



CITY OF GROSSE POINTE WOODS

PLANNING COMMISSION AGENDA

Tuesday, August 25, 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 – July 28, 2026
- 7. PUBLIC HEARING /s**
 - A. 20567 Mack Avenue
Special Land Use: Dine-In and Fast-Food, Carry Out Restaurant (No Drive-Thru) (Little Ghost)
- 8. NEW BUSINESS**
 - A. 20567 Mack Avenue
Special Land Use: Dine-In and Fast-Food, Carry Out Restaurant (Little Ghost)
- 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 – July to August 2026
- 11. COUNCIL REPORT/s**
 - A. This Month: August 17 – Hamborsky
 - B. Next Month: September 14 and 21 – Marx
- 12. INFORMATION ONLY**
- 13. PUBLIC COMMENT** (*Limited to 3-minutes per person*)
- 14. ADJOURNMENT** (*Next Regular Meeting: September 22, 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 **JULY 28, 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 7:01 p.m. by Chair Hamborsky.

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

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

MOTION by Schulte, seconded by O'Keefe, to excuse Commissioners Fenton, Gilezan, and Vitale from tonight's meeting.

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

Chair Hamborsky recognized Council Representative Gafa.

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

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

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

MOTION by Ellis, seconded by O'Keefe, that the June 23, 2026, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

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

The first item, under **Public Hearing/s**, was to **Host a Public Hearing on a Special Land Use: Miscellaneous Business Establishment (Golf Simulator) for 20439 Mack Avenue.**

Planner Mangan provided an overview of the applicant's, Tyler Walker, special land use request for a golf simulator in the existing ~3,000 square foot single-story building at 20439 Mack Avenue. He intends to develop it as a Full Send Golf Simulator franchise location, which will offer members access to the largely unmanned business. The project will be 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. There are nine dedicated parking spaces plus access to on-street metered parking. Exterior improvements are limited to signage, surveillance camera, and two controlled access security doors.

Tyler Walker, the applicant, provided an overview of the proposed business and answered questions from the commissioners.

MOTION by Schulte, seconded by O'Keefe, to open the public hearing.

Motion carried by the following vote:

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

Chair Hamborsky opened the public hearing at 7:26 p.m.

No one from the public wished to speak in support of the Special Land Use.

No one from the public wished to speak in opposition to the Special Land Use.

MOTION by O'Keefe, seconded by Marx, to close the public hearing on the Special Land Use for 20439 Mack Avenue (Golf Simulator).

Motion carried by the following vote:

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

Chair Hamborsky closed the public hearing at 7:27 p.m.

The next item, under **New Business**, was to **Consider the Special Land Use for 20439 Mack Avenue (Golf Simulator)**.

Planner Mangan provided an overview of the McKenna's recommendation with conditions. The commissioners suggested an additional condition to review problems/issues that may arise within one year of operation.

MOTION by O'Keefe, seconded by Marx, that the Planning Commission recommend the Special Land Use for 20439 Mack Avenue (Golf Simulator) to City Council for approval, with 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.
4. Applicant returns in one year to review problems/issues that may arise. Remedies could include limiting the hours or adding on-site staff.

Motion carried by the following vote:

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

The next item, under **New Business**, is to **Consider the Site Plan for 20439 Mack Avenue (Golf Simulator)**.

Planner Mangan stated that any Special Land Use request requires a Site Plan review, and that McKenna recommends approval of the site plan.

MOTION by Ellis, seconded by Schulte, that the Planning Commission approve the Site Plan for an indoor golf simulator facility at 20439 Mack Avenue, 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.

Motion carried by the following vote:

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

The next item under **Old Business was a Zoning Ordinance Update: Review and Discussion of Draft Articles (article 1: Title, Purpose, and Scope and Article XII: Violations and penalties).**

Planner Mangan provided an overview of the process of reviewing articles, recommending them to City Council for approval, the format that will be used to outline the changes, and the expectations from the already established sub-committee.

The Planning Commission did not approve the two articles presented today. It was decided the subcommittee would see all changes first, then bring them before the Planning Commission with their recommendations.

The next item was the **Building Official's Report – June to July 2026.**

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

Commissioner Gilezan was excused from tonight's meeting but did send a report that the GP North High School gate opening was approved.

Commissioner Hamborsky will attend the August City Council meetings.

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

MOTION by Schulte, seconded by Marx, to adjourn at 8:21p.m.

Motion carried by the following vote:

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

NO: None

ABSENT: Fenton, Gilezan, 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@gpwmi.us

SITE PLAN REVIEW & SPECIAL LAND USE

COMMERCIAL – Zoned As – Please Check One:

☒

) C – Commercial Business

☐

) RO-1 – Restricted Office

☐

) CF – Community Facilities

☐

) C-2 – High Intensity City Ctr

☐

P-1 – Vehicular Parking

Property Owner Name: _____ Date: _____
Mack & Lennon, LLC (Justin Buccellato) 7-27-2026

GPW Property Address: _____
20567 Mack Ave

Telephone #: Work _____ Home/Cell: _____
313.432.8190 313.300.7280

Contractor/Applicant Name: _____
Little Ghost II, LLC (David Vermiglio)

Telephone # _____ Cell Phone # _____
n/a 586.524.8202

Contractor/Applicant Address: _____
1465 Washington, Birmingham, MI 48009

E-mail: _____
david@fourmanladder.com MI Builder's License #: _____ MI Driver's License
#: _____ V652135589843

Nature of Proposed Work:

Redevelopment of the existing commercial building into a new Little Ghost fast-casual restaurant. The project includes

renovation of the existing interior to fit the needs of a restaurant and new branding / signage. The proposed restaurant will provide dine-in, takeout and walk-up / pickup service

bringing the Little Ghost concept - known for its chef driven burgers - to the site while enhancing the property's appearance and functionality.

Value of Construction \$ _____ ~500,000

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:

Signed by:

David Vermiglio

0B919AA94502422...

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 ☐ Non-Use Dimensional Variance ☐
Public Hearing #

For Office Use Only

Approved: Denied: Zoning Board of Approval Required #

PLANNING AND OTHER REVIEW FEES

Inspector: Date: / /



August 19, 2026

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

Subject: 20567 Mack Avenue - Special Land Use for the Restaurant: Little Ghost
Parcel ID: 007-02-1892-001
Special Land Use: Review #1
Zoning: C, Commercial Business District

Dear Commissioners,

David Vermiglio of Little Ghost II, LLC has requested approval to operate a restaurant (Little Ghost) in a 2,112 square foot, existing single-story, single-tenant building. Patrons will have the option to dine in, carry out, or utilize a seasonal, outdoor counter with seating (no drive-thru).

The site is located at the corner of Mack Avenue and Lennon Street (subject site shown in pink below), and is zoned the C, Commercial Business District where fast-food, carry out restaurants are a *Special Land Use*. A public hearing has been noticed for the August 25, 2026 Planning Commission meeting.



Recommendation

RECOMMENDATION #1

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

Based upon general compliance with the City's Zoning Ordinance, it is recommended that the Special Land Use for a fast-food, carry-out restaurant (Little Ghost) at 20567 Mack Avenue be recommended to City Council, subject to the following:

- 1. The hours of deliveries are provided and found acceptable to the Planning Commission; the expected delivery schedule must be detailed on the final site plan.*
- 2. Site plan approval is granted.*
- 3. A variance for the walk-up window is granted by the Zoning Board of Appeals, or it is removed from the project scope.*
- 4. A parking variance is granted, for both the number of required spaces and the reduced dimensional width of the one rear parking space.*

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. Adjacent land uses are not expected to be negatively impacted.*
- C. **No Anticipated Nuisance or Public Hazard.** The nature of the proposed business (the serving of quick bites, soda, and milkshakes) is not anticipated to create disruptive noise, smoke, odor, glare, or vibration. The proposed use is similar in character and intensity to existing nearby commercial operations.*
- 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 restaurant use is consistent with the intent of the C, Commercial Business District to support local business development that benefits both residents and merchants.*



RECOMMENDATION #2

The August 25th Planning Commission meeting is also an opportunity for the Commission to provide direction on the design of the exterior façade. The site plan must eventually be reviewed by the Commission at a future meeting, and it is recommended that all parties are aligned on the final design prior to this request.

Architecture and Building Design Details. The 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.

The existing building (pictured below) has a relatively modern façade, comprised of cement block panels, geometric structures, flat roof, and minimal architectural features.

Proposed renovations include painted, cement board siding (color: berry, trim color: bright pink) and the installation of metal awnings along both the front windows and the side pedestrian pick-up window (color: white). The color is a significant deviation from the City's approved Benjamin Moore Historical Color Collection; however, the proposed colors do reflect the business's established brand identity. For reference, an existing Little Ghost restaurant is located in Ferndale (22305 Woodward Ave, Ferndale, MI 48220) that features their unique building design.



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

Respectfully submitted,

McKENNA

Paige Smith



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? Or, has the applicant demonstrated that conditions have changed significantly since the Master Plan was developed, and request is demonstrably consistent with the development trends in the area?

Findings: Complies.

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

The Future Land Use Map of the 2024 Master Plan designates this area as "Corridor Mixed Use". In the Master Plan, this land use classification is generally described as 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" as the use is for a smaller scale restaurant that will serve the local community.

Location	Existing Land Use	Zoning Districts	Future Land Use Designation
Subject Site	Vacant	C, Commercial Business	Corridor Mixed Use
North	Medical Offices	RO-1, Restricted Office	Corridor Mixed Use
South	Financial Offices	C, Commercial Business	Corridor Mixed Use
East	Institutional (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 restaurant will be open for quick meal services (such as burgers, fries, shakes, sodas, etc.) and features a dining room inside, as well as a seasonal, outdoor counter (with approximately five seats). There is no alcohol service offered at this restaurant, and the establishment is similar to surrounding uses, both on this commercial block and along the greater Mack Avenue corridor. The restaurant is not expected to be hazardous or disruptive.

The operating hours of the restaurant are:

- Sunday through Thursday from 11:00 a.m. – 10:00 p.m.
- Friday through Saturday from 11:00 a.m. - 11:00 p.m.

These hours of operation are not expected to be a concern and cater to the lunch / dinner crowds.

However, delivery hours must be provided by the applicant and found to be acceptable to the Planning Commission to minimize any potential disruptions. Presently, the rear alley is an available location for delivery vehicles.

An acceptable delivery schedule is a recommended condition of approval for this Special Land Use.

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, however variances are necessary.

In general, the restaurant will provide a convenient dining option in the community and will encourage orderly development along the City's primary commercial corridor. The business will occupy an existing, vacant storefront along Mack Avenue, which is designed to facilitate pedestrian traffic and a mix of commercial establishments and services. The existing building is also compliant with the dimensional standards of the C, Commercial Business District.



However, the proposal does require several variances from the Zoning Ordinance, including:

Walk-Up, Pedestrian Window.

A sliding, pedestrian pick-up window is proposed along the north building façade (along Lennon Street). The use of such a window will require approval of a variance from the Zoning Board of Appeals.

Parking Space Dimensions.

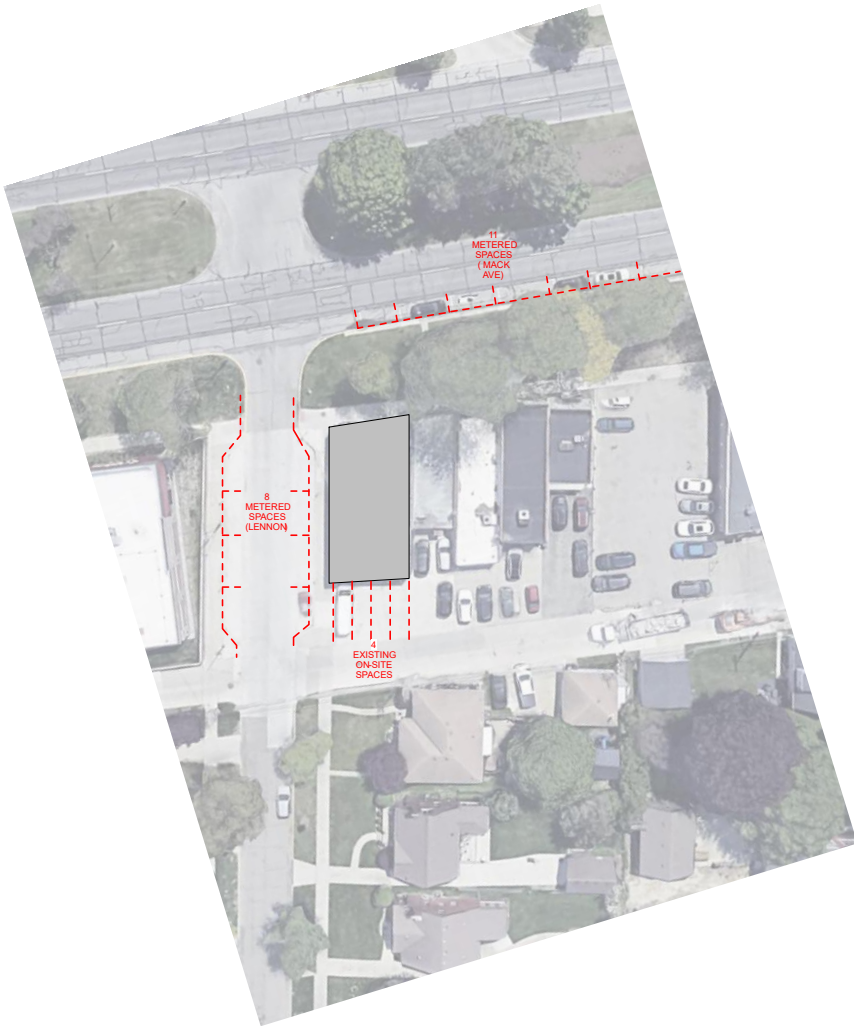
Two rear parking spaces are provided at this location; however, the non-ADA parking space is only 8feet, 6.5-inches wide. Per Section 50-5.3(K), each parking space must be a total of 9-feet in width. To correct this, the applicant must revise the rear parking dimensions or seek a variance from the Zoning Board of Appeals. The total length of the parking spaces must also be provided on the final site plan (minimum requirement of 19-feet in length).

Parking Availability.

As detailed in the table below, a total of eight (8) off-street parking spaces must be provided, however the existing building only has two (2) dedicated parking spaces (after the construction of the necessary dumpster enclosure). The applicant must seek a variance from the Zoning Board of Appeals for these six (6) required, off-street parking spaces.

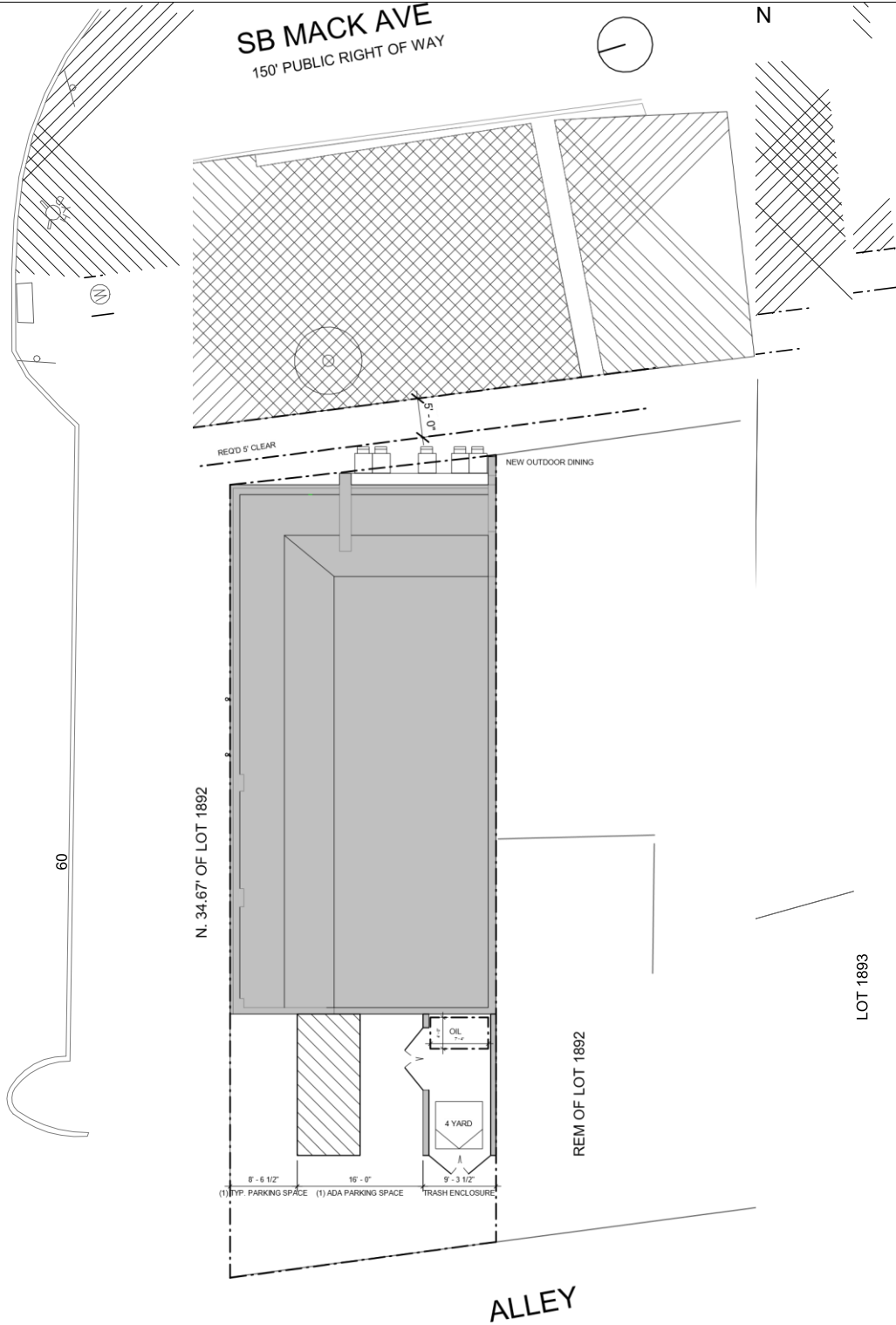
Building Square Footage	Number of Off-Street Parking Spaces Required	Number of Off-Street Parking Spaces Provided	Number of Parking Spaces within 500 ft.	Total Parking Spaces Available (on- and offsite) within 500 ft.
2,112 sq. ft.	11 for square footage (2,112 sq. ft / 200) + 6 employee spaces = 17 spaces, then at 50% = 8 total off-street parking spaces	2 parking spaces (behind the building), including 1 ADA space <u>The site is deficient 6 spaces.</u>	19 parking spaces along Mack Avenue and Lennon Street	21 parking spaces

Application for all variances must be submitted under separate cover; any Special Land Use approval is contingent upon approval of these variances or modifications to the site plan to provide direct compliance with the Zoning Ordinance.



LENNON AVENUE

PUBLIC RIGHT OF WAY



TEAM

DESIGN ARCHITECT
CHYDUK & CHMIJO
4656 17TH ST. UNIT 1

DETROIT, MI 48208

ARCHITECT OF RECORD
HADLA DESIGN ARCHITECTS
15244 MICHIGAN AVE
DEARBORN, MI 48126

MEP ENGINEER
HADLA DESIGN ARCHITECTS
15244 MICHIGAN AVE
DEARBORN, MI 48126

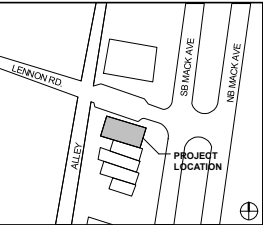
KITCHEN CONSULTANT
JS2 DESIGNS
217 PIERCE ST. SUITE207
BIRMINGHAM, MI 48009

OWNER
FOUR MAN LADDER
22305 WOODWARD AVE, FERNDALE,
MI 48220

PROJECT

LITTLE GHOST
20567 MACK AVE
GROSSE POINTE WOODS,
MI 48236

SITE PLAN



ISSUANCE

NO.	DATE	ISSUANCE

SEAL & SIGNATURE

DATE	10/10/24
PROJECT NO.	250204
DRAWN BY	CH/CJ
CHECKED BY	C
DOB NO.	

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SHEET TITLE

SITE PLAN

SHEET NUMBER

A-100

7/10/2025 7:20:02 PM

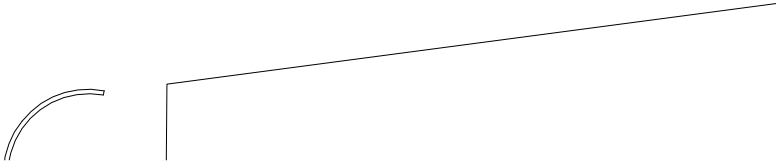
TEAM

DESIGN ARCHITECT
CHYDUK & CHMLJO
4656 17TH ST. UNIT 1



EXISTING SITE & OFFSITE PARKING

② LAYOUT
1/2" = 1'-0"



① PROPOSED SITE PLAN
3/32" = 1'-0"

PROJECT DESCRIPTION

INTERIOR FIT OUT OF A 2,112 SF TENANT SPACE IN AN EXISTING BUILDING. BUILDING SCOPE OF WORK INCLUDES BUT IS NOT LIMITED TO:

- NEW COMMERCIAL KITCHEN WITH A SINGLE TYPE I HOOD
- NEW ADA BATHROOM
- NEW WALK-IN COOLER
- NEW DINING AREA
- NEW WAITING AREA
- NEW ORDERING COUNTER & PASS

APPLICABLE BUIDLING CODES

- 2021 MICHIGAN BUILDING CODE
- 2021 INTERNATIONAL FIRE CODE
- 2021 MICHIGAN PLUMBING CODE
- 2021 MICHIGAN MECHANICAL CODE
- 2023 NATIONAL ELECTRIC CODES, WITH PART 8 RULES
- 2021 INTERNATIONAL FUEL GAS CODE
- ASHRAE 90.1 2021 ENERGY CODE
- ICC / ANSI A117.1 - 2017 & MICHIGAN BARRIER FREE DESIGN LAW OF PUBLIC ACT 1 OF 1966 AS AMENDED
- MICHIGAN DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENTS
- GROSSE POINTE WOODS ZONING ORDINANCE

SITE ZONING C (COMMERCIAL)

BUILDING USE GROUP A-2 RESTAURANT

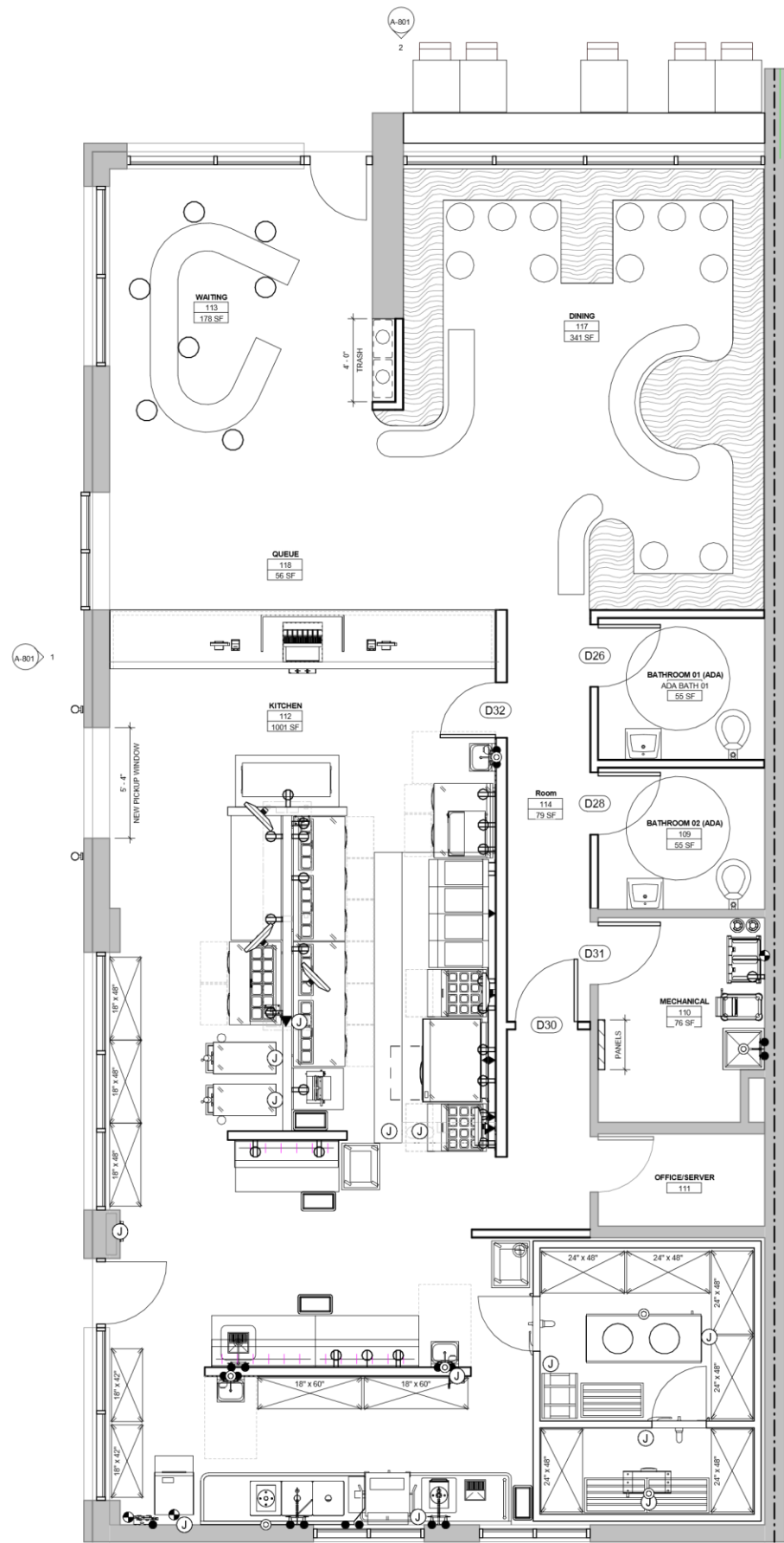
GROSS TENANT AREA 2,112 SF

BASE BUILDING CONSTRUCTION TYPE

ASSUMED IIB, UNPROTECTED NONCOMBUSTIBLE CONSTRUCTION; PRIMARY STRUCTURAL FRAME, BEARING WALLS, FLOOR AND ROOF CONSTRUCTION GENERALLY 0-HOUR RATED PER TABLE 601. EXTERIOR WALL RATINGS PER TABLE 602.

FIRE RATINGS

LOCATION	NOTES	FIRE RATING
SHAFTS	NEW	1 HR (LESS THAN FOUR STORIES, MBC 713.4)
EXTERIOR WALLS	EXISTING	2 HR 0 HR
NEW INTERIOR PARTITIONS	NEW 0 HR ROOF EXISTING 0 HR	0 HR



1 FIRST FLOOR PLAN
1/4" = 1'-0"



FIRE SPRINKLER SYSTEM

TEAM

DESIGN ARCHITECT
CHYDUK & CHMIJO
4656 17TH ST. UNIT 1

DETROIT, MI 48208

ARCHITECT OF RECORD
HADLA DESIGN ARCHITECTS
15244 MICHIGAN AVE
DEARBORN, MI 48126

MEP ENGINEER
HADLA DESIGN ARCHITECTS
15244 MICHIGAN AVE
DEARBORN, MI 48126

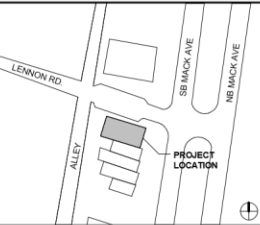
KITCHEN CONSULTANT
JS2 DESIGNS
217 PIERCE ST. SUITE 207
BIRMINGHAM, MI 48009

OWNER
FOUR MAN LADDER
22305 WOODWARD AVE, FERNDALE,
MI 48220

PROJECT

LITTLE GHOST
20567 MACK AVE
GROSSE POINTE WOODS,
MI 48236

SITE PLAN



ISSUANCE

NO.	DATE	ISSUANCE

SEAL & SIGNATURE

DATE	09/06/24
PROJECT NO.	250204
DRAWN BY	CHYCU
CHECKED BY	C
DOB NO.	L

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SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER

A-101

7/10/2025 7:20:02 PM

N/A

OCCUPANCY PER MBC TABLE 1004.5

KITCHEN, COMMERCIAL	200 GROSS	5 OCCUPANTS
ASSEMBLY W/ NON FIXED SEATS	15 GROSS	35 OCCUPANTS
STANDING	5 GROSS	11 OCCUPANTS
BUSINESS	150 GROSS	1 OCC
STORAGE	300 GROSS	2 OCC

TOTAL 54 OCCUPANTS

PATIO OCCUPANCY
ASSEMBLY W/ NON FIXED SEATS 15 GROSS 15 OCCUPANTS TOTAL

OCCUPANCY (WITH PATIO) 69 OCCUPANTS

MEANS OF EGRESS

MAX EXIT ACCESS TRAVEL DISTANCE: 200' (A-2 OCCUPANCY W/OUT SPRINK PER MBC TABLE 1017.2)

REQUIRED EXITS: 2 (MBC 1006.2.1)

PATH 1	TBD
PATH 2	TBD

EXIST DOORS

LOCATION	CLEAR WIDTH	EGRESS WIDTH FACTOR	CAPACITY
EXISTING DOOR TO MACK	36" CLEAR	0.15" / OCC	280 OCC
EXISTING DOOR TO LENNON	36" CLEAR	0.15" / OCC	240 OCC
TOTAL CAPACITY			520 OCC

REQUIRED PARKING

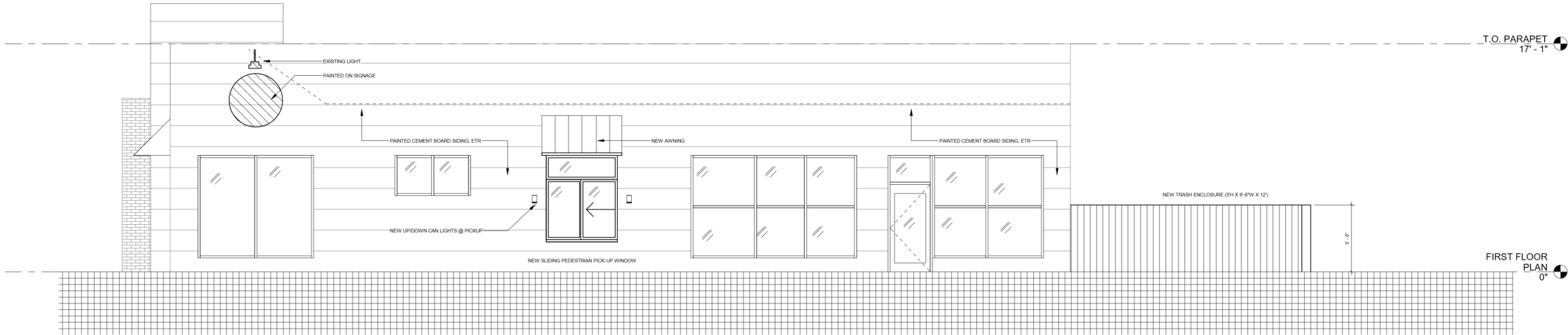
RESTAURANT	200SF PER SPACE	11 SPACES
PEAK SHIFT EMPLOYEES	6 SPACES	6 SPACES

TOTAL STANDARD REQUIREMENT = 15 SPACES
50% EXISTING-BUILDING REQUIREMENT (ORDINANCE 50-5.3H) = 7 SPACES + 1 ADA SPACE

EXISTING WALLS

NEW WALLS

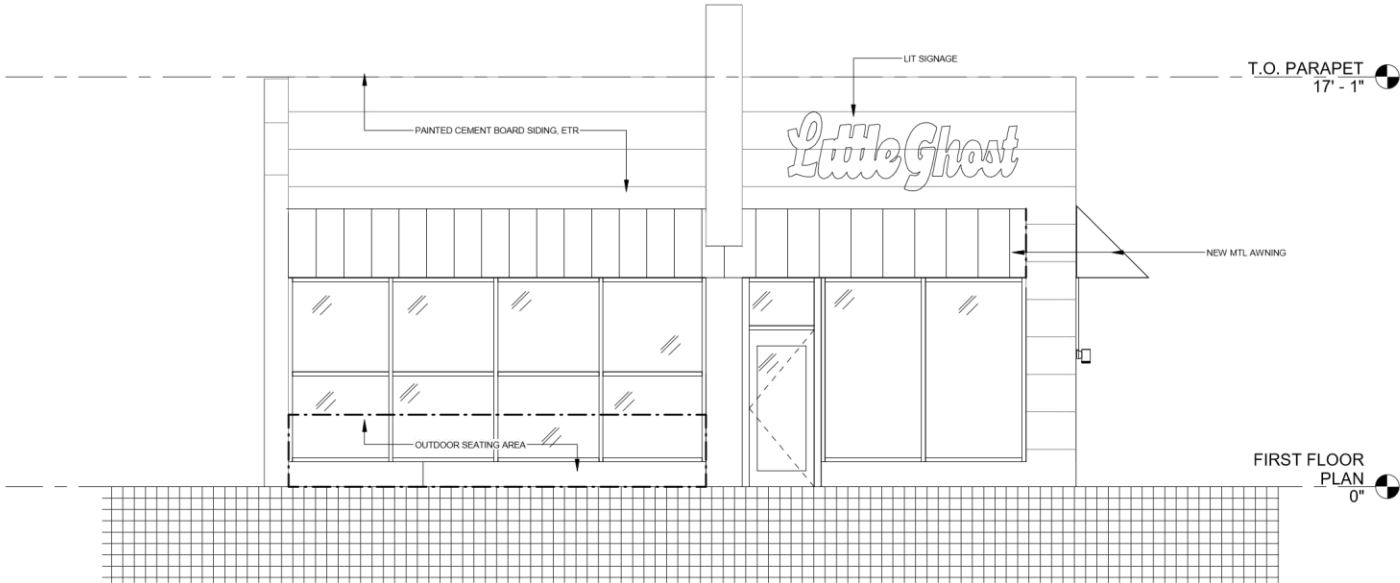
2 HR ETR WALL



1 BUILDING ELEVATION - NORTH
1/4" = 1'-0"



3 CONCEPTUAL IMAGE OF EXTERIOR
1/2" = 1'-0"



2 BUILDING ELEVATION -EAST
1/4" = 1'-0"

TEAM

DESIGN ARCHITECT
CHYDUK & CHMIJO
4656 17TH ST. UNIT 1

DETROIT, MI 48208

ARCHITECT OF RECORD
HADLA DESIGN ARCHITECTS
15244 MICHIGAN AVE
DEARBORN, MI 48126

MEP ENGINEER
HADLA DESIGN ARCHITECTS
15244 MICHIGAN AVE
DEARBORN, MI 48126

KITCHEN CONSULTANT
JS2 DESIGNS
217 PIERCE ST. SUITE 207
BIRMINGHAM, MI 48009

OWNER
FOUR MAN LADDER
22305 WOODWARD AVE, FERNDALE,
MI 48220

PROJECT

LITTLE GHOST
20567 MACK AVE
GROSSE POINTE WOODS,
MI 48236



ISSUANCE

NO.	DATE	ISSUANCE

SEAL & SIGNATURE

DATE	09/06/24
PROJECT NO.	250204
DRAWN BY	CHYCU
CHECKED BY	C
DOB NO.	L

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SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-801

DRAFT Zoning Ordinance through the MSDHA Grant

City of Grosse Pointe Woods, MI

Change Log: V.1: July 22, 2026 – PC and Attorney Reviewed

V.2: August 5, 2026 – Attorney Changes Incorporated, Subcommittee Reviewed

V.3: August 11, 2026 – For PC Review on August 25

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

Yellow Highlight = Subcommittee Changes

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” 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, property owners, **business owners**, 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. <u>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.</u> B. <u>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.</u> 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. <u>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.</u>	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.	<i>Expanded the existing section.</i>
--	--	--

Proposed Text

Existing Section / Text

Notes

Sec. 50-1.4 Vested Rights

- A. Nothing in this Ordinance shall 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. Such rights as may exist through enforcement of this Ordinance are 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 provisions in Article IX: Nonconformities.
- B. **Existing Building Permits.** Nothing in this Ordinance 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 this ordinance from which this chapter is derived and the construction of which shall have been diligently prosecuted within 6-months 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 2years from the date of the adoption of this Ordinance.
- C. **Prior Height Permits.** Nothing 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 this Ordinance, but with its foundations and structural members designed to carry the higher building.

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.

Existing sections were moved and expanded.

Proposed Text	Existing Section / Text	Notes
Sec. 50-1.5 Relationship to Other Ordinances, 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> B. <u>Whenever a general and specific regulation pertains to a particular aspect of site design, the specific regulation shall be followed.</u> C. <u>Whenever there is a discrepancy between a written regulation and an illustration, the written regulation shall be followed.</u>	Sec. 50-1.4 Conflicting Regulations 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. 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.	<i>Expanded the existing section and streamlined text.</i>

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 moved.</i>

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

- A. 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 ten days after publication of notice of adoption in a newspaper of general circulation in the City.
- B. 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.

-

New section.

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

Change Log: V.1: July 22, 2026 – PC and Attorney Reviewed
V.2: August 5, 2026 – Attorney Changes Incorporated, Subcommittee Reviewed
V.3: August 11, 2026 – For PC Review on August 25

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

Yellow Highlight = Subcommittee Changes

Proposed Text	Existing Section / Text	Notes
Sec. 50-12.1 Public Nuisance <u>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.</u>	- -	 <i>New section; grounds enforcement action at the City level.</i>

Proposed Text	Existing Section / Text	Notes
Sec. 50-12.2 Violations Defined	Sec. 50-7.12 Violations	

A. <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>	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.	<i>Expands violation to include any individual/group (not just contractors/architects);</i> <i>Streamlines language around architect/contractor violations;</i>
B. 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.	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>Adds violation language for false applications/supporting documentation;</i> <i>Relocates specific penalty type into its own separate section.</i>
C. <u>Statements in an application or supporting documentation that are based on deceit or falsity shall render any such application</u>		

void. Any permits issued on the basis of such false statements shall be revoked.

Proposed Text	Existing Section / Text	Notes
Sec. 50-12.3 Penalties A. 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. B. 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. C. <u>Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.</u>	Sec. 50-7.12 Violations D. 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 <u>Anyone may report apparent violations of this Ordinance to the Building Official.</u>	- -	<i>New section needed to clarify procedure.</i>

Proposed Text	Existing Section / Text	Notes
Sec. 50-12.5 Authority to Pursue Court Action <u>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, prosecute, or prevent any non-compliance with or violation of any of the provisions of this Ordinance, and to correct, remedy, prosecute, or abate such noncompliance or violation.</u>	- -	<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 <u>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.</u>	- -	<i>New section to offer more detail as to the City's power to take action to remedy violations.</i>



CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT REPORT

TO: PLANNING COMMISSION

FROM: JEREMY COLLINS, BUILDING OFFICIAL

DATE: JULY 2026 & AUGUST 2026

SUBJECT: BUILDING DEPARTMENT REPORT

Certificate of Occupancy

- **20916 Mack Ave.** – Sequoia Financial Group – Certificate of Occupancy. Status: Waiting for Inspections to be scheduled.
- **20485-20489 Mack Ave.** – The former Pointe Cabinets location. Property has sold and a new tenant may be moving in. An initial Certificate of Occupancy inspection was completed August 13th, 2026.
- **20200 Mack Ave.** – Fifth Third Bank – Fifth Third Bank is relocating to this location, formerly Comerica Bank. Building and Fire inspections completed for a new Certificate of Occupancy for both 20200 Mack Ave. and 20180 Mack Ave. Revisions are still required for signage at the ATM location of 20200 Mack Ave.
- **21215 Mack Ave.** – Pizza Pointe – New owner of the former Saucy's Pizza. No changes to the interior or layout. Initial Building and Fire Inspection.

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:** Revised plans have been received and are under review.
- **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.
- **20397 Mack Ave.** – Platinum Oil Change. – Exterior façade work is complete. Waiting for the contractor to schedule final inspections to close out permits.
- **21003 Mack Ave.** - Little Nest Coffee Roasters- Final Building and Fire inspections approved. Awaiting Wayne County Health Department approvals before issuing Certificate of Occupancy.
- **21043 Mack Ave.** – Dunkin – Build out of existing commercial space for new Dunkin Donuts/Baskin Robbins. Interior demolition started. No inspections scheduled as of yet.