



CITY OF GROSSE POINTE WOODS PLANNING COMMISSION AGENDA

Tuesday, July 28, 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 AGENDA**
- 6. RECEIPT OF FINAL APPROVED MINUTES**
 - A. Planning Commission Meeting Minutes – June 23, 2026
- 7. PUBLIC HEARING /s**
 - A. 20439 Mack Avenue
Special Land Use: Miscellaneous Business Establishment (Golf Simulator)
- 8. NEW BUSINESS**
 - A. 20439 Mack Avenue
Special Land Use: Miscellaneous Business Establishment (Golf Simulator)
 - B. 20439 Mack Avenue
Site Plan: Miscellaneous Business Establishment (Golf Simulator)
- 9. OLD BUSINESS**
 - A. Zoning Ordinance Update: Review and Discussion of Draft Articles (*Article I: Title, Purpose, and Scope* and *Article XII: Violations and Penalties*)
- 10. BUILDING OFFICIAL'S MONTHLY REPORT**
 - A. Building Department Report – June to July 2026
- 11. COUNCIL REPORT/s**
 - A. This Month: July 13 and 20 – Gilezan
 - B. Next Month: August 10 and 17 – Hamborsky
- 12. INFORMATION ONLY**
- 13. PUBLIC COMMENT** (*Limited to 3-minutes per person*)

14. ADJOURNMENT (*Next Regular Meeting: August 25, 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 **JUNE 23, 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 7:00 p.m. by Chair Hamborsky.

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

Also Present: City Planner Laura Mangan
Recording Secretary Gretchen Miotto

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

Motion carried by the following vote:

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

Chair Hamborsky recognized Council Representative Gafa.

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

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

Motion carried by the following vote:

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

MOTION by O’Keefe, seconded by Fenton, that the May 26, 2026, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

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

Commissioner Fuller arrived at 7:05 p.m.

The first item, under **New Business**, was the Site Plan Review for 20930 Mack Avenue: Reuse the Building as a New Bar/Restaurant.

Planner Mangan provided an overview of the site plan submitted by M&D Mack Ave LLC for the operation of a bar and restaurant in an existing single-story, multi-tenant building, formerly known as Pendy’s. No drive-thru is proposed, and dining is restricted to the restaurant interior and existing patio area. The site is zoned C, Commercial Business District where retail businesses, including bars and restaurants, and outdoor patio areas are permitted. Special Land Use approval is not needed because the application was submitted within the year-long re-occupancy window following Pendy’s closure, however site plan review and approval is still required prior to issuance of a Certificate of Occupancy. All proposed improvements to the space are interior only. Hours of operation are to be 4 p.m. to 11 p.m. daily. The name/type of bar/restaurant have not been submitted.

MOTION by Fenton, seconded by O’Keefe, that the Planning Commission conditionally approve the site plan for 20930 Mack Avenue, subject to the following items:

1. A note is added to the site plan stating: “No signage is approved as part of site plan; future signage will be submitted under separate cover.”
2. The location for, and details of, a trash receptacle enclosure are identified and provided on a revised site plan, bringing the existing trash facility into zoning compliance, and are to be reviewed administratively.

Motion carried by the following vote:

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

The next item was the **Building Official’s Report – May to June 2026**.

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

Commissioner Fenton reported that Premier Hockey was approved at the June 1 meeting, and there were no items pertinent to the Planning Commission at the June 15 meeting.

Commissioner Gilezan will attend the July City Council meetings.

Under **Information Only**, Planner Mangan confirmed that the city was granted the 6-month requested extension to adopt the new Zoning Ordinance and that the sub-committee will be further discussed at the July meeting. The new adoption date is June 2027.

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

- Lynne Aldrich, 1501 Oxford, is delighted to see the amount of engagement is planned for the rezoning discussions and that the residents will have the opportunity to engage with the Planning Commission. She questioned how the city is monitoring the destruction of 20160 Mack Avenue and ensuring the asbestos is abated and that the backfill land is not contaminated.

MOTION by Schulte, seconded by Gilezan, to adjourn at 7:18p.m.

Motion carried by the following vote:

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

Respectfully Submitted,

Gretchen Miotto
Clerk's Confidential Administrative Assistant & Recording Secretary



CITY OF GROSSE POINTE WOODS

Building Department

20025 Mack Plaza, Grosse Pointe Woods, MI 48236

(313) 343-2426 – E-mail: building@gpwwmi.us

RECEIVED
JUL 02 2026
CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

SITE PLAN REVIEW & SPECIAL LAND USE

COMMERCIAL – Zoned As – Please Check One:

- | | | |
|---|--|--|
| ☒ C – Commercial Business | ☐ RO-1 – Restricted Office | ☐ P-1 – Vehicular Parking |
| ☐ CF – Community Facilities | ☐ C-2 – High Intensity City Ctr | |

Property Owner Name: Anthony DiRezze Date: 6/30/2026

GPW Property Address: 20439 Mack Ave, Grosse Pointe Woods MI 48236

Telephone #: Work [REDACTED] Home/Cell: [REDACTED]

Contractor/Applicant Name: Tyler Walker

Telephone # [REDACTED] Cell Phone # [REDACTED]

Contractor/Applicant Address: 1794 Manchester Blvd, Grosse Pointe Woods MI 48236

E-mail: [REDACTED]

MI Builder's License #: 2101057631 MI Driver's License #: [REDACTED]

Nature of Proposed Work:

The proposed project consists of a 24 hour indoor golf simulator facility with four simulator bays.

The business will feature two controlled access security doors, along with interior and exterior surveillance cameras to ensure a safe and secure environment.

Due to the limited number of bays, occupancy is expected to remain below 20 patrons at any given time. No alcohol will be served.

Value of Construction \$ 150,000

Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

Applicant Signature: *Tyler Walker*

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

For Planning & Zoning Use Only

Review category:

- | | |
|---|---|
| ☐ Site Plan – Planning Commission | ☐ Site Plan – Administration |
| ☐ Special Land Use | ☐ Use Variance |
| ☐ Public Hearing # <u> </u> | ☐ Non-Use Dimensional Variance |

For Office Use Only

Approved: Denied: Zoning Board of Approval Required #

Inspector: Date: / /

20439

ExistingSiteConditions

MackAvenue:



In: 48236, Census Tract 5512, Grosse Pointe Woods, Wayne County, Michigan

Lat/Long: 42.43959, -82.9082

20439 Mack Avenue: Full Send Golf Simulators

Applicant Response to Planning Department Inquires:

1. Q: Do you intend to offer any camps/clinics, tournaments, and events?

We will operate as Full Send Golf Simulators, while maintaining a member-access, largely unmanned business model. We do intend to offer clinics, instructional camps, small tournaments, and special events. However, with only four simulator bays, these activities have already been incorporated into our anticipated maximum occupancy of 20 individuals on site at any given time.

2. Q: Based on the controlled access doors, it doesn't seem like there's a need for employees on site 24/7. Can you speak a bit more to the anticipated need for employees?

We agree that there is no operational need for employees to be on site 24 hours a day. The facility will primarily function through controlled member access. Staff presence will generally be limited to routine cleaning and maintenance, which will largely be handled by myself and my wife, as well as occasions when golf instruction is being provided by a teaching professional. Outside of these circumstances, we do not anticipate a regular employee presence at the facility.

3. Q: Will any merchandise or food be sold on the premises? We'd like to account for any expected foot traffic to the property in the report.

Limited golf-related merchandise and vending machines offering pre-packaged snacks and nonalcoholic beverages will be available on site. We do not anticipate these offerings generating any meaningful additional foot traffic beyond individuals who have already reserved simulator time.

4. Q: How many dedicated parking spaces behind the building are available to your guests and employees?

The property includes nine dedicated parking spaces located behind the building for use by guests and employees.

5. Q: Besides the surveillance cameras and security doors, do you propose any additional exterior building changes (such as lighting, signage, etc.)?

At this time, the only anticipated exterior modification is the installation of business signage. We understand the City's mid-century modern design requirements and intend to ensure that any signage is fully compliant with those standards. The proposed sign would be similar in scale and style to the illuminated signage utilized by neighboring businesses, such as the Domino's adjacent to the property.



July 22, 2026

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

Subject: 20439 Mack Avenue: Special Land Use for a Proposed Golf Simulator
Parcel ID: 007-03-0031-000
Special Land Use: Review #1
Zoning: C, Commercial Business District

Dear Commissioners,

The applicant, Tyler Walker, has submitted a special land use request for a golf simulator in the existing ~3,000 square foot single-story building at 20439 Mack Avenue. The site is intended to be developed as a [Full Send Golf Simulator](#) franchise location, which will offer members access to the largely unmanned business (*site outlined in red below, GoogleEarth*).

The project consists of a 24-hour, indoor golf simulator facility with four simulator bays. Any clinics, instructional camps, small tournaments, and special events will be contained within the building. All on-site events will comply with the building's maximum occupancy of 20 individuals (this includes all participants, instructors and visitors).

The facility is not intended to employ staff on site regularly; staff presence will generally be limited to routine cleaning and maintenance activities, or when golf instruction is provided. The space will offer vending machine snacks and non-alcoholic beverages to guests, who will also be permitted to bring in outside food and non-alcoholic drinks.

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

Proposed exterior improvements are limited to business signage (which will be submitted at a later date), surveillance cameras, and two controlled access security doors.

The site is located on Mack Avenue between Lancaster Street and Fleetwood Drive and is zoned the C, Commercial Business District where "Miscellaneous Business Establishments" are a *Special Land Use*. *Special Land Uses* require a public hearing and consideration before the Planning Commission; a public hearing is scheduled for July 28th, 2026.





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 miscellaneous business establishment (golf simulator facility) at 20439 Mack Avenue be recommended to City Council for approval, subject to the following conditions:

- 1. All doors and windows parallel to Mack Avenue are to remain uncovered at all times, to contribute to an active street presence.*
- 2. Operational hours for special events, tournaments, camps, and clinics, are limited to traditional business hours as shared by similar establishments along Mack Avenue (between 9:00 am and 11:00 pm), to limit disturbance to adjacent residential properties.*
- 3. Maximum occupancy is limited to 20 individuals, including participants, instructors, and visitors.*

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 20 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 (golf simulator facility offering clinics, instructional camps, small tournaments, and special events) is not anticipated to create disruptive noise, smoke, odor, glare, or vibration, subject to the recommended condition #2 above.*
- 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, provided condition #1 above is met.*
- E. Compliance with Zoning Ordinance Intent.** The proposed golf simulator 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

Laura Mangan, AICP, NCI

Vice President

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-today 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 can comply with the future land use designation of “Corridor Mixed Use”. While a niche service, the use is of a smaller scale, membership-based recreation facility that will serve local community members.

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	Restaurant	C, Commercial Business	Corridor Mixed Use
East	Retail	C, Commercial Business	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: Can Comply.

The proposed use is not expected to generate hazardous or disruptive levels of nuisance. While the applicant proposes a 24-hour, seven-day-per-week operation through a controlled member-access system, the business will not require employees to be on site continuously, and activity is expected to remain limited due to the reservation-based nature of the facility. Staff presence will generally be limited to routine cleaning and maintenance activities, or when golf instruction is provided.

All golf simulator activities will occur indoors, and the applicant indicates that the facility will have a maximum occupancy of 20 individuals at any given time, including participants, instructors, and visitors. Clinics, instructional camps, small tournaments, and special events have been incorporated into this anticipated occupancy and are not expected to increase activity beyond normal operating conditions.



The applicant also proposes limited accessory sales consisting of merchandise and vending machines with pre-packaged snacks and non-alcoholic beverages. These offerings are not anticipated to generate additional customer traffic beyond scheduled facility users. Further, guests will be permitted to bring outside food and non-alcoholic drinks into the facility to enjoy.

The property includes nine dedicated parking spaces for guests which are expected to adequately accommodate the proposed use. Metered street parking along Mack Avenue is also available.

Exterior improvements are limited to business signage (to be submitted and reviewed under separate cover), surveillance cameras, and two controlled access security doors.

Although general member access is proposed to be available 24 hours a day, we recommend a condition of approval limiting the operational hours for special events, tournaments, camps, and clinics to traditional business hours consistent with similar establishments along Mack Avenue (between 9:00 am and 11:00 pm), 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 golf-related recreation at a smaller-scale. While the business will utilize Full Send Golf Simulator's membership subscription service model, activity inside will be visible from Mack Avenue to pedestrian traffic. The windows and doors in the front will remain unblinded and uncovered by glass advertising clings / decals.

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.



July 22, 2026

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

Subject: 20439 Mack Avenue: Proposed Golf Simulator
Parcel ID: 007-03-0031-000
Site Plan: Review #1
Zoning: C, Commercial Business District

Dear Commissioners,

The applicant, Tyler Walker, has submitted a site plan request for a golf simulator in the existing ~3,000 square foot single-story building at 20439 Mack Avenue. The site is intended to be developed as a [Full Send Golf Simulator](#) franchise location, which will offer members access to the largely unmanned business (*site outlined in red below, GoogleEarth*).

The project consists of a 24-hour, indoor golf simulator facility with four simulator bays. Any clinics, instructional camps, small tournaments, and special events will be contained within the building. All on-site events will comply with the building's maximum occupancy of 20 individuals (this includes all participants, instructors and visitors).

The site is located on Mack Avenue between Lancaster Street and Fleetwood Drive and is zoned the C, Commercial Business District where "Miscellaneous Business Establishments" are a *Special Land Use*. *Special Land Uses* require a public hearing and consideration before the Planning Commission; a public hearing is scheduled for July 28th, 2026.



Site Plan approval remains subject to the City Council granting Special Land Use approval.



Recommendation

Based upon general compliance with the City's Zoning Ordinance, it is recommended that the Site Plan for an indoor golf simulator facility at 20439 Mack Avenue be granted, subject to the resolution of the following items:

- 1. Special Land Use approval is granted by City Council (including conditions of that approval).*
- 2. One of the rear dedicated parking spaces must be 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	Restaurant	C, Commercial Business	Corridor Mixed Use
East	Retail	C, Commercial Business	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. Occupancy will be limited to 20 individuals on site at any given time to ensure that traffic levels do not disturb the adjacent residential properties.



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)

Findings: N/A: Proposed exterior improvements are limited to business signage which will be submitted at a later date, surveillance cameras, and two controlled access security doors

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

Findings: Complies. This specific use is not defined in the Off-Street Parking Table within Section 50-5.3(H). The facility itself has nine dedicated parking spaces at the rear of the site. One of these spaces must be converted into ADA parking. With a maximum occupancy of 20 individuals at any given time, providing nine spaces does not raise concern. There is also ample on-street parking along Mack Avenue, and within 500 feet of the property.

The existing rear alley is sufficient for deliveries: a 12 ft. by 50 ft. loading zone is required and can be accommodated in the alley.



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 rear of the site currently contains a 6-foot in height wooden fence which provides parking lot screening for nearby residences.

6. SIGNS

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

Findings: Can Comply. All exterior signage must be submitted under separate cover for administrative review and approval. No signage is approved as part of this application.

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: N/A. No changes to the exterior site lighting is proposed at this time. Any future exterior lighting must be submitted under separate cover for review.

8. TRASH RECEPTACLE

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

Findings: N/A. No commercial trash dumpster is proposed at this location.

DRAFT Zoning Ordinance through the MSDHA Grant

City of Grosse Pointe Woods, MI - V.1: July 22, 2026

Article I: Title, Purpose and Scope

Background and Introduction to this Article:

Article I modernizes the legal framework of the Zoning Ordinance by clarifying its purpose, statutory authority, applicability, and interpretation, while reorganizing existing provisions and adding administrative sections to improve usability and legal clarity.

Summary Table of Proposed Article Changes:

Section	Nature of Revision	Summary
1.1	Clarified	<i>Updates terminology and wording for clarity and consistency with modern ordinance drafting practices without changing the intent of the section.</i>
1.2	New	<i>Establishes the purpose and legal authority of the Zoning Ordinance under the Michigan Zoning Enabling Act and identifies the planning objectives the Ordinance is intended to achieve.</i>
1.3	Expanded	<i>Clarifies the applicability of the Ordinance, establishes minimum standards, addresses conflicts with other regulations and private agreements, and confirms that all land, buildings, and structures are subject to the Ordinance.</i>
1.4	Consolidated	<i>Combines multiple existing provisions into a single section and clarifies how vested rights are addressed while recognizing the City's authority to amend the Ordinance, subject to applicable legal protections.</i>
1.5	Expanded	<i>Provides clear direction for resolving conflicts between regulations, establishes that more restrictive standards generally apply, and clarifies that written text takes precedence over illustrations.</i>
1.6	Relocated	<i>No substantive revisions. The section has been relocated for improved organization and readability.</i>
1.7	New	<i>Establishes the Ordinance's effective date and repeals the previous zoning ordinance while preserving existing legal rights, actions, and liabilities.</i>
-	REMOVED	<i>Section 50-1.5 was removed from the text; This eliminates a standalone cross-reference section because references are now incorporated throughout the Ordinance, improving usability and reducing redundancy.</i>

Article I: Title, Purpose and Scope

Former title: *Article I - Purpose and Intent*

Legend:
Red text = Summary of Changes
Underlined = New text
~~Strikethrough~~ = Removed text

Proposed Text	Existing Section / Text	Notes
Sec. 50-1.1 Short Title Chapter 50 shall be known as, referred to, and cited as the “Zoning Ordinance” or “Zoning Code” of the City of Grosse Pointe Woods.	Sec. 50-1.1 Title This Chapter 50 of the City of Grosse Pointe Woods, Michigan Code of Ordinances shall be known and may be cited as the “Zoning Ordinance” or “Zoning Code” of the City of Grosse Pointe Woods.	<i>Minor updates.</i>

Proposed Text	Existing Section / Text	Notes
<u>Sec. 50-1.2 Purpose</u>	-	

Pursuant to the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), this Zoning Ordinance is designed to implement the goals, objectives, policies, and strategies of the Grosse Pointe Woods Master Plan, through complete, effective and concise regulations to:

- A. Protect the public health, safety, and general welfare of residents and visitors of the City.
- B. Regulate the use of land and buildings by dividing the City into districts.
- C. Provide for the orderly development of the City by regulating the location, height, bulk, erection, and construction of structures and buildings to be used for business, residence, energy production, and other specified purposes.
- D. Provide for adequate light, air, and convenience of access to secure safety from fire and other hazards.
- E. Provide for an appropriate density of population by establishing minimum setbacks, yards, and open spaces.
- F. Provide for traffic safety and adequate parking and loading space for vehicles.
- G. Facilitate the development of adequate systems of fire protection, education, recreation, and public utilities and services.
- H. Protect the quality of environmentally sensitive areas.
- I. Conserve natural resources.

New section; needed to describe the enabling authority of the City to zone.

Proposed Text	Existing Section / Text	Notes
Sec. 50-1.3 Application and Scope of the Zoning Ordinance	Sec. 50-1.2 Scope	

- A. The provisions of this Ordinance (in their interpretation and application) shall be held to be minimum requirements adopted for the promotion of the public health, safety and general welfare. Wherever the requirements of this Ordinance are at variance with the requirements of any other lawfully adopted rules, regulations or ordinances, the most restrictive or that imposing the higher standards shall govern.
- B. This Ordinance shall not abrogate or annul any easement, covenant or other private agreement. Where any provision of this Ordinance is more restrictive or imposes a higher standard or requirement than such easement, covenant, or other private agreement, the provision of this Ordinance shall govern.
- C. Zoning applies to every building, structure or use. No building, structure or land shall be used or occupied, and no building or structure or part thereof shall be erected, moved; placed; reconstructed, extended, enlarged or altered, except in conformity with this Ordinance.
- D. Subdivision restrictions documented and filed with the Register of Deeds that are more restrictive than the provisions in this Ordinance are subject to enforcement by the proprietor of the subdivision or the subdivision association.

No building or structure, or part thereof, shall be erected, constructed or altered and maintained, and no new use or change shall be made or maintained of any building, structure or land, or part thereof, except in conformity with the provisions of this chapter.

Expanded the existing section.

Proposed Text	Existing Section / Text	Notes
Sec. 50-1.4 Vested Rights <u>Nothing in this Ordinance should be interpreted or construed to give rise to any permanent vested rights in the continuation of any particular use, district, zoning classification, or permissible activities therein. Furthermore, such rights as may exist through enforcement of this Ordinance are hereby declared to be subject to subsequent amendment, change or modification as may be necessary for the preservation or protection of public health, safety, and welfare, to the extent that such rights are not protected by the nonconforming provisions in Article IX.</u>	Sec. 50-5.8 and 50-5.9 - 50-5.8 Existing Building Permits Nothing in this chapter shall require any change in the plans, construction or intended use of a building for which a building permit has been issued prior to the time of passage of the ordinance from which this chapter is derived and the construction of which shall have been diligently prosecuted within 6months of the date of such permit, and the ground story framework of which, including the second tier of beams, shall have been completed within such 6-months and which entire building shall be completed according to such plans as filed within 2-years from the date of the adoption of the ordinance from which this chapter is derived. 50-5.9 Prior Height Permits Nothing contained in this chapter shall prevent the ultimate erection to its full height as originally planned of a building constructed to a less height prior to the adoption of the ordinance from which this chapter is derived, but with its foundations and structural members designed to carry the higher building.	<i>Existing sections were streamlined and combined into one section.</i>
Proposed Text	Existing Section / Text	Notes
Sec. 50-1.5 Relationship to Other Ordinances, Conflicting Regulations	Sec. 50-1.4 Conflicting Regulations	

A. <u>Whenever regulations imposed by this Ordinance are either more or less restrictive than regulations imposed by any governmental authority through legislation, rule, or regulation, the regulations that are more restrictive or that impose higher standards shall govern. Where two or more regulations in this Ordinance conflict, the more restrictive regulation shall prevail.</u>	A. Sometimes there may be general and specific regulations that pertain to one particular aspect of site design. In such instances, the specific regulations must be followed.	<i>Expanded the existing section.</i>
B. Whenever a general and specific regulation pertains to a particular aspect of site design, the specific regulation shall be followed.	B. Discrepancies between text and an illustration (including its caption) may occur. In the case of such discrepancies, the text is considered the accurate source of information. Graphics in this ordinance are not to scale and are intended for illustrative purposes.	
C. Whenever there is a discrepancy between a written regulation and an illustration, the written regulation shall be followed.		

Proposed Text	Existing Section / Text	Notes
Sec. 50-1.6 Severability This Ordinance and the various parts, divisions, articles, sections, subsections and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, subsection, section or clause is determined by a court of law to be unconstitutional or invalid, it is hereby provided that the remainder of the chapter shall not be affected and shall remain in force.	Sec. 50-1.3 Severability "-----"	<i>No change; this text was only moved.</i>

Proposed Text	Existing Section / Text	Notes
<u>Sec. 50-1.7</u> <u>Effective Date and Repeal</u>	-	

- | | | |
|--|----------|----------------------------|
| <p>A. <u>This Zoning Ordinance was adopted by the Grosse Pointe Woods City Council at a regular meeting called and held on . The Ordinance shall take effect on , said date being seven days after publication of notice of adoption in a newspaper of general circulation in the City.</u></p> <p>B. <u>The Zoning Ordinance that was adopted by the City Council on April 25, 2022, and all amendments thereto are hereby repealed as of the effective date of this Ordinance. This repeal does not affect or impair any act done, offense committed, or right occurring, accrued or acquired, or liability, penalty, forfeiture, or punishment incurred prior to the time enforced, prosecuted, or inflicted.</u></p> | <p>-</p> | <p><i>New section.</i></p> |
|--|----------|----------------------------|

Existing Text that is Removed Entirely

Notes

~~**Sec. 50-1.5**~~

~~**Selected References**~~

~~Each district has a list of selected additional references that are frequently related requirements in section 50-3.1 Districts enumerated. The entire ordinance should be read for all additional requirements.~~

Removed – covered elsewhere.

DRAFT Zoning Ordinance through the MSDHA Grant
City of Grosse Pointe Woods, MI - V.1: July 22, 2026

Article XII: Violations and Penalties

Background and Introduction to this Article:
Article XII establishes the City's authority to enforce the Zoning Ordinance, defines zoning violations, establishes penalties, and outlines the legal remedies available to the City. The proposed article consolidates enforcement provisions into a single article, clarifies enforcement authority, and introduces additional procedures intended to improve ordinance administration while preserving the City's legal remedies.

Summary Table of Proposed Changes:

Section	Nature of the Revision	Summary
12.1	New	Creates a dedicated public nuisance provision.
12.2	Expanded	<i>Expands who may be held responsible for violations and addresses fraudulent applications.</i>
12.3	New	<i>Creates a dedicated penalties provision.</i>
12.4	New	<i>Creates a procedure for reporting zoning violations.</i>
12.5	New	<i>Clarifies the City's authority to pursue court action.</i>
12.6	New	<i>Clarifies the City's enforcement rights and remedies.</i>

Article XII: Violations and Penalties

Former title: **Did not exist; light provisions were located in 50-7.12 Violations*

Legend:

Red text = Summary of Changes

Underlined = New text

Strikethrough = Removed text

Proposed Text	Existing Section / Text	Notes
Sec. 50-12.1 Public Nuisance Buildings erected, altered, razed or converted, or uses carried on in violation of any provision of this Ordinance are hereby declared to be a nuisance per se, and shall be subject to abatement or other action by a court of appropriate jurisdiction.	-	-
	-	<i>New section; needed to be added to ground enforcement action at the City level.</i>

Proposed Text	Existing Section / Text	Notes
<u>Sec. 50-12.2</u> <u>Violation Defined</u> <u>Any person, firm, corporation, or agent, or any employee, contractor, or subcontractor of same, who fails to comply with any of the provisions of this Ordinance or any of the regulations adopted in pursuance thereof, or who impedes or interferes with the enforcement of this Ordinance by the Zoning Administrator or other enforcement official shall be deemed in violation of this Ordinance.</u> Any architect, builder, contractor, subcontractor, or other person who is responsible for erecting, repairing, altering, changing, or remodeling without having obtained proper permits, or who is responsible for performing such work in conflict with the terms of this Ordinance, shall be deemed guilty of a violation of this Ordinance in the same manner and to the same extent as the owner of the premises. <u>Statements in an application or supporting documentation that are based on deceit or falsity shall render any such application void. Any permits issued on the basis of such false statements shall be revoked.</u>	Sec. 50-7.12 Violations A. Violations by architects or contractors. It shall be the duty of all architects, contractors, subcontractors, builders and other persons having charge of the establishment of any use of land or the erecting, altering changing or remodeling of any building or structure, including tents and trailer coaches, before beginning or undertaking any such work, to see that a proper permit has been granted therefor and that such work does not conflict with and is not in violation of the terms of this chapter. Any such architect, builder, contractor, subcontractor or other person doing or performing any such work of erecting, repairing, altering, changing or remodeling without such a permit having been issued, or in violation of or in conflict with the terms of this chapter, shall be deemed guilty of violation of this chapter in the same manner and to the same extent as the owner of the premises or the person for whom such buildings are erected, repaired, altered, changed or remodeled or the use of land established in violation of this chapter and shall be subject to the penalties prescribed in this chapter for such violation. B. Penalty. Any person who violates any of this chapter shall be responsible for a municipal civil infraction. Each day that a violation is permitted to exist shall constitute a separate offense.	<i>Expands violation to include any individual/group (not just contractors/architects);</i> <i>Streamlines language around architect/contractor or violations;</i> <i>Adds violation language for false applications/supporting documentation;</i> <i>Relocates specific penalty type into its own separate section.</i>

Proposed Text	Existing Section / Text	Notes
Sec. 50-12.3 Penalties For any and every violation of the provisions of this Ordinance, the owner, agent, contractor, lessees, or tenant of the premises, building, or part thereof, where such violation has been committed, shall be guilty of a civil infraction. The owner, agent, architect, builder, or any person who commits, takes part, or assists in such violation of any of the provisions of this Ordinance, or any person who maintains any buildings or premises in which any such violation exists, shall be guilty of a civil infraction. Violations of the provisions of this Ordinance or failure to comply with any of its requirements shall constitute a civil infraction. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.	Sec. 50-7.12 Violations B. Penalty. Any person who violates any of this chapter shall be responsible for a municipal civil infraction. Each day that a violation is permitted to exist shall constitute a separate offense.	<i>Relocates specific penalty type into its own specific section;</i> <i>Offers more detail as to the City's power to take action to remedy violations</i>

Proposed Text	Existing Section / Text	Notes
Sec. 50-12.4 Procedures for Addressing Violations Anyone may report apparent violations of this Ordinance to the Zoning Administrator or Building Official.	-	
	-	<i>New section needed to clarify procedure</i>

Proposed Text	Existing Section / Text	Notes
Sec. 50-12.5 Authority to Pursue Court Action The City Council or its duly authorized representative is hereby empowered to commence and pursue any and all necessary and appropriate actions or proceedings in the Circuit Court, or any other court having jurisdiction, to restrain or prevent any noncompliance with or violation of any of the provisions of this Ordinance, and to correct, remedy, or abate such noncompliance or violation. Any person aggrieved or adversely affected by such noncompliance, or violation may institute suit or join the City Council in such a suit to abate the violation.	-	
	-	<i>New section to offer more detail as to the City's power to take action to remedy violations</i>

Proposed Text	Existing Section / Text	Notes
Sec. 50-12.6 Rights and Remedies Preserved Any failure or omission to enforce the provisions of this Ordinance, and failure or omission to prosecute any violations of this Ordinance, shall not constitute a waiver of any rights and remedies provided by this Ordinance or by law, and shall not constitute a waiver nor prevent any further prosecution of violations of this Ordinance.	-	
	-	<i>New section to offer more detail as to the City's power to take action to remedy violations</i>

DRAFT



CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT REPORT

TO: PLANNING COMMISSION

FROM: JEREMY COLLINS, BUILDING OFFICIAL

DATE: JUNE 2026 & JULY 2026

SUBJECT: BUILDING DEPARTMENT REPORT

Certificate of Occupancy

- 20916 Mack Ave. – Sequoia Financial Group – Certificate of Occupancy. Status: Waiting for Inspections to be scheduled.

Building Projects

- **20195 Mack Ave.** – Lola's –Upcoming August 2026, compliance for 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).
- **20160 Mack Ave.** – 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:** Awaiting for revised plans.
- **20200 Mack Ave.** – Fifth Third Bank – Fifth Third Bank is relocating to this location, formerly Comerica Bank. Applications for sign permits have been submitted. Revisions are required before approval of the new signage.
- **20397 Mack Ave.** – Platinum Oil Change. – Exterior façade work is nearing completion. Contractor to schedule final inspections to close out permits.
- **21003 Mack Ave.** -Little Nest Coffee Roasters- Fire Alarm and Fire Suppression permits: Final inspections (Electrical, Mechanical and Fire) are scheduled for July 23rd, 2026. Final building inspections to be scheduled once the fire alarm and fire suppression permits are finalized.

- **21043 Mack Ave.** – Dunkin – Build out of existing commercial space for new Dunkin Donuts/Baskin Robbins. Building plans have been received and are under review.