning Districts within the City and clarifies the permitted uses, special land uses, and accessory uses within each District. Where possible, development standards have been organized into legible charts and all district-specific regulations are included within each respective section, rather than scattered throughout the Ordinance.

Summary Table of Proposed Article Changes:

Section	Nature of Revision	Summary
3.1	Consolidated / reorganized	<i>Consolidates all intent statements into a single table; establishes new districts and renames others to be consistent with the Master Plan.</i>
3.2	Clarified	<i>Minor edits made to the text introducing the Zoning Map; the Zoning Map is edited to align with new regulations (see enclosed map).</i>
3.3	Expanded	<i>Adds provisions for interpreting or appealing district boundaries in different cases.</i>
3.4	Expanded	<i>Adds provisions for evaluating the compatibility of new land uses not cited by name in the Zoning Ordinance.</i>
3.5	Consolidated / reorganized	<i>Permitted use table is updated to reflect changes to district permissions. It is also streamlined into one continuous table for visual clarity. (not included in this draft, will be finalized once all uses are reviewed).</i>

Article III: Zoning Districts and Map

Former title: *Article III - Purpose and Intent*

Legend:

Red Text = Summary of Changes

Underlined = New Text

~~Strikethrough~~ = Removed Text

Blue Highlight = City Council Changes

Proposed Text			Existing Section / Text	Notes
Sec. 50-3.1 Establishment of Zoning Districts			Sec. 50-3.1.A – E, R-1A-E, One-Family Residential Districts	
Code	Zoning District	Intent Statement	The [R-1A/R-1B/R-1C/R-1D/R-1E] one-family residential district is established as a district in which the principal use of land is for single-family dwellings and related educational, cultural and religious uses where found appropriate and harmonious with the residential environment.	<i>All One-Family Residential Districts share the same intent statement.</i>
R-1A; R-1B; R-1C; R-1D; and R-1E	One-Family Residential	To retain the principal use of land for residential uses, and related educational, cultural and religious uses where appropriate and harmonious with the residential environment. The R-1A - R-1E Districts differ only on the basis of permitted dimensional standards. Specifically, the Districts intend to: a) Encourage the construction of and the continued use of the land for single-family dwellings. b) Encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this district. c) Discourage any use which, because of its character or size, would create requirements and costs for public services, such as fire and police protection, water supply and sewerage, substantially in excess of such requirements and costs if the District were developed solely for permitted uses.	For this single-family residential district, in promoting the general purpose of this chapter, the specific intent of this district is to: a. Encourage the construction of and the continued use of the land for single-family dwellings. ~~b. Prohibit business, commercial or industrial use of the land, and prohibit any other use which would substantially interfere with development or maintenance of single-family dwellings in the district.~~ c. Encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this district. ~~d. Discourage any land use that would generate traffic on minor or local streets, other than normal traffic to serve the residences on those streets.~~ e. Discourage any use which, because of its character or size, would create requirements and costs for public services, such as fire and police protection, water supply and sewerage, substantially in excess of such requirements and costs if the district were developed solely for single-family dwellings.	

Proposed Text			Existing Section / Text	Notes
Sec. 50-3.1 Establishment of Zoning Districts			Sec. 50-3.1.F, R-2 Two-Family Residential	<i>Purpose language reorganized into distinct bullet points, revised slightly.</i>
Code	Zoning District	Intent Statement	The R-2 two-family residential district is established as a district in which the principal use of land is for single-family and two-family dwellings ~~based upon a plan to make the most appropriate use of land within neighborhoods or on major thoroughfares. The specific intent of this district is to ensure that only such residential uses as can be properly designed and built will be allowed in this district so as not to overcrowd the land, cause parking or traffic congestion, or have injurious effects on adjacent single-family residential dwellings.~~ The intent of this district is to: a. Encourage the construction of and the continued use of the land for single-family and two-family dwellings. b. ~~Prohibit business, commercial or industrial use of the land, and prohibit any other use which would substantially interfere with development or maintenance of single family and two family dwellings in the district.~~ c. Encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this district. d. ~~Discourage any land use that would generate traffic on minor or local streets, other than normal traffic to serve the residences on those streets.~~ e. Discourage any use which, because of its character or size, would create requirements and costs for public services, such as fire and police protection, water supply and sewerage, substantially in excess of such requirements and costs if the district were developed solely for single-family and two-family dwellings.	
R-2	Two-Family Residential	To retain the principal use of land for single-family and two-family dwellings. Specifically, the District intends to: a) Encourage the construction of and the continued use of the land for single-family and two-family dwellings. b) Encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this district. c) Discourage any use which, because of its character or size, would create requirements and costs for public services, such as fire and police protection, water supply and sewerage, substantially in excess of such requirements and costs if the District were developed solely for permitted uses.		

Proposed Text			Existing Section / Text	Notes
Sec. 50-3.1 Establishment of Zoning Districts			Sec. 50-3.1.H R-4 High Density Multiple Dwelling	*R-3 and R-4 are combined into a single R-3 District
Code	Zoning District	Intent Statement		
R-3	Multi-Family Residential	To permit primarily multiple dwellings and mixed use buildings. In order to promote such development insofar as it is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic, or late hours of operation.	The R-4 high density multiple dwelling district is intended to be that district permitting primarily multiple dwellings and mixed use buildings. In order to promote such development insofar as it is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic, or late hours of operation. ~~Due to the traffic volume generated by such residential development, this district shall abut upon a major thoroughfare and have adequate area for suitable setbacks from adjacent single-family residential districts.~~	<i>Minor edits made for clarity and grammar.</i>
A.				

Proposed Text			Existing Section / Text	Notes
Sec. 50-3.1 Establishment of Zoning Districts			Sec. 50-3.1.I C.F., Community Facilities	
Code	Zoning District	Intent Statement	The C.F. community facilities district is intended to provide suitable locations for desirable and necessary public activities, schools, continuing care retirement community, and public and private nonprofit recreational areas which serve the residents of the city, and to limit the location, size and character of such uses so that the activity which they generate does not become a nuisance and will not overburden the facilities of the city.	<i>"C.F." changed to "CF" for clarity.</i>
<u>CF</u>	Community Facilities	To provide suitable locations for desirable and necessary public activities, schools, continuing care retirement communities, and public and private nonprofit recreational areas which serve the residents of the City, and to limit the location, size and character of such uses so that the activity which they generate does not become a nuisance and will not overburden the facilities of the City.		<i>Minor edits made for clarity and grammar.</i>
B.				

Proposed Text			Existing Section / Text	Notes
Sec. 50-3.1 Establishment of Zoning Districts			Sec. 50-3.1.J Commercial Business	<i>Minor edits made for clarity and grammar.</i>
Code	Zoning District	Intent Statement	The C commercial business district is intended to be that permitting retail business and service uses which are needed to serve the nearby residential areas. In order to promote such business development insofar as it is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic or late hours of operation. The intent of this district is also to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and avoid the continuance of encouraging marginal strip business development along major streets.	
C	Commercial Business	To permit retail business, offices, and service uses which are needed to serve the nearby residential areas. In order to promote such business development insofar as it is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic or late hours of operation. The intent of the C District is also to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and avoid the continuance of marginal strip business development along major streets.		
C.				

Proposed Text			Existing Section / Text	Notes
Sec. 50-3.1 Establishment of Zoning Districts			Sec. 50-3.1.K C-2 High Intensity City Center	<i>District renamed for clarity and accuracy.</i> <i>Purpose language reorganized into distinct bullet points.</i> <i>Minor edits made for clarity and grammar.</i>
Code	Zoning District	Intent Statement	The C-2 high intensity city center district is intended to provide for and encourage high intensity planned development which integrates in one building or in a complex of buildings commercial and office and residential uses to create a strong community focal point and to promote public welfare by enhancing the City's tax base. Pursuant to these purposes, C-2 district regulations permit high intensity commercial, office and residential land uses and prohibit, or restrict in area, low intensity uses. Because the purpose of the C-2 district is to encourage high intensity development, area, height and bulk regulations are limited to those which are absolutely necessary to protect adjacent single-family residential development. In order to further protect adjacent residential development, wall and plant material screens are required.	
C-2	<u>Regional Business</u>	To provide for and encourage higher intensity planned development which integrates in one building or in a complex of buildings commercial and office and residential uses to create a strong community focal point and to promote public welfare by enhancing the City's tax base. Specifically, the District intends to: - Permit higher intensity commercial, office and residential land uses. - Prohibit, or restrict in area, low intensity uses. - Protect adjacent single-family residential developments with screening and landscaping requirements as well as necessary height and bulk regulations.		
D.				

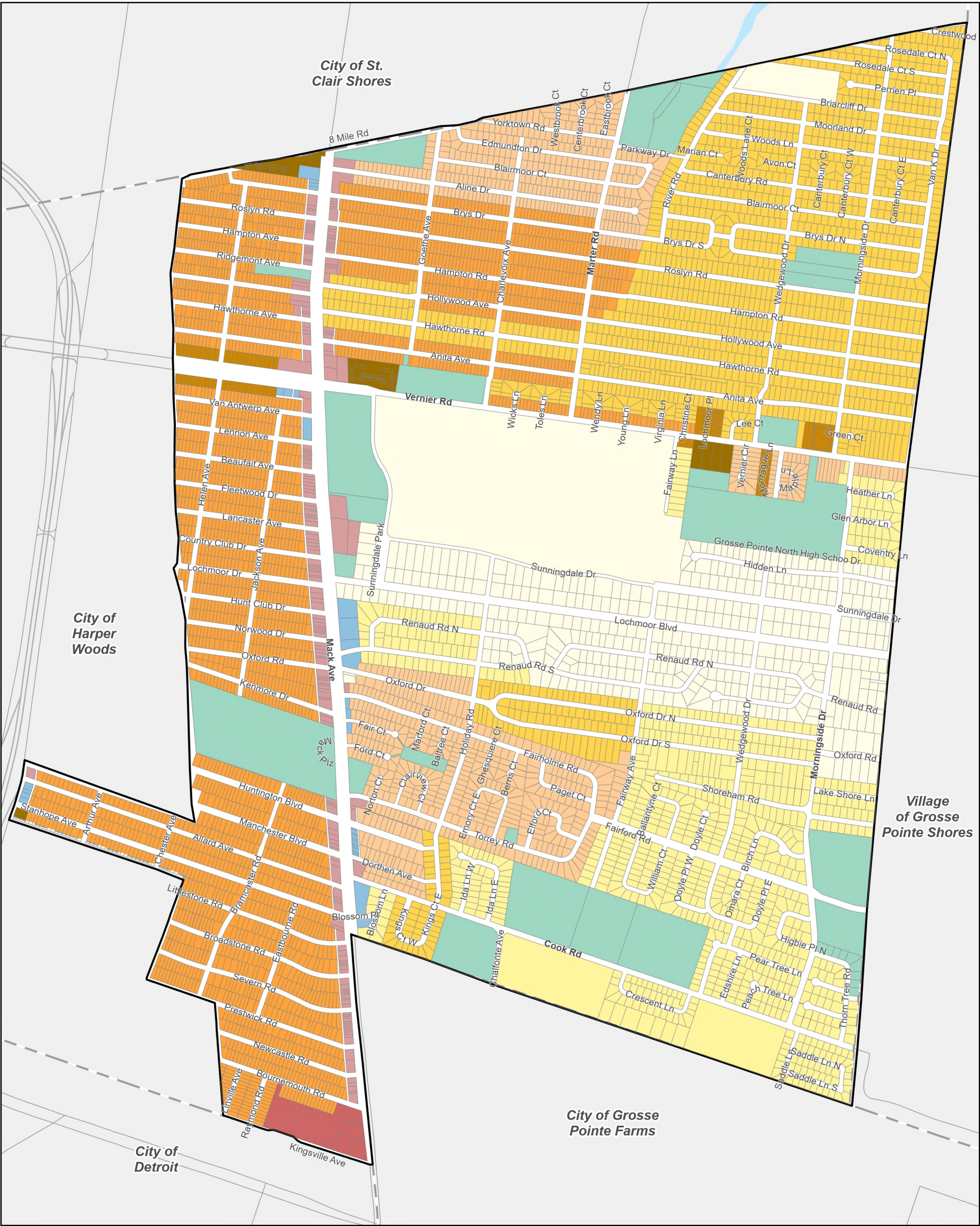
Proposed Text			Existing Section / Text	Notes
Sec. 50-3.1 Establishment of Zoning Districts			Sec. 50-3.1.L RO-1 Restricted Office District The RO-1 restricted office district is intended to permit those office and restricted business uses which will provide opportunities for local employment close to residential areas, thus reducing travel to and from work; which will provide clean, modern office buildings in landscaped settings; which will provide, adjacent to residential areas, appropriate districts for uses which do not generate large volumes of traffic, traffic congestion and parking problems; and which will promote the most desirable use of land in accordance with the city's land use plan.	<i>District renamed for clarity and accuracy.</i> <i>Purpose language reorganized into distinct bullet points.</i> <i>Minor edits made for clarity and grammar.</i>
Code	Zoning District	Intent Statements		
<u>O-1</u>	<u>Office</u>	To permit office, business, and retail uses along the City's key commercial corridors to establish a vibrant streetscape while serving the needs of nearby neighborhoods. Specifically, the District intends to: a) Provide opportunities for local employment close to residential areas, thus reducing travel to and from work. b) Provide clean, modern office and retail buildings in landscaped settings. c) Provide, adjacent to residential areas, appropriate uses which do not generate large volumes of traffic, traffic congestion and parking problems. d) Promote the most desirable use of land in accordance with the City's Master Plan.		
E.				

Proposed Text	Existing Section / Text	Notes
-	Sec. 50-3.1.M P-1 Vehicular Parking	
--	~~The P-1 vehicular parking district is intended to permit the establishment of areas to be used for off-street vehicular parking of private cars, so as to serve business and commercial areas. This district is also designed to afford maximum protection to adjacent residential areas by providing landscaped setbacks, fences and well-designed parking lot facilities. It is also intended that this district act as a transitional area between commercial and residential areas, thereby permitting private developers as well as public agencies to provide needed off-street parking.~~	<i>District combined with the C, Commercial Business District (parking is a specific use now, just an entire district).</i>

Proposed Text	Existing Section / Text	Notes
Sec. 50-3.2 Official Zoning Map The boundaries of Zoning Districts listed in Section 3.1 are hereby established on the Official Zoning Map of Grosse Pointe Woods, which accompanies this Zoning Ordinance, and which the Zoning Map with all notations, references, and other information shown thereon is as much a part of this Ordinance as if fully described herein. The Zoning Map is certified as the official copy by the City Clerk and kept on display at City Hall.	Sec. 50-3.3 Boundaries of districts established The boundaries of the districts enumerated in section 50-3.1 Districts enumerated, shown upon the map attached to the ordinance from which this chapter is derived, as revised, and on file in the office of the city clerk, and made a part of this chapter, are hereby established, such map being designated as the zoning map, and such map and all notations, references and other information shown thereon shall be as much a part of this chapter as if the matter and information set forth by the map were all fully described in this chapter.	<i>Minor edits made for clarity and grammar.</i>

Proposed Text	Existing Section / Text	Notes
Sec. 50-3.3 Interpretation of District Boundaries Where uncertainty exists as to the boundaries of a district on the Zoning Map, the following apply: A. <u>Boundaries following the centerlines of streets, or alleys, are construed as following such centerlines.</u> B. <u>Boundaries following platted or unplatted lot lines are construed as following such lot lines.</u> C. <u>Boundaries following the boundaries of the City are construed as following such boundaries.</u> D. <u>Boundaries parallel to, extensions of, or perpendicular to, features indicated in the above subsections A-C are so construed. Distances not specifically indicated on the Zoning Map are determined by the scale of the map.</u> E. <u>Whenever the City Council vacates an alley or street within the City, such vacated parcel of real estate shall be deemed to fall within the district(s) of the real property to which the vacated street or alley vests by reason of being vacated.</u> F. <u>In other circumstances not clearly covered above by subsections A-E, the Zoning Administrator determines the boundaries by any other criteria as determined appropriate to construe the boundaries of the district in a reasonable manner. Following determination of district boundaries by the Zoning Administrator, if further uncertainty exists, the aggrieved party may submit an application to bring the case before the ZBA for final determination.</u>	Sec. 50-3.2 Interpretation of district boundaries Unless otherwise shown, the district boundaries are street lines, alley lines or the subdividing or boundary lines of recorded plats, or the extensions thereof, and, where the districts designated on the zoning map and made a part of this chapter are approximately bounded by street lines, alley lines or subdividing or boundary lines of recorded plats, such lines or the extension thereof shall be considered to be the district boundaries.	<i>Series of rules added for interpreting or appealing district boundaries in different cases.</i>

Proposed Text	Existing Section / Text	Notes
Sec. 50-3.4 Uses Not Otherwise Included in a District A land use (including a temporary use) which is not cited by name as a permitted use in a district may be permitted upon determination by the Zoning Administrator where such use is clearly similar in nature and compatible with the listed or existing uses in that district. In making such a determination, the Zoning Administrator shall consider: A. Determination of compatibility. The Zoning Administrator shall consider specific characteristics and intensity of the use in question and compare such characteristics and intensities with those of the uses which are expressly permitted in the district. Such characteristics shall include, but are not limited to: - Noise, odor, dust, and vibration. - Traffic generation and the number of people likely to gather onsite. - The scale and massing of buildings. - Impact on natural features and the environment. - Views from adjacent properties. - Duration of uses, if not permanent. B. Conditions by which use may be permitted. If the Zoning Administrator determines that the proposed use is compatible with permitted and existing uses in the district, the Zoning Administrator shall then decide whether the proposed use shall be permitted by right, as a special land use, or as a permitted accessory use. The proposed use shall be subject to the review and approval requirements for the district in which it is located. C. Planning Commission determination. If the Zoning Administrator is unable to decide if a use should be considered a permitted use in a particular district, then the determination shall be made by the Planning Commission, which may elect to resolve the case by initiating an amendment to the Zoning Ordinance. D. Uses listed in another District. No use shall be permitted under the terms of this section if the use is specifically listed as a use permitted by right or as a special land use in any other district.	Sec. 50-4.11 Miscellaneous business establishments Miscellaneous business establishments, businesses which are not obnoxious or offensive to the locality by reason of the emission of odor, fumes, dust, smoke, waste, vibration or noise, are permitted in the commercial business district in accordance with the procedures set forth in section 50-6.2 Special land use approval, provided that: A. There is not in connection therewith any manufacturing, repairing, converting, altering, finishing or assembling except that which is incidental to such retail business for local or neighborhood service, and upon which not more than five mechanics or workers are customarily engaged. The limitation on the number of mechanics or workers employed shall not apply to auto salesrooms or service stations, it being the intent of this subsection to prohibit light or heavy manufacturing or industries of any description in C district. B. The provisions of this section shall not be interpreted so as to permit pool and billiard rooms, dancehalls, ice skating or roller rinks, or amusement enterprises.	<i>Provisions added for evaluating the compatibility of new land uses not cited by name in the Zoning Ordinance.</i>

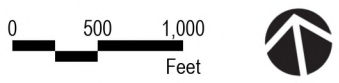


Zoning Map

City of Grosse Pointe Woods, Michigan

September 22, 2026 - DRAFT

- LEGEND**
- R-1A One-Family Residential
 - R-1B One-Family Residential
 - R-1C One-Family Residential
 - R-1D One-Family Residential
 - R-1E One-Family Residential
 - R-2 Two-Family Residential
 - R-3 Multi-Family Residential
 - C Commercial Business
 - C-2 Regional Business
 - O-1 Office
 - CF Community Facilities



Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: City of Grosse Pointe Woods. McKenna, 2026.





CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT REPORT

TO: PLANNING COMMISSION

FROM: JEREMY COLLINS, BUILDING OFFICIAL

DATE: SEPTEMBER & OCTOBER 2026

SUBJECT: BUILDING DEPARTMENT REPORT

Certificate of Occupancy

- **19850 Mack Ave.** – New business occupancy – Gardner White Furniture – **Status:** Waiting for approvals. No interior changes.
- **19437 Mack Ave.** – New business occupancy – Cottage Inn Pizza – Change of ownership. **Status:** Waiting for approvals. Building and Fire initial inspections completed.
- **21003 Mack Ave.** – New business occupancy – Little Nest Coffee Roaster – **Status:** Certificate of Occupancy Issued.
- **20223 Mack Ave.** – New business occupancy – Crispy and Classic (carry out restaurant) – **Status:** Waiting on submittal of a Special Land Use application.

Building Projects

- **20419 Mack Ave. – New business occupancy.** Advanced Physical Therapy is relocating to this larger space from 20225 Mack Ave. Building plans are still under review.
- **20439 Mack Ave. – Golf Simulator.** New parking surface installed at the rear of the building. Interior demolition completed. Awaiting on submittal of building plans for review.
- **20930 Mack Ave – Tavern On Mack.** Interior renovation of existing restaurant space. **Permit Status:** Project in progress. Rough electrical inspections approved. Insulation inspection approved.
- **20195 Mack Ave. – Lola's** – Compliance for the outstanding exterior items (parking lot wall, trash enclosure upgrades) and exterior patio area fence/railing compliance per approved site plan (decorative railing to be installed per approved plans) has passed. ***We have spoken with the business owner regarding these outstanding items.***

- **20160 Mack Ave.** New Mixed-Use Development. – *PERMIT APPROVED FOR FOUNDATION AND SHELL WORK ONLY*. Construction of a new two-story building with shell for future retail tenant spaces on the ground floor and seven residential units on the second floor.

Permit Status: Permit issued for foundation and building shell only. A temporary sidewalk has been constructed to direct pedestrian traffic around the site at the front of the parcel. A hold harmless agreement was submitted to the city. A request for a banner sign was submitted to the Building Department via email and was denied because the proposed banner exceeds the maximum size and placement time permitted under the City Ordinance.
- **20311 Mack Ave.** - Zare Surgery and Medspa – Parking variance approved by ZBA on August 17th, 2026. Minor exterior façade changes approved by the Building Official. (Doors, lighting, paint). Awaiting submittal of building plans for review.
- **21043 Mack Ave.** – Dunkin – Build out of existing commercial space for new Dunkin Donuts/Baskin Robbins. **Permit Status:** Issued. Rough Trades and Rough framing inspection completed and approved.
- **19531 Mack Ave.** – No occupant verified yet. – Interior build out of previous Blue Bay Fish and Seafood Market. Zoning Approved.

VACANT COMMERCIAL PROPERTIES

Property Address	Occupancy Status	Zoning Classification
19467 Mack Ave	VACANT - Hollywood	C
19605 Mack Ave	VACANT - Garrido's Bistro	C
19603 Mack Ave	VACANT - Garrido's Bistro	C
20065 Mack Ave	VACANT - Fifth Third Bank	C
20136 Mack Ave	VACANT - Wellspring Dental	RO-1
20148 Mack Ave	VACANT - Signature Smiles	RO-1
20227 Mack Ave	VACANT - UPPER SUITE	C
20331 Mack Ave	VACANT - Chaundry Art Gallery	C
20745 Mack Ave	VACANT - Ferlito's Family Dining	
20778 Mack Ave	VACANT - Schumer's Ski Shop	C
20784 Mack Ave	VACANT - Adorn Salon	C
20788 Mack Ave	VACANT - Adorn Salon	C
20792 Mack Ave	VACANT - Rendezvous w/Tea	C
20926 Mack Ave	VACANT - Formerly Part of Pendy's	C
21138 Mack Ave	VACANT - Grosse Pointe Cleaners	C
1925 Vernier Rd	VACANT	RO-1
1931 Vernier Rd	VACANT	RO-1
1935 Vernier Rd	VACANT	RO-1