



**CITY OF GROSSE POINTE WOODS**  
**PLANNING COMMISSION AGENDA**  
**Tuesday, February 25, 2025, at 7:00 PM**

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

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- 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 – January 24, 2025
- 7. PUBLIC HEARING**
- 8. NEW BUSINESS**
- 9. OLD BUSINESS**
  - A. Discussion on ongoing crosswalk improvements along Mack Avenue.
  - B. Discussion on short-term rental ordinance.
- 10. BUILDING OFFICIAL'S MONTHLY REPORT**
  - A. Building Department Report –January 2025 to February 2025
- 11. COUNCIL REPORT/s**
  - A. February 3, 24 – Gilezan
  - B. Next Month: March 3, 24 - Hamborsky
- 12. INFORMATION ONLY**
  - A. Planning Commission Budget
  - B. Budgetary Requests to Council
- 13. PUBLIC COMMENT**
- 14. ADJOURNMENT**

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 should contact the City of 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 **JANUARY 28, 2025**, IN THE COUNCIL-COURT ROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:00 p.m. by Chair Fenton.

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

Also Present: City Planner, Ashley Jankowski  
Recording Secretary, Gretchen Miotto  
Council Representative Kenneth Gafa

**MOTION** by Gilezan, seconded by McNelis, to excuse Commission Member Hamborsky from attendance at tonight's meeting.

Motion carried by the following vote:

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

Chair Fenton recognized Council Representative Gafa.

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

**MOTION** by Vitale, seconded by O'Keefe, to accept tonight's agenda as presented.

Motion carried by the following vote:

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

**MOTION** by McNelis, seconded by Vitale, that the December 10, 2024, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

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

Commissioner Hamborsky arrived at 7:30 p.m.

The first item, under **New Business**, was to **review the 2024 Annual Planning report and consider recommending it to Council.**

Planner Jankowski provided an overview of the results of 2024: the Planning Commission reviewed 11 site plans, one special land use review, 11 signs were reviewed and approved, 11 public hearings, Master Plan rewrite and adoption, one rezoning, one variance, one liquor license, 8 ordinance amendments (Home Occupations and Home-Based Businesses, Mixed Occupancy along Mack Avenue, Year-Round Outdoor Cafes/Dining in the Public Right of Way, Rooftop Open/Semi-Open Dining, Portable Storage Units, Permanent Makeup Services as Accessory Use, Exterior Lighting, and Site Grading for Residential and Commercial Development Projects).

Commissioner Gilezan thanked the city, McKenna, and everyone involved, for the excellent report and all the efforts given for such a robust year.

Planner Jankowski talked through the 2025 Work Plan and priorities: Implement the Master Plan; Provide additional crosswalks, with emphasis on access to Parcels Middle School and the Library, along the Mack Avenue corridor, as needed; Consider enhancements of neighborhood gateways throughout the City; Improve street lighting and implement traffic calming measures along Mack Avenue to enhance safety for pedestrians and nighttime users; Consider establishing programs to provide assistance and support to residents for pocket parks and other neighborhood spaces; Conduct a comprehensive review and update to the Zoning Ordinance; Evaluate and consider amendments to the Zoning Ordinance for Short Term Rentals; Evaluate and consider amendments to the zoning map based on the final Future Land Use Map in the Master Plan; and conduct a joint roundtable between City Council and the Planning Commission to discuss ongoing planning priorities and issues to ensure priorities between the entities align.

The Commission stated that crosswalks in general need to be reviewed, not just Mack/Vernier.

**MOTION** by Vitale, seconded by Gilezan, to forward the 2024 Annual Planning report and 2025 Work Plan to City Council.

Motion carried by the following vote:

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

The next item, under **New Business**, was to **consider approval of the 2025 Planning Commission meeting calendar.**

**MOTION** by Fuller, seconded by O’Keefe, to approve the 2025 Planning Commission meeting calendar.

Motion carried by the following vote:

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

The next item, under **New Business**, was to **consider re-approval of the Planning Commission By-Laws**.

**MOTION** by McNelis, seconded by Fuller, to approve the By-Laws as presented.

Motion carried by the following vote:

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

The next item, under **Old Business**, was a **discussion on Master Plan priorities and Goal Setting 2025 – Part 2**.

Planner Jankowski reviewed the McKenna memo dated January 23, 2025: 2025 Master Plan priorities and 2025 goals that were discussed earlier today.

Commissioner Marx raised the previous discussions on the upcoming (2028) construction on Cook Road and the desire of the Commission that the plans include improvement of the flow of traffic between Mack and Morningside, improve the safety of residents who walk children to school, and possibly bury the power lines to gain additional road space. The Commission would like to ensure that these priorities are known to the entities involved in the construction project, and that any deadlines to get them considered are not missed.

Planner Jankowski will ask Administration about the Cook Road plans in order to share them with the Commission, will get information on the general cost of crosswalks, and will bring the 2020 crosswalk plans to an upcoming Commission meeting.

Planner Jankowski will also request the Commissions 2025 budget from City Administration.

The Commission would like to have a joint session with the City Council to discuss the 2025 priorities, the Cook Road construction, and the crosswalks. The Commission wants to ensure that City Council agrees with the priorities, or has any additional priorities for the Commission, and that Council is aware of .

**MOTION** by Hamborsky, seconded by Vitale, to recommend the Master Plan and 2025 Goal documents to Council, and request a joint session to further discuss priorities, as well as align Cook Road concerns, crosswalk concerns, and budgetary matters.

Motion carried by the following vote:

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

**MOTION** by Hamborsky, seconded by Vitale, to immediately certify the minutes related to the Master Plan and 2025 Goals, in order to get these topics and requests to Council as soon as possible.

Motion carried by the following vote:

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

The next item, under **Old Business**, was a **discussion on a short-term rental ordinance**.

Planner Jankowski provided an overview of the McKenna memo dated January 22, 2025, that recommends amending Section 50-4.34 – Rental Properties to align with City goals and the Master Plan.

There was discussion on effective dates and how to deal with any existing short-term rentals (i.e., providing a compliance deadline), and code enforcement.

This discussion was tabled for an upcoming meeting.

The next item was the **Building Department Report, December 2024 to January, 2025**.

Planner Jankowski provided an overview of current projects and permits.

The next item was the **City Council Reports for December 16, 2024, and January 6 & 27, 2025**.

Commissioner Fenton spoke on the December 16 meeting. Commissioner Fuller spoke on the January 2025 meetings, and informed the commission that during the January 27 Committee-of-the-Whole meeting, the city was awarded a \$500K EV charging station grant and there was discussion of how the city would use that. This topic may come to the Planning Commission for consideration.

Commissioner Gilezan will attend the February meetings.

The next item was **Information Only about training materials and opportunities.**

Planner Jankowski will provide additional information at an upcoming meeting.

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

**MOTION** by Gilezan, seconded by Vitale, to adjourn at 8:10 p.m.

Motion carried by the following vote:

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

NO: None

ABSENT

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

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**MOTION** by Vitale, seconded by Gilezan, to forward the 2024 Annual Planning report and 2025 Work Plan to City Council.

Motion carried by the following vote:

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NO: None  
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Motion carried by the following vote:

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NO: None

ABSENT: None

**MOTION** by Hamborsky, seconded by Vitale, to immediately certify the minutes related to the Master Plan and 2025 Goals, in order to get these topics and requests to Council as soon as possible.

Motion carried by the following vote:

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

NO: None

ABSENT: None





# Memorandum

**TO:** Grosse Pointe Woods Planning Commission

**FROM:** Ashley Jankowski

**SUBJECT:** **Crosswalks Discussion**

**DATE:** February 20, 2025

At our January 2025 Planning Commission meeting, the Planning Commission requested information around the City's ongoing crosswalk investments along and near Mack Avenue, as well as the recommendations for future crosswalk infrastructure from the City's 2020 Vision Plan, completed in 2017. A request was also made for information to better understand the plans set for the reconfiguration of Cook Road/Mack Avenue in 2028.

Please find information for discussion below:

## **2020 VISION PLAN: RECOMMENDED NEW CROSSWALKS**

The 2024 Grosse Pointe Woods Master Plan indicated that additional and improved crosswalks were desired across Mack Avenue to improve pedestrian safety and experience. The Master Plan included a Mack Avenue Corridor Plan that seeks to improve the public realm, pedestrian safety, branding and beautification. This new Corridor Plan references the "Mack Avenue Vision Plan" completed in 2017, which offered a series of design concepts at a block-by-block scale to improve Mack's public realm, pedestrian safety, branding, and beautification.

In the 2020 Vision Plan for Mack Avenue (appended to this memo), **the following pedestrian crosswalks currently exist** across Mack Avenue:

- Brys and Mack Avenue
- Hampton/Ridgemont and Mack Avenue
- Anita and Mack Avenue
- Vernier and Mack Avenue (2 Crosswalks)
- Lochmoor and Mack Avenue
- Torrey and Mack Avenue
- Cook and Mack Avenue
- Bournemouth and Mack Avenue

In the 2020 Vision Plan for Mack Avenue, **the following new crosswalks were recommended** across Mack Avenue:

- Beaufait and Mack Avenue (Near Parcels playground)
- Lancaster and Mack Avenue (Near Kroger)
- Between Oxford/Norwood/Renaud and Mack Avenue (Near Doctors offices)
- Kenmore/Fair Court and Mack Avenue (Near Doctors offices)



- Littlestone and Shelbourne (Near restaurants and residential areas)
- Colonial/Prestwick and Mack Avenue (Near restaurants, retail, and residential areas)

The 2020 Vision Plan is ambitious, but did not offer any sources of funding for this infrastructure. **At this time, the City is not actively planning to add additional crosswalks across Mack Avenue due to a lack of funding,** but is instead seeking to make the existing crosswalks safer. The 2020 Vision Plan can therefore be referred to if and when new funding opportunities become available.

### **2025 CROSSWALK IMPROVEMENTS UNDERWAY**

The City has already taken big steps in working to improve the existing crosswalks along Mack Avenue.

Mack & Vernier Intersection Improvements have been approved as roadway construction projects for 2024-2025. The City applied for County funds to improve crosswalk visibility for Anita, Hampton/Ridgemont, and Brys as part of the Vernier and Mack Improvements project, as these crossings are the only remaining crossings in Grosse Pointe Woods that lack traffic control. Unfortunately, County funds were denied.

Based on a Memo from the City Administrator to City Council in August 2024, the City acquired quotes for solar-powered LED rapid-amber flashing push-activated beacons, and requested a budget amendment transfer from the Major Streets account fund to the Major Streets Vernier and Mack Improvements account. Using \$20,000 of City funding, these three intersections are moving forward with these improvements and will have enhanced features and markings in the street. Signage will be provided at these crosswalks, and the City will develop a crosswalk safety campaign to be distributed through an E-blast.

The City has confirmed that work will proceed as soon as weather allows.

### **COOK ROAD/MACK AVENUE – 2028 RECONFIGURATION**

In the near-term, City has acquired funds to re-asphalt patches of Cook Road in the Spring.

However, long-term planning is also underway for this corridor. As it stands, in 2024, Wayne County Federal Aid approved the City's application for the Cook Road / Mack to Wedgewood replacement for June 2028. The Wayne County Federal Aid funds will cover 80% of the proposed construction costs, which amounts to \$2.6 million, while the City's budget will cover 20% of the construction costs, totaling \$1.3 million for design, construction, and oversight engineering. The City will receive the first half of the funding in 2027, and receive the second half the funding in 2028. The project will be led by AEW.

Per AEW, in general, the scope of working will be a base repair and resurfacing project. With minor exception, the road geometry is expected to remain same. There is some consideration to modify the intersection with Chalfonte but no details have been determined at this time. AEW will collaborate with the Planning Commission when plans are underway.

If you have any questions regarding this, please do not hesitate to contact us. Thank you.

Sincerely,

**McKENNA**

Ashley Jankowski  
Associate Planner

# Appendix D: 2020 Vision Plan Mack Avenue Concepts

This appendix contains two elements from the 2020 Vision Plan that may provide appropriate locations for improvements prescribed in the [“Mack Avenue Corridor Plan” on page 44](#) of this plan effort.

## Mack Avenue Program Application By Block

The next nine pages contain block-by-block applications for the corridor as developed in 2017. A concept plan for the entire corridor can be found across two pages on [page 168](#).



Mack Avenue Program Application By Block

3-23-17

Health Care
  Financial / Professional Services
  Food
  Personal Services
  Retail
  Institutional
  Misc Business
  P Parking




WEST SIDE				MACK AVENUE		EAST SIDE			
Zoning	Address	Business Name	Use	Physical Features		Use	Business Name	Address	Zoning
Shorepointe				<div style="border: 1px solid gray; border-radius: 15px; padding: 5px; width: fit-content; margin: 0 auto;"> <b>NORTHERN MACK GATEWAY</b>  </div>					
				Existing Vehicle Crossover (at Aline)					
				Existing Vehicle Turnaround (NB to SB)					
				Existing Pedestrian Crosswalk					
				Existing Outdoor Café					
<div style="border: 1px solid gray; border-radius: 50%; width: 100px; height: 100px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> <span style="color: green; font-weight: bold; font-size: 1.2em;">NEW Pocket Park</span> </div>				Existing Outdoor Café					
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Mack Avenue Program Application By Block

3-23-17

Health Care
  Financial / Professional Services
  Food
  Personal Services
  Retail
  Institutional
  Misc Business
  P Parking


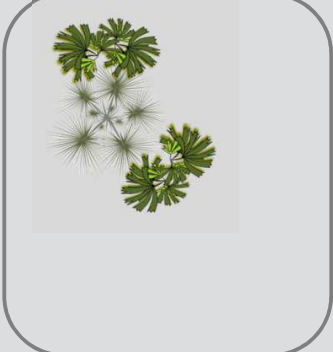
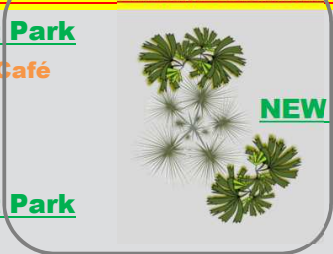


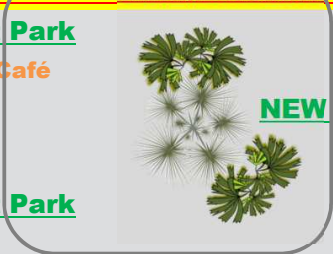
WEST SIDE				MACK AVENUE		EAST SIDE				
Zoning	Address	Business Name	Use	Physical Features	Use	Business Name	Address	Zoning		
<b>Alley</b>									<b>Alley</b>	
C	20779	Lou's Pet Shop		Existing Vehicle Turnaround (SB to NB)		<b>Anita</b>				
P-1		Parking	P	<b>NEW Pocket Park</b>			Woodworth Financial	20750	C	
				Existing Pedestrian Crosswalk			G & C Properties & Investments			
<b>Anita</b>									<b>Vernier</b>	
C	20745	Ferlito's Family Dining					Modus Operandi Training Center	20748	C	
C	20741	Precision Blades			Existing Outdoor Café			Mack's Pharmacy	20746	C
C	20737	Alinosi Chocolate Bar Café			Existing Pedestrian Crosswalk			Big Boy	20710	C
C	20733	Jeans Boutique & Wigs						Mobil Gas	20700	C
C	20725	VACANT								
C	20705	A.H. Peters Funeral Home								
<b>Vernier</b>									<b>Vernier</b>	
RO-1	1935	VACANT		<b>NEW Pocket Park</b>			<b>Sunrise Assisted Living</b>		1850	R-3
RO-1	1933	G Housey Company LLC		Vernier Traffic Light						
RO-1	1929	Salon Stephon								
RO-1	1925	H2O Dry Cleaners								
<b>Vernier</b>									<b>Vernier</b>	
C	20675	Summit Oral & Maxillofacial Surgery		Existing Pedestrian Crosswalk			<b>Grosse Pointe Public Library</b>		20680	CF
C	20655	The Great Frame Up								
C	20651	Elan Candies								
C	20649	Super Suppers								
C	20647	Arcan Academy of Irish Dance								
C	20643	Jet Pizza								
C	20641	VACANT								
<b>Van Antwerp</b>									<b>Parcels School</b>	
RO-1	20599	MedPost Urgent Care		Existing Vehicle Turnaround (SB to NB)			Parcels School	20600	CF	
<b>Lennon</b>									<b>Parcels Playground</b>	
C	20567	Triad Health Solutions, P.C.		Existing Vehicle Crossover (at Lennon)			<b>Parcels Playground</b>			CF
C	20563	VACANT								
C	20559	Aretee Spa & Tie the Knot			Existing Pedestrian Crosswalk					
C	20551	Images on Mack								
C	Between	Parking	P							
C	20535	Lenahan Agency, Inc.			<b>NEW Pedestrian Crosswalk</b>					
C	20527	Aria Salon								
C	20525	Infinity Cleaners								
<b>Beaufait</b>										<b>St. Michaels Episcopal Church</b>
C	20515	Champs		Existing Vehicle Crossover (at Beaufait)			St. Michaels Episcopal Church	20475	CF	
C	20513	Little Tony's Lounge in the Woods		Existing Outdoor Café						



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WEST SIDE				MACK AVENUE		EAST SIDE							
Zoning	Address	Business Name	Use	Physical Features	Use	Business Name	Address	Zoning					
Alley	C	20507	Rainy Day Art Supply Company		 <p><b>NEW Pocket Park</b></p> <p>Existing Vehicle Crossover (at Fleetwood)</p>  <p>Existing Vehicle Crossover (at Lancaster)</p> <p><b>NEW Pedestrian Crosswalk</b></p>  <p>Existing Vehicle Crossover (at Country Club)</p>  <p>Existing Pedestrian Crosswalk</p>								
	C	20497	Bank's Pointe Vacuum Company										
	C	20489	Mathanasium										
	C	20485	Pointe Kitchen & Bath										
	C	20481	Shelby Paint & Wallpaper, Inc.										
	C	20467	Second Glance										
<b>Fleetwood</b>													
C	1845	Frank Lamia Salon											
C	1835	It's Personal Design											
<b>Fleetwood</b>													
Alley	C	20455	Jul'ry Beads & Boutique										
	C	20451	Special Kids										
	C	20447	Zoia & Associates										
	C	20445	Denyse & Company										
	C	20439	Century 21 Town & Country										
	C	20431	Dominos Pizza #1034										
	C	20427	Closet Connections LLC										
	C	20419	VACANT										
	C	20415	Alternative Health Care Center										
	<b>Lancaster</b>												
C	1841	Monogram Lady											
<b>Lancaster</b>													
Alley	C	20397	The Oil Exchange 1										
	C	20385	TCBY Yogurt										
	C	20381	Wild Birds Unlimited										
	C	20373	Print Xpress										
	C	20369	Full Lotus Yoga										
	C	20365											
	C	20361	Ricci, John J., D.D.S.										
<b>Country Club</b>													
Alley	C	20343	Pointe (American) Cycle & Fitness										
	C	20339	Mi Nails										
	C	20335	Rimanelli, Antonio										
	C	20331	Chaundy C., Art Gallery										
	C	20327	Edwin Paul Beauty Salon										
	C	20323	Czerniawski, Benjamin J., DDS, MS										
	C	20315	Grosse Pointe Stoneworks										
			ATI Physical Therapy										
C	20311	Grosse Pointe Urgent Care											



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WEST SIDE				MACK AVENUE		EAST SIDE			
Zoning	Address	Business Name	Use	Physical Features	Use	Business Name	Address	Zoning	
		Farm Bureau Insurance							
<b>Lochmoor</b>									
C-P1	Between	Parking	P	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="margin-bottom: 10px;"><b>NEW Pocket Park</b></div> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold; color: blue;">POTENTIAL SWERVE / PARK ZONE</div> <div style="margin-bottom: 10px;"><b>NEW Pocket Park</b></div> <div style="margin-bottom: 10px;"><b>NEW Outdoor Café</b></div> <div style="margin-bottom: 10px;"><b>NEW Pocket Park</b></div> <div style="margin-bottom: 10px;"><b>NEW Pedestrian Crosswalk</b></div> <div style="margin-bottom: 10px;"><b>NEW Pocket Park</b></div> <div style="margin-bottom: 10px;"><b>NEW Pocket Park</b></div> </div>					
C	20273	Original Pancake House			Residential			R-1A	
C	Between	Parking	P		Chemical Bank	20276		RO-1	
C	20259	Secord, David, D.D.S.			Comerica, Mack/Lochmoor 161	20200		RO-1	
		General Funding Corporation			Existing Vehicle Crossover (at Hunt Club)				
<b>Hunt Club</b>									
C	20247	Applied Licensing LLC			<div style="display: flex; flex-direction: column; align-items: center;"> <div style="margin-bottom: 10px;"><b>NEW Pocket Park</b></div> <div style="margin-bottom: 10px;"><b>NEW Outdoor Café</b></div> <div style="margin-bottom: 10px;"><b>NEW Pedestrian Crosswalk</b></div> <div style="margin-bottom: 10px;"><b>NEW Pocket Park</b></div> <div style="margin-bottom: 10px;"><b>NEW Pedestrian Crosswalk</b></div> <div style="margin-bottom: 10px;"><b>NEW Pocket Park</b></div> <div style="margin-bottom: 10px;"><b>NEW Pedestrian Crosswalk</b></div> </div>				
C	20239	Grosse Pointe Audiology				Comerica Wealth & Institutional	20180		RO-1
C	20237	Knotted Needle				Marco, Watkins & Owsiany, Attorneys			
C	20233	LaHood Realty				<b>Renaud</b>			
		John R. Cobau, Attorney							
C	20231	Creative Imaging Solutions, LLC		Manos, Deborah, D.D.S.		20176		RO-1	
C	20227	Celtic Wealth Management		Pointe Neurology/H. Policherla, MD		20160		RO-1	
C	20225	VACANT		<b>Oxford</b>					
C	20223	Di Noto's Genuine Italian Carry Out		Kovalchick, Lois, DDS, P.C.		20148		RO-1	
C	20217	Bucci		Wellspring Dental		20136		RO-1	
C	20207	Bow Wow Baketique		Home Instead	20100		RO-1		
<b>Norwood</b>									
C	1800	Anne Marie's Beauty Salon		n/a	At Fairholme		P-1		
<b>Norwood</b>									
C	20195	Boston Market #0059		<b>Fairholme</b>					
RO-1	20187	VACANT							
RO-1	20183	Summit Cleaners							
RO-1	20175	Goodis Endodontic Specialists							
RO-1	20169	Fusion Integrated Training							
RO-1	Between	Parking	P						
RO-1	20155	Wesley Orthodontics							
<b>Oxford</b>									
C	20139	Edmund T. Ahee Jewelry							
C	20129								
C	20119	Henry's Cleaners							
C	Between	Parking	P						
C	20107	Oxford Beverage							
C	20099	Mack Avenue Drapery & Interiors							
C	20095	Village Shoe Service & Alteration							
C	20091	La Moda							
C	20087	Viviano Flower Shop							





Mack Avenue Program Application By Block

3-23-17

Health Care
  Financial / Professional Services
  Food
  Personal Services
  Retail
  Institutional
  Misc Business
  P Parking

WEST SIDE				MACK AVENUE		EAST SIDE				
Zoning	Address	Business Name	Use	Physical Features		Use	Business Name	Address	Zoning	
C	20083	Lyla's Catering					Bates, William L., DDS, P.C.	20050	RO-1	
C	20081	Ashby Sterling Ice Cream						Faircourt Dental, P.C., Smile Enhancement	20040	RO-1
C	20065	Fifth Third Bank								
<b>Kenmore</b>				Existing Vehicle Crossover (at Kenmore)						
RO-1	20055	Bender, William G., DDS								
RO-1	20045	Ferrara Dermatology Clinic, P.C.		Existing Vehicle Crossover (at Faircourt)						
RO-1	20043	Skin & Laser Center					<b>Faircourt</b>			
RO-1	20039	Hadgis, Theodore C., D.D.S., P.C.						Eastside Dermatology, P.C.	20030	RO-1
<b>CITY CENTER AREA</b>				Existing Vehicle Crossover (at Ford Court)			<b>Ford Court</b>			
				CF	20025	Grosse Pointe Woods City Hall Ghesquire Park				Residential
				Existing Vehicle Crossover (SB at church)			<b>Torrey</b>			
										Residential
P-1		Parking	P	Existing Pedestrian Crosswalk				Grosse Pointe Woods Presbyterian Church	19950	CF
C	19877	Friends Hair Salon		Torrey Traffic Light						
C	19873	China Chef					<b>Huntington</b>			
C	19869	VACANT						Parking	At Torrey	P-1
C	19865	Family Barber Shop		Existing Vehicle Crossover (at Huntington)				Di Maggio, Joseph, Mfg. Jeweler	19876	C
C	19853	Rabauts Fabric Mart, Inc.						Pointe Nail Techs	19874	C
C	19849	Sherwin Williams Co. #1363						Better Health	19850	C
C	19841	Mack Avenue Grille		Existing Vehicle Crossover (Manchester to Dorthen)				<b>Huntington</b>		
C	19815	Parking	P					Beline Obeid Realty	19846	C
C	19807	George Koueter Jeweler						Girly Girl	19838	C
C	19803	Eugenio Painting Company		Existing Pedestrian Crosswalk				Cole, J. W., Jewelry	19834	C
C	19795	Chicken Shack						tenuue	19830	C
C	19767	Da Edoardos						Premier Investment	19822	C
<b>Manchester</b>				Existing Vehicle Crossover (Manchester to Dorthen)				Lakeside Oxygen Supply		C
C	19770	Wells Fargo Advisors		Existing Pedestrian Crosswalk				Neveux and Associates, PLC	19818	C
<b>Dorthen</b>				Existing Vehicle Crossover (Manchester to Dorthen)				Hedges & Associates PC		C



Appendix D: 2020 Vision Plan Mack Avenue Concepts | Program Application by Block

Mack Avenue Program Application By Block

3-23-17

Health Care
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WEST SIDE				MACK AVENUE		EAST SIDE																																																																																																																																																																																					
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Mack Avenue Program Application By Block

3-23-17

Health Care
  Financial / Professional Services
  Food
  Personal Services
  Retail
  Institutional
  Misc Business
 P Parking

WEST SIDE				MACK AVENUE		EAST SIDE			
Zoning	Address	Business Name	Use	Physical Features	Use	Business Name	Address	Zoning	
RO-1	19517	Elisabeth Meda Interior Design							
RO-1	19515	Adlhoch & Associates, Inc.							
RO-1	19511	Kathleen E. Gibney, D.D.S.							
<b>Severn</b>									
C	19495	Pat Scott Jewelers							
C	19491	All Pointe's Security							
C	19487	Bread Smith #14-5							
C	19483	Crowther Carpet & Rugs							
C	19475	Mitchell, D. & R., DDS							
C	19471	John F. Martin Photography, Inc							
C	19467	This N That For Pets							
C	19463	Edward Nepi Salon						Colonial Ct.	
C	19459	Burrito Mundo							
C	19455	Ludico Real Estate							
C	19451	Spire Equities LLC							
C	19443	Grosse Pointe Music Academy							
C	19437	Papa Romano's Pizza							
C	19435	Men's Warehouse							
<b>Prestwick</b>									
C	19419	VACANT						Colonial Ct.	
C	19391	Pet People							
C	19387	Radio Shack #6323							
C		Parking	P						
<b>Newcastle</b>									
P-1		Parking	P				Elizabeth		
C	19341	Einstein Bros. Bagels #851							
C	19337	Franks Alexander & Polen							
C	19329	Lenscrafters #5576							
C	19325	Merit Woods Pharmacy							
C	19307	Citizen's Bank					Bournemouth		
<b>Bournemouth</b>									
C-2	19299	Automobile Club Insurance Assoc.							
C-2	19271	Churchill's Bistro Cigar Bar							
C-2	19261	VACANT							
C-2	19251	550 Ascension Health Supply Chain							
C-2	19251	525 Mich Dept. of Career Development							
C-2	19251	500 Mazzara Law Firm, PLLC							
C-2	19251	430 St. John - Transportation							



Appendix D: 2020 Vision Plan Mack Avenue Concepts | Program Application by Block

Mack Avenue Program Application By Block

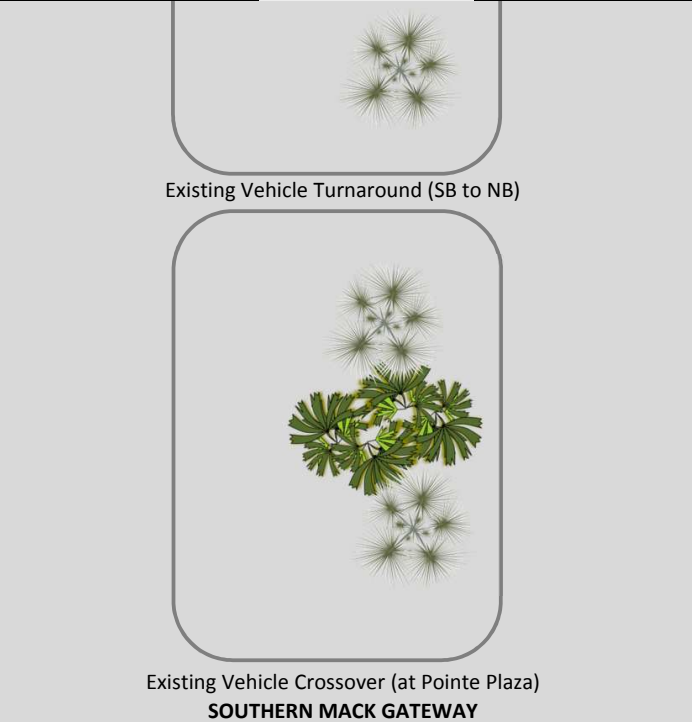
3-23-17

Health Care
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WEST SIDE

MACK AVENUE

EAST SIDE

Zoning	Address	Business Name	Use	Physical Features	Use	Business Name	Address	Zoning
C-2	19251	420 St. John - Business Services		 <p>Existing Vehicle Turnaround (SB to NB)</p> <p>Existing Vehicle Crossover (at Pointe Plaza)</p> <p><b>SOUTHERN MACK GATEWAY</b></p>				
C-2	19251	405 St. John - Finance & Oncology						
C-2	19251	380 American Laser Center						
C-2	19251	340/390 St. John - Medical Education						
C-2	19251	333 St. John - Internal Medicine						
C-2	19251	300/400 St. John - IT & Desktop Support						
C-2	19251	220 Toothworks #220 Pediatric Dentistry						
C-2	19251	200 Social Security Administration						
C-2	19251	190 St. John - Infection Control						
C-2	19251	180 Becker Orthopedics						
C-2	19251	155 Pharmor Pharmacy-Mack-Moross						
C-2	19251	150/170 Childtime Childcare Inc.						
C-2	19251	145 Travelworld Inc.						
C-2	19251	102 St. John - Foundation						
C-2	19251	101 St. John - Marketing						
C-2	19251	100 St. John - Occupational Health						
C-2	19251	95 HC DDS PC #95						
C-2	19251	90 Pointe Plaza-Schostak Brothers						
C-2	19251	60-80 St. John - Clinical Pathology Lab						
C-2	19229	39 Norman Bolz, M.D.						
C-2	19229	38 St. Clair Surgical Specialists, PC						
C-2	19229	34 Lymphoma Clinic of Michigan						
C-2	19229	24 Great Lakes Cancer Mgmt Specialists						
		10 Van Elslander Cancer Center						
		Pointe Plaza (Detroit)						

LaBelle



















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## Mack Avenue Concept Plan

# GROSSE POINTE WOODS FUTURE 20/20 MAC



- |   |   |   |  |   |   |  |  |
|---|---|---|--|---|---|--|--|
|  Gateway Area    |  City Center |  Park          |  NEW POCKET PARK      |  NEW OUTDOOR CAFE      |  EXISTING CROSS WALK |  PROPOSED TRAFFIC SWERVE      |  ALLEYWAY PATH          |
|  Gateway Signage |  Park Area   |  Traffic Light |  EXISTING POCKET PARK |  EXISTING OUTDOOR CAFE |  NEW CROSS WALK      |  PROPOSED TRAFFIC TURN AROUND |  DEAD END ALLEYWAY PATH |



# MACK AVENUE PLAN



schematic design plan | MAP 1



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# Memorandum

**TO:** Grosse Pointe Woods Planning Commission

**FROM:** Ashley Jankowski

**SUBJECT:** **Rental Ordinance Language for Continued Discussion**

**DATE:** February 20, 2025

In previous meetings, the Planning Commission has reviewed the approaches to short term rental ordinances by neighboring communities (i.e. Grosse Pointe Park) to understand best practices and Commission to disallow short term rentals. At the January 28<sup>th</sup>, 2025 Planning Commission meeting, we discussed amending the Zoning Ordinance to include Use Standards for Rental Properties that established a minimum tenure for renters.

## EFFECTIVE DATE EXAMPLES

Given that there are already short term rental properties in operation in Grosse Pointe Woods with pre-existing bookings, following this discussion, the Planning Commission requested comparative information regarding “effective dates” of this type of Ordinance language.

*Existing land uses and activities that are currently lawful under the zoning ordinance must be allowed to continue. Those are called “nonconforming” uses, buildings or “parcels.”*

Below, please find summaries of the approach used to handle these uses in Grosse Pointe Park:

Community Name	Approach to Implementing Effective Dates
<p align="center"><b>Grosse Pointe Park, MI</b></p>	<p>In Grosse Pointe Park, Michigan, short-term rentals (STRs) are only permitted in mixed-use districts and are not permitted in residential districts. However, STRs established before December 26, 2024 are allowed to continue as a legal nonconforming use, even in residential districts. However, new STRs cannot be established in residential zoning districts.</p> <p>All pre-existing short term rentals must be licensed and apply for/pay for annual licensing.</p>



Given this comparison, a best practice is to allow existing, registered and lawful short-term rentals to become non-conforming uses under this new Zoning Ordinance language.

We would like to discuss the following language. Please note that these are new items being added to the ordinance, and no pre-existing ordinance language is proposed to be altered. The appended pages indicate where these new items would be added to the Zoning Ordinance.

#### **SECTION 50-2.19 – DEFINITIONS**

**SHORT TERM RENTAL (STR)** means the rental or subletting of any investor-owned or owner-occupied dwelling on a premises for a term of 29 days or less.

#### **SECTION 50-4.34. – RENTAL PROPERTIES**

- A. All rental units must be occupied by the same tenant for a minimum of 30 days.
- B. All rental units must abide by the rental property provisions and code regulations provided in *Article VII. – Exterior Building Maintenance* of the City Code of Ordinances.
- C. Short-term rentals (STRs) are not permitted in any zoning district. STRs that were established before [date of adoption] are allowed to continue as a legal nonconforming use. For the purpose of this section, “established” shall mean the rental property was registered with the City prior to the adoption of this Ordinance, and has adhered by all rental property regulations outlined in *Article VII. – Exterior Building Maintenance* of the City Code of Ordinances. STRs operating prior to [date of adoption] without registration and adherence to these regulations do not qualify for legal non-conforming use status.

We wish to discuss this direction with the Planning Commission. The next step following the review will be to hold a public hearing on the amendments. If you have any questions regarding this, please do not hesitate to contact us. Thank you.

Sincerely,

**McKENNA**

Ashley Jankowski  
Associate Planner

**RESTAURANT, CARRYOUT**

means any establishment the principal business of which is the sale of foods, frozen desserts or beverages to the customer in a ready-to-consume state, and the design or method of operation which includes both the following characteristics:

- A. Foods, frozen desserts or beverages are usually served in edible containers, or in paper, plastic or other disposable containers.
- B. The consumption of foods, frozen desserts or beverages within the restaurant building, within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, is posted as being prohibited and such prohibition is strictly enforced by the restaurateur.

**RESTAURANT, FAST FOOD**

means any establishment the principal business of which is the sale of foods, frozen desserts or beverages to the customer in a ready-to-consume state for consumption either within the restaurant building or for carryout with consumption off the premises, and the design or principal method of operation which includes both of the following characteristics:

- A. Foods, frozen desserts or beverages are usually served in edible containers, or in paper, plastic or other disposable containers.
- B. The consumption of foods, frozen desserts or beverages within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, is posted as being prohibited and such prohibition is strictly enforced by the restaurateur.

**SEMICIRCULAR DRIVEWAY**

means any paved parking area and/or driveway which includes a circular design.

**SETBACK**

means the minimum horizontal distance required to exist between the front line of the building, excluding steps or unenclosed porches, and the front lot line. The required setback area is that area encompassed by the respective lot lines and setback lines.

**SETBACK LINE, FRONT**

means the line formed at the outer surface of a residential building where the building wall meets the surface ground level, and such line shall extend the width of such residential lot parallel to the front lot line.

[Short Term Rental definition - Proposed Here](#)



### 50-4.32 Motel

Motel units without kitchenette or kitchen shall contain not less than 350 square feet of floor space, and each unit with permitted kitchens or kitchenettes shall contain not less than a total of 450 square feet of floor space in each rental unit.

### 50-4.33 Existing public, governmental and nonprofit uses in the C.F. district

Upon approval of the planning commission, after a public hearing with notice and site plan review as required by this chapter, any of the following existing uses may be expanded by the erection of additions to existing structures or by the erection of additional structures upon properties situated in community facilities districts as described in the zoning map as amended by this chapter and in accordance with the metes and bounds descriptions on file in the office of the division of safety inspection, and upon compliance with the provisions of this chapter. In giving such approval, the planning commission may impose, in addition to other conditions allowable by law, any reasonable restrictions or requirements so as to ensure that the contiguous residential areas will be adequately protected, and also may require the dedication of lands for street and alley purposes which, in the commission's opinion, is necessary to provide adequately for vehicular traffic movement and off-street parking:

- A. Churches and parish homes.
- B. Public, parochial and other private elementary, intermediate or high schools offering courses in general education, not operated for profit.
- C. Nonprofit religious, educational, private, fraternal or philanthropic institutions.
- D. Private noncommercial recreational areas, and institutional or community recreation centers.

### SECTION 50-4.34. – RENTAL PROPERTIES -- Proposed here





## Section 3.13 Short-Term Rentals

- A) An Investor-Owned Short-Term Rental established in a Residential Zoning District prior to (effective date of zoning ordinance) shall be considered a legal nonconforming use and may continue and be maintained subject to [Section 8.06: Class B Regulations](#) if the property owner obtains a license for the use with the City in accordance with Chapter 22, Article 5 of the City Code within 120 days of the adoption of this ordinance. For the purpose of this section, “established” shall mean the property was being operated as a short-term rental and possessed a valid Certificate of Occupancy and Landlord Business License at the time this ordinance was adopted. An Investor-Owned Short-Term Rental shall provide documentation showing that the use has been established prior to the adoption of this Ordinance in conjunction with the license application submitted in accordance with Chapter 22, Article 5 of the City Code.
- B) A Principal Residence Short-Term Rental established prior to (effective date of zoning ordinance) shall be considered a legal nonconforming use and may continue and be maintained subject to [Section 8.06: Class B Regulations](#) if the property owner obtains a license for the use with the City in accordance with Chapter 22, Article 5 of the City Code within 120 days of the adoption of this ordinance. For the purpose of this section, “established” shall mean the property was being operated as a short-term rental and possessed a valid Certificate of Occupancy and Landlord Business License at the time this ordinance was adopted. A Principal Residence Short-Term Rental shall provide documentation showing that the use has been established prior to the adoption of this Ordinance in conjunction with the license application submitted in accordance with Chapter 22, Article 5 of the City Code.

## Section 3.14 Temporary Uses

- A) **Intent.** To allow for the establishment of certain temporary uses of limited duration, provided that such uses do not negatively affect adjacent properties or municipal facilities, and provided that such uses are discontinued upon the expiration of a set time period. The construction or alteration of any permanent building or structure is not considered a temporary use.

The Director of Public Services may permit uses and the occupancy of structures that are consistent with the uses otherwise permitted in a zoning district, but which are temporary and do not require the construction of any capital improvement of a structural nature. In no case shall a use not otherwise allowable in a zoning district be permitted on a temporary basis.

- B) **Overview of Temporary Uses.** The following page details a table of temporary uses differentiating between those that require a temporary use permit from the Director of Public Services and those that do not require a permit.



## CITY OF GROSSE POINTE WOODS BUILDING DEPARTMENT REPORT

**TO:** PLANNING COMMISSION  
**FROM:** JEREMY COLLINS, BUILDING OFFICIAL  
**DATE:** JANUARY 2025 & FEBRUARY 2025  
**SUBJECT:** BUILDING DEPARTMENT REPORT

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**1670 Ford Ct.** - A building permit was issued on February 4<sup>th</sup>, 2025 for roof repair and replacement for the home and garage. A building permit was also issued to demolish the three-season room at the rear of the home. A new four season is being proposed with plans still in the initial design phase.

**19437 Mack Ave.** – A sign permit was processed for Cottage Inn Pizza on Jan. 31<sup>st</sup>, 2025. Permit Status: Disapproved (Zoning and Building). Awaiting revised plans. An initial property maintenance inspection was completed on February 18<sup>th</sup>, 2025 for a new Certificate of Occupancy.

**19700 Mack Ave.** - Bank of America. Phased approval for rough Trade and Building Inspections have been approved for the interior renovation.

**20139 Mack Ave.** – Edmund T. Ahee Jewelers. Rough Trades and Building inspections have been approved and the project is moving forward with an anticipated completion date of April 2025.

**19307 Mack Ave.** – Verizon. A sign permit was processed for a Verizon Store on January 31<sup>st</sup>, 2025. Permit Status: Disapproved (Zoning and Building). Reviewing revised plans.