



CITY OF GROSSE POINTE WOODS
PLANNING COMMISSION AGENDA
Tuesday, June 23, 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 – May 26, 2026
7. **PUBLIC HEARING /s** *(None)*
8. **NEW BUSINESS**
 - A. 20930 Mack Avenue
Site Plan Review: Reuse of the Building as a New Bar / Restaurant
9. **OLD BUSINESS** *(None)*
10. **BUILDING OFFICIAL'S MONTHLY REPORT**
 - A. Building Department Report – May to June 2026
11. **COUNCIL REPORT/s**
 - A. This Month: June 1, June 15 – Fenton
 - B. Next Month: July 13, July 20 – Gilezan
12. **INFORMATION ONLY**
13. **PUBLIC COMMENT** *(Limited to 3-minutes per person)*
14. **ADJOURNMENT** *(Next Regular Meeting: July 28, 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 **MAY 26, 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, Gilezan, Marx, O’Keefe, Schulte, Vitale
Absent: Fenton

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

MOTION by Gilezan, seconded by Vitale, to excuse Commissioner Fenton from tonight’s meeting.

Motion carried by the following vote:

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

Chair Hamborsky recognized Council Representative Gafa.

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

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

Motion carried by the following vote:

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

MOTION by Marx, seconded by O’Keefe, that the April 28, 2026, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

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

The first item was the **Building Official’s Report – April to May 2026**.

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

Commissioner O’Keefe reported that there were no items or actions pertaining to the Planning Commission at the May 4 or May 18 City Council meetings.

Under **Information Only**, Planner Mangan outlined the Zoning Ordinance Update & Diagnostic that has been worked on by McKenna and City Administration over the last several months after the City of Grosse Pointe Woods was awarded a \$50,000 grant from the Michigan State Housing Development Authority (MSHDA) as a part of MSHDA’s Housing Readiness Incentive Grant Program, which provides funding to eligible applicants to implement actions that encourage increasing housing supply and affordability. The City is using the awarded funding to update the Zoning Ordinance to promote housing readiness, reduce administrative burdens, and align regulations with the recently adopted Master Plan.

McKenna has requested a 6-month extension on the December 11, 2026, deadline for adoption by City Council. As the Planning Commission finalizes Articles of the Ordinance, those will be recommended to City Council for consideration, instead of finalizing the whole zoning ordinance and recommending such a large document to Council at one time.

The Zoning Ordinance Update Sub-Committee, established at the April 28, 2026, Planning Commission meeting, consists of 4 commissioners: Fenton, Fuller, O’Keefe, and Schulte. Planner Mangan will work on the timeline over the next two weeks and establish a meeting schedule. The sub-committee will work on a few articles at each meeting and bring the results before the Planning Commission for finalization.

The Sub-Committee meetings will be open to the public with Agendas posted on the City Calendar and city bulletin boards.

Planner Jankowski then provided an overview of the Diagnostic Report which proposes that the current 7 Articles be expanded and reorganized into 12 Articles for clarity, compliance with legislative and case law, and recommendations based on sound planning and zoning practices.

For the final adoption, there will be a Public Hearing at the Planning Commission, then a Public Hearing at City Council, then the first and second readings.

Under Pubic Comment, the following were heard:

- Catherine Dumke, 20081 E. Ballantyne, stated that more residents should attend these meetings to understand how the commission approaches changes and the thorough consideration that is given before coming to any recommendations to City Council.
- Elizabeth Baergen, 1600 Ford Court, spoke to her written request that is included in the agenda packet. She appreciates the commission’s approach to the zoning ordinance update.

MOTION by Vitale, seconded by Gilezan, to adjourn at 8:41 p.m.

Motion carried by the following vote:

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

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@gpwwi.us

SITE PLAN REVIEW & SPECIAL LAND USE

COMMERCIAL – Zoned As – Please Check One:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> C – Commercial Business | <input type="checkbox"/> RO-1 – Restricted Office | <input type="checkbox"/> P-1 – Vehicular Parking |
| <input type="checkbox"/> CF – Community Facilities | <input type="checkbox"/> C-2 – High Intensity City Ctr | |

Property Owner Name: Couvreur Family Limited Partnership (Tenant/ Operating Business- M&D Mack Ave LLC) Date: 1/19/2026

GPW Property Address: 20930 Mack Ave

Telephone #: Work 586-344-9289 Home/Cell: _____

Contractor/Applicant Name: Saif Development

Telephone # 2482143100 Cell Phone # _____

Contractor/Applicant Address: 2291 E Nine Mile Road, Warren, 48091

E-mail: Saifdevelopment@yahoo.com

MI Builder's License #: 2102205368 MI Driver's License #: 0600758009244

Nature of Proposed Work:

New tile, new carpet, new seating, new paint throughout.

Value of Construction \$ 45,000.00

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:

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:

- | | |
|--|---|
| <input type="checkbox"/> Site Plan – Planning Commission | <input type="checkbox"/> Site Plan – Administration |
| <input type="checkbox"/> Special Land Use | <input type="checkbox"/> Use Variance |
| <input type="checkbox"/> Public Hearing # _____ | <input type="checkbox"/> Non-Use Dimensional Variance |

For Office Use Only

Approved: _____ Denied: _____ Zoning Board of Approval Required # _____

Inspector: _____ Date: ___/___/___



MCKENNA

June 5, 2026

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

Subject: 20930 Mack Avenue: Reuse of an Existing Bar & Restaurant - Site Plan
Parcel ID: 40-004-03-0116-001
Site Plan: Review #1
Zoning: C, Commercial Business District

Dear Commissioners,

M&D Mack Ave LLC. has submitted a site plan for the operation of a bar and restaurant in an existing single-story, multi-tenant building, formerly known as *Pendy's*. The restaurant unit will occupy approximately 3,876 square feet and can support a capacity of up to 97 seats. No drive-thru is proposed, and dining is restricted to the restaurant interior and existing patio area.

The site is located on Mack Avenue between Hampton Road and Hollywood Avenue, and is zoned the C, Commercial Business District where retail businesses, including bars and restaurants, and outdoor patio areas are permitted.

The subject 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. Proposed improvements to the existing space include interior tiling, carpet, seating, and new paint.



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235 East Main Street
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Northville, Michigan 48167

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Recommendation

Based upon general compliance with the City's Zoning Ordinance, it is recommended that the Site Plan for a bar and restaurant at 20930 Mack Avenue be conditionally approved, subject to the following items:

- 1. A note is added to the site plan stating: "No signage is approved as part of this site plan; future signage will be submitted under separate cover."*
- 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.*

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	Dry Cleaners	C, Commercial Business	Corridor Mixed Use
South	Restaurant	C, Commercial Business	Corridor Mixed Use
East	Parking Lot / Single-Unit Residential	The lot directly to the rear is also zoned as P-1, followed by the R1-E, One Family Residential District	Single Family Medium Density
West	Insurance and Financial Services (<i>across Mack Avenue</i>)	C, Commercial Business	Corridor Mixed Use

Findings: Complies.

- **Consistency with the Master Plan.** The subject site is designated as “Corridor Mixed Use” on the Future Land Use Map of the 2024 Master Plan. The proposed use aligns with the intended uses of the Corridor Mixed Use designation, which includes retail, restaurant, and personal service establishments serving nearby residents. Additionally, the current zoning district of the site (C, Commercial Business) is consistent with the Corridor Mixed Use designation.
- **Compatible with Surrounding Land Uses.** The site is located on an existing commercial corridor. Adjacent land uses are either buffered by zoning transitions or are not expected to be negatively impacted. The proposed hours of operation are between 4:00 PM and 11:00 PM, Monday through Sunday, and are not expected to be disruptive to neighboring 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)

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

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

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

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

Findings: N/A. No changes to the building's façade are proposed as part of this application. Any future exterior renovations must be submitted under separate cover for review. Any changes to the outdoor patio will also require City review and approval; no changes have been identified on the plans at this time.



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

Per Section 50-5.3(H), establishments for the sale and consumption of beverages, food, or refreshments require “one off-street parking space for each employee on the premises during peak shift.” The maximum number of employees during peak shift is 12 employees.

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 off-site) within 500 ft.
3,876 sq. ft.	30 parking spaces	37 parking spaces (shared spaces behind the building)	15+ parking spaces directly along just Mack Avenue and Hampton Road	52+ parking spaces

Findings: Complies. Per Ordinance 907 and Section 50-5.3 (Off-Street Parking Requirements), “the off-street parking facilities required for all other uses shall be located on the lot or on property in the city within 500 feet of the permitted use requiring such off-street parking”. The site already provides more than the required amount of parking (behind the building in the municipal lot) and there is additional parking with 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 at this time. The site’s rear parking lot perimeter is sufficiently screened by low decorative brick walls, which foster streetscape continuity and provide parking lot screening for nearby residences.

6. SIGNS

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

Findings: Adjustments recommended. All exterior signage must be submitted under separate cover for administrative review and approval. No signage is approved as part of this application and must be noted on a revised site plan.



7. LIGHTING

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

Findings: N/A. No changes to the exterior site lighting are shown to be proposed at this time. Any future exterior lighting must be submitted under separate cover for review and comply with the photometric standards of the zoning ordinance.

8. TRASH RECEPTACLE

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

Findings: Can comply. A trash receptacle, or dumpster enclosure is not reflected on the submitted site plan. It appears that an unscreened dumpster in the rear parking lot served previous tenants and will continue to be emptied three times per week. In order to bring the site into full compliance, the location for and details of a trash receptacle enclosure must be identified and provided on a revised site plan. These details can be reviewed and approved administratively, provided the Planning Commission finds this acceptable.



CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT REPORT

TO: PLANNING COMMISSION

FROM: JEREMY COLLINS, BUILDING OFFICIAL

DATE: MAY 2026 & JUNE 2026

SUBJECT: BUILDING DEPARTMENT REPORT

Certificate of Occupancy

- 20481 Mack Ave. – Detroit Premier Hockey – Certificate of Occupancy issued.
- 20647 Mack Ave. – Playa Bowls – Certificate of Occupancy issued.
- 21151 Mack Ave - JUST THAT FIT –Certificate of Occupancy issued.
- 21316 Mack Ave - SCHUMMER'S SKI SHOP – Certificate of Occupancy issued.

Building Projects

- **20091 Mack Ave.** – Sign permit issued for Elizabeth’s Salon. Certificate of Occupancy pending one exterior violation to obtain the full C of O.
- **20195 Mack Ave.** – Lola’s – Outdoor Café Permit ready to issue. Patio requires compliance with approved site plan. Exterior site repairs still pending (Trash enclosure upgrades and retaining wall installation)
- **20160 Mack Ave.** – The previous structure located on the property has been demolished. Plans have been received from Stonefield Engineering & Design LLC for site development. The plans have been submitted to AEW for Review. The architect is finalizing building plans for submittal. PROJECT STATUS: Under Engineering review since 06/15/2026.
- **21003 Mack Ave.** -Little Nest Coffee Roasters- A permit extension has been filed. Revised construction documents for fire suppression were received on June 15th, 2026. Pending review and approval.
- **20397 Mack Ave.** - Platinum Oil Change. Demolition of the exterior façade has been completed. Work is proceeding on the new exterior façade installation.