



CITY OF GROSSE POINTE WOODS

CITY COUNCIL MEETING AGENDA

Monday, February 02, 2026 at 7:00 PM

*Robert E. Novitke Municipal Center - Council Chambers/Municipal Court,
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
(313) 343-2440*

1. CALL TO ORDER

A. Administrative Memo: January 29, 2026

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. RECOGNITION OF COMMISSION MEMBERS

5. ACCEPTANCE OF AGENDA

6. CONSENT AGENDA

A. Approval of Minutes

1. Council 01/26/26

B. Items Received and Placed on File

1. Historical Commission Minutes 09/11/25

2. Planning Commission Minutes 12/09/25 with recommendations

C. Bids/Proposals/Contracts

1. Grosse Pointe Farms Pool Usage Request - Summer 2026

a) Memo 01/29/26 - Director of Parks and Recreation Gafa/City Manager Como

D. Claims and Accounts

1. a) Vernier Rd. & Mack Ave. Intersection Improvement - Invoice No. 163050 - Proj. No. 0160-0455 - 01/20/26 - \$4,743.51.

b) Torrey Rd. Pump Station Generator - Invoice No. 163051 - Proj. No. 0160-0473 - 01/20/26 - \$1,134.35.

c) 2025 Miscellaneous Concrete Program - Invoice No. 163052 - Proj. No. 0160-0493 - 01/20/26 - \$756.60.

d) 2025 Sewer Rehab Program - Invoice No. 163053 - Proj. No. 0160-0495 - 01/20/26 - \$2,047.50.

e) 2025-2026 General Engineering - Invoice No. 163054 - Proj. No. 0160-0498 - 01/20/26 - \$988.20.

f) Ghesquiere & Lakefront Park Bldg Renovations - Invoice No. 163065 - Proj. No. 0160-0479 - 01/20/26 - \$266.66.

cc: Council - 7
City Manager
City Attorney

Treasurer/Comptroller
City Clerk
Email Group/Media

Post - 3

g) Sidewalk Eval at 20640 Mack Ave. - Invoice No. 163144 - Proj. No. 0160-0502 - 01/22/26 - \$360.25.

2. McKenna - Planning Services

a) Invoice No 22-064-49 - Planning Services - December 2025 - 01/25/26 - \$1,856.25.

b) Invoice No. 25-030-8 - GPW MSHDA Zoning Ordinance Update - December 2025 - 01/14/26 - \$3,750.00.

3. State of Michigan - MDOT 00183

a) Program #218128CON (Vernier Rd.) - 01/04/26 - \$34,266.00.

b) Program #219533CON (Sunningdale Dr.) - 01/04/26 - \$85,560.75.

4. WCA Assessing - Assessing Services - Invoice No. 012626 - February 2026 - 01/26/26 - \$7,911.08.

7. ZONING BOARD OF APPEALS (PUBLIC HEARING)

A. Variance Request: 809 Shoreham Rd. - Side Yard Setbacks

(See ZBA Agenda 02/02/26)

8. ORDINANCE

A. Second Reading: Ordinance Amendment: Chapter 2, Administration: Article IV, Employee Benefits; Division 2 - Retirement System; Section 2-305 - Nonduty Death , To Update Certain Provisions

1) Council Minutes Excerpt 01/26/26

2) Proposed Ordinance Amendment (Clean Copy)

3) Proposed Ordinance Amendment (Edited Copy)

9. NEW BUSINESS/PUBLIC COMMENT

We welcome comments from residents. If you wish to speak, please state your name and address. You will have a maximum of three (3) minutes to address the City Council. City Council members will listen to your concerns, but will not answer questions. If you have a question or need additional information, we will be happy to direct you to the appropriate person after the meeting. Thank you for your cooperation.

10. ADJOURNMENT

**Paul P. Antolin, MiPMC
City Clerk**

**IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT)
POSTED AND COPIES GIVEN TO NEWSPAPERS**

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

***** NOTE TO PETITIONERS: YOU, OR A REPRESENTATIVE, ARE REQUESTED TO BE IN ATTENDANCE AT THE MEETING SHOULD THE COUNCIL HAVE QUESTIONS REGARDING YOUR REQUEST. *****

OFFICE OF THE CITY MANAGER

Subject: Recommendations for the Regular Council Meeting of February 2, 2026

Item 1 **CALL TO ORDER**

Prerogative of the Mayor to call this meeting to order.

Item 2 **ROLL CALL**

Prerogative of the Mayor to request a Roll Call from the City Clerk.

Item 3 **PLEDGE OF ALLEGIANCE**

Prerogative of the Mayor to lead the City Council, Administration, and members of the audience in the Pledge of Allegiance.

Item 4 **RECOGNITION OF COMMISSION MEMBERS**

Prerogative of the Mayor to request Commission Members in attendance at tonight's meeting to approach the podium and introduce themselves and the Commission on which they serve.

Item 5 **ACCEPTANCE OF THE AGENDA**

Prerogative of the City Council that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

Item 6 **CONSENT AGENDA**

All items listed under the consent agenda are considered routine by the Council and will be enacted by one motion and a second. There will be no separate discussion of these items. If discussion of an item is required, it will be removed from the consent agenda and considered. One member may request that an item be removed and no second is required.

Prerogative of the City Council to approve all items (6A-6D) listed under the consent agenda as presented.

A. Approval of Minutes

1. Council 01/26/26

B. Items Received and Placed on File

1. Historical Commission Minutes 09/11/25
2. Planning Commission Minutes 12/09/25 with recommendations*

*All three recommendations were addressed at the 01/26/26 Council Meeting.

C. Bids/Proposals/Contracts

1. Grosse Pointe Farms Pool Usage Request - Summer 2026
 - a) Memo 01/29/26 - Director of Parks and Recreation Gafa/City Manager Como

D. Claims and Accounts

1. a) Vernier Rd. & Mack Ave. Intersection Improvement - Invoice No. 163050 - Proj. No. 0160-0455 - 01/20/26 - \$4,743.51.
b) Torrey Rd. Pump Station Generator - Invoice No. 163051 - Proj. No. 0160-0473 - 01/20/26 - \$1,134.35.
c) 2025 Miscellaneous Concrete Program - Invoice No. 163052 - Proj. No. 0160-0493 - 01/20/26 - \$756.60.
d) 2025 Sewer Rehab Program - Invoice No. 163053 - Proj. No. 0160-0495 - 01/20/26 - \$2,047.50.
e) 2025-2026 General Engineering - Invoice No. 163054 - Proj. No. 0160-0498 - 01/20/26 - \$988.20.
f) Ghesquiere & Lakefront Park Bldg Renovations - Invoice No. 163065 - Proj. No. 0160-0479 - 01/20/26 - \$266.66.
g) Sidewalk Eval at 20640 Mack Ave. - Invoice No. 163144 - Proj. No. 0160-0502 - 01/22/26 - \$360.25.
2. McKenna - Planning Services
 - a) Invoice No 22-064-49 - Planning Services - December 2025 - 01/25/26 - \$1,856.25.
 - b) Invoice No. 25-030-8 - GPW MSHDA Zoning Ordinance Update - December 2025 - 01/14/26 - \$3,750.00.
3. State of Michigan - MDOT 00183
 - a) Program #218128CON (Vernier Rd.) - 01/04/26 - \$34,266.00.
 - b) Program #219533CON (Sunningdale Dr.) - 01/04/26 - \$85,560.75.
4. WCA Assessing - Assessing Services - Invoice No. 012626 - February 2026 - 01/26/26 - \$7,911.08.

- Item 7 ZONING BOARD OF APPEALS (PUBLIC HEARING)
Recess as a City Council and convene as a Zoning Board of Appeals. Upon conclusion of the public hearing, adjourn as a Zoning Board of Appeals and reconvene as a City Council.
- Item 7A VARIANCE REQUEST: 809 SHOREHAM RD. – SIDE YARD SETBACKS
(See ZBA Agenda 02/02/26)
- Item 8 ORDINANCE

Item 8A SECOND READING: AN ORDINANCE TO AMEND THE CODE OF ORDINANCES FOR THE CITY OF GROSSE POINTE WOODS, CHAPTER 2, ADMINISTRATION; ARTICLE IV. – EMPLOYEE BENEFITS; DIVISION 2. – RETIREMENT SYSTEM; SECTION 2-305. – NONDUTY DEATH, TO UPDATE CERTAIN PROVISIONS

Prerogative of the City Council to approve this ordinance amendment regarding Chapter 2 – Administration; Article IV – Employee Benefits; Division 2 – Retirement System; Section 2-305 – Nonduty Death, To Update Certain Provisions, as presented and make it effective 10 days after enactment.

Item 9 NEW BUSINESS/PUBLIC COMMENT

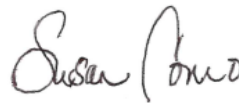
Prerogative of the Mayor to ask if there is any New Business to come before the City Council from the City Council or Administration; and then, to ask members of the audience if there is any Public Comment to come before the City Council.

*Reiterate the 3-minute time limit and Public Comment Sign-up Sheet.

Item 10 ADJOURNMENT

Upon the conclusion of New Business/Public Comment with no further business to be conducted by the City Council, prerogative of the City Council to motion for adjournment of tonight's meeting.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Susan Como". The signature is fluid and cursive, with the first name "Susan" written in a larger, more prominent script than the last name "Como".

Susan Como
City Manager

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY OF GROSSE
POINTE WOODS HELD ON MONDAY, JANUARY 26, 2026, IN THE COUNCIL-
COURTROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA
DR., GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:08 p.m. by Mayor Bryant.

PRESENT: Mayor Bryant
Council Members: Brown, Gafa, Granger, McConaghy, Motschall
ABSENT: Koester

Also Present: City Manager Como
City Attorney Walling
City Treasurer/Comptroller Schmidt
City Clerk Antolin
Director of Public Safety Kosanke
Director of Public Services Kowalski
City Engineer Wilberding

Motion by Motschall, seconded by Brown, that Councilmember Koester be excused from tonight's meeting.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, McConaghy, Motschall
No: None
Absent: Koester

Council, Administration, and the audience Pledged Allegiance to the U.S. Flag.

The following Commission members were in attendance:

- Mike Fuller, Planning Commission

Motion by Gafa, seconded by McConaghy, that all items on tonight's **agenda be received, placed on file, and taken in order of appearance.**

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, McConaghy, Motschall
No: None
Absent: Koester

Motion by Granger, seconded by Gafa, that all items (6A-6F) on the consent agenda be approved as presented.

A. Approval of Minutes

1. Council 01/05/26

B. Items Received and Placed on File

1. Beautification Advisory Commission Minutes 10/08/25
2. Senior Citizens' Commission Minutes 09/17/25 with recommendation*
*The event for this recommendation has already taken place on 12/05/25.
3. Community Tree Commission Minutes 11/05/25

C. Monthly Financial Report

1. December 2025

D. Bids/Proposals/Contracts

1. Doyle Court and Lee Court Water Main Replacement - AEW Proj. No. 0150-0497
 - a. Memo 01/13/26 - Director of Public Services Kowalski
 - b. Letter 01/05/26 - City Engineer Wilberding
 - c. Tabulation of Bids
2. Penny and Change Policy
 - a. Memo 01/25/26 - Treasurer/Comptroller Schmidt - City Manager Como
 - b. Proposed Penny and Change Policy
3. Contribution to Retiree Healthcare Trust Fund
Memo 01/26/26 - Treasurer/Comptroller Schmidt
4. MIDC Grant Agreement FY 2025-2026 and the Indigent Defense Independent Agreement
 - a. Memo 01/12/26 - City Manager Como
 - b. Council Minutes Excerpt 12/01/25
 - c. Memo 11/24/25 - Assistant City Manager Como
 - d. Proposed Independent Contractor Agreement for Indigent Defense

5. Dissolution of 75th Anniversary Committee
 - a. Memo 01/20/26 - City Clerk Antolin
6. Seventh Amendment To License Agreement For Use of City Hall Cell Tower
 - a) Memo 12/30/25 – Assistant City Attorney Shortley
 - b) Proposed Seventh Amendment License Agreement (AT&T) with attachments
 - c) Memo 01/23/26 – Building Official Collins
7. Michigan Municipal League (MML) 2026 CapCon
 - a) Memo 01/22/26 – City Manager Como
 - b) Registration Form and Event Information

E. Resolution(s)

1. Designation of Street Administrator
 - a. Proposed Resolution
2. 2026 GPW Special Events - Special License Resolution
 - a) Memo 01/20/26 - City Clerk Antolin
 - b) 2026 Special License Application
 - c) Proposed Resolution
 - d) LARA - Credit Card Authorization Form
 - e) Map of Special Events Layout

F. Claims and Accounts

1. Anderson, Eckstein & Westrick, Inc. (AEW) - City Engineers
 - a) Sidewalk Eval at 20640 Mack Ave. - Invoice No. 162165 - Proj. No. 0160-0502 - 12/02/25 - \$1,844.55.
 - b) Vernier & Mack Ave. Intersection Improvement - Invoice No. 162494 - Proj. No. 0160-0455 - 12/22/25 - \$3,900.36.
 - c) Torrey Rd. Pump Station Generator - Invoice No. 162496 - Proj. No. 0160-0473 - 12/22/25 - \$5,656.00.
 - d) 2025 Miscellaneous Concrete Program - Invoice No. 162497 - Proj. No. 0160-0493 - 12/22/25 - \$4,954.79.
 - e) 2025 Sewer Rehab Program - Invoice No. 162498 - Proj. No. 0160-0495 - 12/22/25 - \$3,028.86.
 - f) 2025-2026 General Engineering - Invoice No. 162499 - Proj. No. 0160-0498 - 12/22/25 - \$935.40.
 - g) 2025-2026 GIS Maintenance - Invoice No. 162500 - Proj. No. 0160-0499 - 12/22/25 - \$1,108.40.
 - h) Lee Ct., Doyle Ct. & Thorntree Water Mains - Invoice No. 162682 - Proj. No. 0160-0497 - 12/23/25 - \$544.94.

- i) Sidewalk Eval at 20640 Mack Ave. - Invoice No. 162806 - Proj. No. 0160-0502 - 01/06/26 - \$285.25.
- j) Lake Front Park Building Renovation - Proj. No. 0160-0479 - Payment Invoice No. 07 - In-Line Construction - 01/14/26 - \$26,927.70.
- 2. Hallahan & Associates, P.C. - Professional Services - Invoice No. 23503 - December 2025 - 01/02/26 - \$232.42.
- 3. McKenna - Building Services - Invoice No. 21849-117 - December 2025 - 01/15/26 - \$31,048.26.
- 4. Rosati, Schultz, Joppich & Amtsbuechler, P.C. - Legal Services - Invoice No. 1084889 - December 2025 - 01/13/26 - \$6,537.20.
- 5. State of Michigan - MDOT 00183 - Program #218128CON (Vernier Rd.) - 12/04/25 - \$2,272.47.
- 6. Tomlinson & McGrail, PLLC - Legal Billing - Invoice No. 360 - December 2025 - 01/05/26 - \$1,612.00.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, McConaghy, Motschall
No: None
Absent: Koester

Mayor Bryant asked Director of Public Safety Kowalski to introduce K-9 Arcos and directed the City Clerk to administer the Oath of Office.

Mayor Bryant accepted the resignation of Gary Lechner from the Community Tree Commission with regret, and directed appropriate thanks and recognition be sent to Mr. Lechner.

Motion by Gafa, seconded by McConaghy, that the City Council approve the first reading of this ordinance amendment regarding Chapter 2 – Administration; Article IV – Employee Benefits; Division 2 – Retirement System; Section 2-305 – Nonduty Death, To Update Certain Provisions, and set a date of February 2, 2026, for a second reading and final adoption.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, McConaghy, Motschall
No: None
Absent: Koester

Under New Business, the following individuals were heard:

- Councilmember Brown provided a reminder that WinterFest will be at Ghesquiere Park on Saturday, January 31, 2026, from 12:00 p.m. to 3:00 p.m.
- City Manager Como acknowledged and commended all efforts that went towards former City Manager, Frank Schulte's retirement party, that was very nice and well attended.

Under Public Comment, no one wished to be heard.

Motion by Motschall, seconded by McConaghy, to **adjourn tonight's meeting** at 7:22 p.m.
PASSED UNANIMOUSLY.

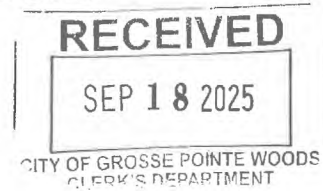
Respectfully submitted,

Paul P. Antolin
City Clerk

Arthur W. Bryant
Mayor

Commission Approved November 13, 2025

City of Grosse Pointe Woods
Historical Commission Minutes
September 11, 2025



I. Call to Order

The regular meeting of the Grosse Pointe Woods Historical Commission was called to order at 7:35 p.m. by Chair Sean Murphy.

II. Roll Call

Present: David Bryk, Colleen D'Agostino, Shirley Hartert, Suzanne Kent, Lynne Millies, Sean Murphy, Becky Veitengruber, Giles Wilborn

Excused: Krystle English, Stephanie Listman

Also Present: City Council Representative- Jim Motschall, Guest: Sarah Neely (Grosse Pointe Park resident)

III. Approval of Agenda

Motion by Veitengruber, seconded by Hartert, to approve the agenda for September 11, 2025.

Ayes: all. Motion carried.

IV. Approval of Minutes

Motion by Millies, seconded by D'Agostino, to approve the June 12, 2025 minutes. Ayes: all.

Motion carried.

V. Items

Treasurer's Report

Hartert reported that the Historical Commission balance is \$5.00. The Cook Schoolhouse balance is \$8,061.10.

VI. Old Business

A. Cook School

1. Open House is scheduled for Saturday October 4th from 5-7 pm. Hartert, Kent, Listman, and Murphy will host.
2. Guest Sarah Neely, a GPPPS 2nd grade teacher, spoke to the commission about the 2nd grade social studies curriculum of the district and her hope for the city of GPW to approve the district's usage of the Cook Schoolhouse to allow 2nd grade field trips for period appropriate 'school lessons.'

B. Memorial Day 2026

Hartert shared ideas for recognizing the nation's 250th birthday next year.

VII. New Business

None

VIII. Call to Audience

Council Representative Jim Motschall shared city updates with the commission.

IX. Adjournment: The meeting adjourned at 8:37 p.m.

Respectfully submitted,
Becky Veitengruber, Secretary

The next meeting of the Grosse Pointe Woods Historical Commission will take place at the Cook Schoolhouse, 20025 Mack Ave., Grosse Pointe Woods, MI on October 9, 2025 at 7:30 p.m.

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **DECEMBER 9, 2025**, IN THE COUNCIL-COURT ROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA DR., GROSSE POINTE WOODS, MICHIGAN.

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

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

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

RECEIVED

DEC 15 2025

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

Chair Fenton recognized Council Representative Gafa.

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

Motion carried by the following vote:

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

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

Chair Fenton welcomed new Commissioner Mike Ellis.

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

Motion carried by the following vote:

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

MOTION by Marx, seconded by O'Keefe, that the October 28, 2025, Planning Commission meeting minutes be approved as presented (November meeting was cancelled).

Motion carried by the following vote:

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

MOTION by Hamborsky, seconded by O'Keefe, to receive and place on file letters from residents.

- Letter from Klobuchar regarding Eastside Dermatology – Received November 4, 2025
- Letter from Lefebvre regarding Eastside Dermatology – Received November 5, 2025
- Letter from Moe regarding 21800 Marter – Received December 3, 2025

Motion carried by the following vote:

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

The first item under **Public Hearings**, was to **host a Public Hearing on the Rezoning Application (Map Amendment) for 1925 Vernier Road from RO-1, Restricted Office, to C – Commercial.**

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

Motion carried by the following vote:

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

Chair Fenton opened the public hearing at 7:06 pm.

Planner Mangan provided an overview of the application and the three criteria that were evaluated in considering this proposal.

The following spoke in support of the rezoning:

Chip Berschback, 24053 Jefferson, SCS, representing the applicant spoke in support of the rezoning.

No one wished to speak in opposition to the rezoning.

MOTION by Fuller, seconded by O'Keefe, to **close the public hearing on Rezoning 1925 Vernier Road.**

Motion carried by the following vote:

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

Chair Fenton closed the public hearing at 7:15 pm.

The next item, under **Public Hearings**, was to **host a Public Hearing on the Rezoning Application (Map Amendment) for 21800 Marter Road from R-3, Planned Multiple-Family Residential, to C.F., Community Facilities.**

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

Motion carried by the following vote:

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

Chair Fenton opened the public hearing at 7:16 pm.

Planner Mangan provided an overview of the application and the unanimous approval by the City of St. Clair Shores, where the vast majority of this property is located. The rezoning is the first step in the process, and next, a site plan review would come before the Planning Commission. Grosse Pointe Woods received five letters in support of, and one letter in opposition to, the proposed rezoning.

The following spoke in support of the rezoning:

Mike Blaneck, of Stucky-Vitale Architects, representing the applicant, spoke about the project and reiterated that St. Clair Shores unanimously supported the rezoning.

1. Brad Pettiford, 725 N. Rosedale Ct., spoke in support of the rezoning.
2. Andrew Shanley, 1569 Torrey, spoke in support of the rezoning.
3. Connie Burgess, 584 Coventry, spoke in support of the rezoning.

The following spoke in opposition to the rezoning:

1. Joe Tringale, 21849 River Rd., opposes the rezoning due to increased traffic.
2. Christina Pitts, 1501 Oxford Rd., stated there are no traffic studies submitted and some statements are time stamped and others are not.

MOTION by Hamborsky, seconded by Fuller, to **close the public hearing on Rezoning 21800 Marter Road.**

Motion carried by the following vote:

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

NO: None

ABSENT: Gilezan, Schulte, Vitale

Chair Fenton closed the public hearing at 7:29 pm.

The next item, under New Business, is to **Consider the Rezoning (Map Amendment) for 1925 Vernier Road from RO-1, Restricted Office, to C, Commercial Business.**

Planner Mangan provided an overview of the application, the review that was done, and read the findings of facts that support McKenna’s recommendation for approval to City Council.

MOTION by O’Keefe, seconded by Hamborsky, that the Planning Commission recommend the Rezoning of 1925, 1927, and 1929 Vernier Road from RO-1 to C, to City Council for approval based on the following findings of facts:

- a. This rezoning is consistent with 2024 Master Plan, including the goal of Economic Development: Elevate Mack Avenue as a thriving, vibrant commercial corridor that meets the daily needs of residents and is a destination for visitors.
- b. This rezoning brings the site closer to the intentions of the 2024 Master Plan’s Future Land Use Plan, which designates the site as “Corridor Mixed Use”.
- c. The uses permitted in the C, Commercial Business District, including a mix of retail, office, restaurant, and residential uses, are generally compatible with the commercial nature of this corner of Vernier Road and Mack Avenue. The proposed uses have been operating on the subject site for almost two decades. While the property does abut residential properties, there is currently an alley and fencing along the rear property line which will continue to serve

- as a buffer.
- d. The proposed site meets all Zoning Ordinance dimensional requirements of the C, Commercial Business District. The proposed rezoning does not create a non-conforming situation.
 - e. The rezoning is not anticipated to significantly alter traffic generation in the area. There is no change in use proposed at this time, and the uses are anticipated to generate comparable amounts of traffic to what has existed at the site for the past two decades.

Motion carried by the following vote:

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

The next item, under **New Business**, was to **Consider the Rezoning (Map Amendment) for 21800 Marter Road from R-3, Planned Multiple-Family Residential, to C.F., Community Facilities.**

Planner Mangan provided an overview of the application, the review that was done, and the findings of facts that support McKenna's recommendation for approval to City Council.

MOTION by Hamborsky, seconded by O'Keefe, that the Planning Commission recommend the Rezoning of 21800 Marter Road from R-3, to C.F., to City Council for approval based on the following findings of facts:

- a. The rezoning is consistent with Goal #4 – Community Character: Strengthen sense of place, identity, and character from the 2024 Master Plan.
- b. The rezoning brings the site closer to the intentions of the 2024 Master Plan's Future Land Use Plan, which designates the site as "Institutional".
- c. The uses permitted in the C-F, Community Facilities District, including space for public activities, schools, continuing care retirement communities, and public and private nonprofit recreational areas, are consistent with the proposed recreation facility that has been approved in St. Clair Shores.

Motion carried by the following vote:

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

The next item, under **Old Business**, was to **Consider the Amended Site Plan for 20030 Mack Avenue (Eastside Dermatology).**

Planner Mangan provided an overview of the application, and the history of this application which started in February 2024 and received Planning Commission approval to construct a one-story addition to an existing medical office building and to improve the parking lot and drive approaches. Since that approval, the applicant's desired scope of work has changed to **no** changes to the interior floor plan or building facade as previously approved. The changes today are limited to the site's exterior, primarily to increase accessibility. This includes changes to the parking lot, screening and landscaping, front porch, and removal of the garage. A wheelchair lift is proposed at the front entrance, and two new ADA parking spaces are proposed off Faircourt, with a new 25-foot-wide curb cut (ingress and egress drive). McKenna

is recommending approval of the Amended Site Plan contingent on the applicant updating the “Project Description” on the cover page to reference the lift and on neighbor approval for the construction of a 6-foot privacy fence (reduced to 4-feet in height otherwise).

Three letters were received in opposition to the amended site plan.

Chair Fenton offered the opportunity for the public to speak to this matter and the following were heard:

1. Lisa Abbey, 1620 Faircourt, is opposed to the ADA parking spots on Faircourt and hopes for an alternative solution.
2. John Klobuchar, 1675 Faircourt, thanked the architect for the redesign that addressed most of his concerns, but he is still opposed to the Faircourt ADA parking spots.

Lucia Landscaping spoke on behalf of the petitioner to explain they’ve really been trying to make the design work for the neighbors. He provided background on the 2 ADA parking spots on Faircourt, which were approved in 2020, but not installed. From the feedback received in the October 2025 meeting, they redesigned those spots.

Discussion ensued around the 2 ADA spots, and the Lucia representative indicated the petitioner would be agreeable to having only 1 ADA spot on Faircourt. Mr. Blanek, of Stuckey-Vitale, stated that one ADA space would be to code. The commissioners suggested that the addition of a tandem space, where space #1 is, would provide an additional on-site parking spot that would replace the one lost on Faircourt.

MOTION by Hamborsky, seconded by Marx, that the Planning Commission grant approval for the Site Plan Amendment for Eastside Dermatology at 20030 Mack Avenue to incorporate minor modifications to the front entrance; the creation of one, off-street parking space onto Faircourt; the demolition of the existing garage; and the installation of additional landscaping and fencing, subject to the conditions outlined in the planner’s report; and to include an option to provide for an additional tandem parking space east of parking space #1; and to eliminate space #8.

Motion carried by the following vote:

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

The next item, under **Old Business**, was to **Consider the Site Plan for 20397 Mack Avenue (Platinum Oil Change)**.

Planner Mangan provided an overview of the revised proposed façade changes, that were originally brought to the Planning Commission in the spring of 2025 and tabled, and the Planning Commission requested revisions in keeping with the established character of the district from the applicant. The applicant’s revised plans now propose a brick veneer on the east (front) and north and south façades, with a matching paint applied to the rear façade. The roof line is also slightly modified to create a more modern appearance and the roof replaced with new aluminum cladding. The approved colors do consist of colonial or early American paint colors that meet the City’s requirements.

Alah Beidoun, the owner of the oil change, spoke to the changes he is proposing based on the feedback received from the Planning Commission in the spring of 2025. He provided an electronic image of the redesign, but did not have sample materials with him.

The commission agreed that the description the applicant provided, around the façade materials and the roofline, doesn't match the submitted plans, though the redesign is heading in the right direction. The owner is willing to resubmit the plans that have all the changes incorporated. It was suggested that the contractor attend the meeting so they could speak to the application of the façade materials.

MOTION by Fuller, seconded by O'Keefe, that the Planning Commission table the façade improvement proposal at 20397 Mack Avenue, Platinum Oil Change, and allow the applicant to resubmit revisions according to the Planning Commissioners suggestions.

Motion carried by the following vote:

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

The next item, under **Old Business**, was to **Consider the Conditional Rezoning (Map Amendment) for 21060 Mack Avenue from RO-1, Restricted Office, to C, Commercial Business.**

Planner Mangan provided an overview of the applicant's modified conditions based on feedback from the October 2025 Planning Commission meeting. This rezoning is the first step in the process. If approved, the site plan will come before the Planning Commission. McKenna recommends approval to City Council of the proposed voluntary conditions.

Mike Blaneck, Stuckey-Vitale Architects, spoke to the revised offered conditions and the revised building rendering.

Commissioner Hamborsky reiterated that should a restaurant wish to occupy the space, that would be a Special Land Use request which would come before the Commission. Also, the serving of alcohol would be a Special Land Use which requires additional approvals.

Chair Fenton offered the public the opportunity to speak on the proposed conditional rezoning, even though this is not a Public Hearing. The following were heard:

1. Patty Dougherty, 1665 N. Renaud, spoke in opposition to the rezoning in order to bring Commissioner Ellis up to speed on this process up to this date.
2. Lisa Abbey, 1620 Faircourt, spoke in opposition to the rezoning.
3. Joseph Kramer, 1220 N. Oxford, supports improvements to the property, but has concerns about 7 living units.
4. John McLellan, 1617 S. Renaud, spoke in opposition to rezoning to Commercial on the east side of Mack Avenue.
5. Bethann Bayus, 1615 Ford Ct., opposes the rezoning and the adopted Master Plan.
6. Christina Pitts, 1501 Oxford, feels there is confusion on the conditions and the time/date stamps on the documentation.
7. Lynne Aldrich, 1501 Oxford, agreed with Pitts and feels the reports are flawed. She spoke in opposition to the rezoning, to the adopted Master Plan, and feels residents should be involved in development plans.
8. Jon Dougherty, 1665 N. Renaud, spoke to the lack of speakers in support of the rezoning.

All that were heard appreciated the Chair providing the opportunity to speak on this matter.

Commissioner Fuller provided comments in support of the proposed rezoning, he pointed out the extensive modifications that were made based on the comments that the public provided in previous meetings and public hearings, he addressed many other issues that the public raised during their opposition statements that are not supported by facts he obtained from Public Safety, and he spoke to issues that were raised which are covered by existing ordinances. He pointed out that any business that wishes to come into the space would come before the Planning Commission to address each of their requirements per our ordinances.

Commissioner O'Keefe thanked Fuller for his comments and stated her support for all his points.

Commissioner Hamborsky spoke about the condition of this parcel, and the current building, and that to develop it, rezoning has to occur. This site has great parking and which is why it is being looked at for development. This parcel also has the building much farther from the residential properties than those on the west side of Mack Avenue. The Master Plan was developed to provide opportunities and to provide value to the community. The developer is trying to do that with this project.

MOTION by Fuller, seconded by Marx, that the Planning Commission recommend the Conditional Rezoning of 20160 Mack Avenue from RO-1, to C, to City Council for approval based on the following proposed conditions in the Buccellato Development letter dated September 30, 2025:

1. Limitation on type of occupancy – The property shall be limited to one potential "quick service restaurant" with no drive through and shall not exceed 3,200 square feet.
2. Residential Use – we are committed to a second-story residential use consisting of up to seven (7) apartment units.
3. Hours of Operation – the restaurant shall operate approximately between the hours of 6:00 a.m. and 10:00 p.m. Hard liquor sales or service shall not be permitted.
4. Setbacks – Setbacks shall be as shown on Site Plan A-1.
5. Provide Dust Mitigation Plan at time of construction.
6. Construction Hours per city of GPW City Ordinances.

And based on the following findings of facts:

- a. This rezoning and proposed development is consistent with numerous goals from the 2024 Master Plan, including Goal #1 - Housing: Provide a range of housing choices for all ages, abilities, and incomes; Goal #2 – Economic Development: Elevate Mack Avenue as a thriving, vibrant commercial corridor that meets the daily needs of residents and is a destination for visitors; and Goal # 3 – Community Character: Strengthen sense of place, identity, and character throughout the City and its neighborhoods.
- b. This rezoning brings the site closer to the intentions of the 2024 Master Plan's Future Land Use Plan, which designates the site as "Corridor Mixed Use".
- c. The uses permitted in the C, Commercial Business District, including a mix of retail, office, restaurant, and residential uses, are generally compatible with the commercial nature of Mack Avenue surrounding this property. The applicant must provide appropriate buffering between adjacent properties of dissimilar zoning, per the requirements of the Ordinance, during the site plan review process.
- d. While the Voluntary Conditions offered by the applicant place an additional limitation on the type of future occupancy, i.e.: "The property shall be limited to one potential "quick services restaurant" with no drive through and shall not exceed 3,200 square feet", restaurants are subject to the City's Special Land Use process. Should a restaurant be proposed in the future, an additional public hearing and review of the specific use (including maximum occupancy,

square footage, available parking, loading, etc.) will be evaluated for compliance with the Zoning Ordinance.

- e. The site meets all Zoning Ordinance dimensional requirements of the C, Commercial Business District. The rezoning allows for a buildable lot and does not create a non-conformity.
- f. The rezoning is not anticipated to significantly alter traffic generation in the area. The proposed uses are anticipated to generate comparable amounts of traffic to that of an operating medical office, and pedestrian and non-motorized transportation safety is expected to be improved through sidewalk connectivity and the reduction of a driveway.
- g. The design of the building follows traditional, high quality architectural design which is encouraged by the Zoning Ordinance and is largely compatible with the Mack Avenue Corridor and surrounding neighborhoods.

Motion carried by the following vote:

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

NO: None

ABSENT: Gilezan, Schulte, Vitale

The next item was the **Building Official's Report – October to December, 2025.**

The next item was the **City Council Reports for November and December, 2025.**

Commissioner Gilezan attended the November 10 & 17, 2025 meetings. He is excused from tonight's meeting and will report at a later date.

Commissioner Hamborsky will attend the December 15 meeting.

Commissioner Marx will attend the January 5 & 26 meetings.

The next item under **Information**, was the 2026 calendar of Planning Commission meetings.

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

- 1. Lisa Abbey, 1620 Faircourt, appreciates the Eastside Dermatology suggestions and for allowing the public to be heard on that when the Planning Commission didn't need to allow it.
- 2. John McLellan, 1617 S. Renaud, likes the 20160 rendering presented tonight, but is still opposed to a restaurant.

MOTION by O'Keefe, seconded by Marx, to adjourn at 9:32 p.m.

Motion carried by the following vote:

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

NO: None

ABSENT: Gilezan, Schulte, Vitale

Respectfully Submitted,

Gretchen Miotto

Clerk's Confidential Administrative Assistant & Recording Secretary

RECEIVED

MEMO 26-5

JAN 29 2026

TO: City Council

FROM: Owen Gafa, Director of Parks and Recreation *OG*
Susan Como, City Manager *SC*

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

DATE: January 29, 2026

SUBJECT: Grosse Pointe Farms Pool Usage Request – Summer 2026

The City of Grosse Pointe Farms has approached both our City and the City of Grosse Pointe Park with a request to allow their residents limited use of our municipal pool during the 2026 summer season. This request is due to the planned reconstruction of their aquatic facility, which will be unavailable for the duration of the summer.

Specifically, the City of Grosse Pointe Farms is requesting consideration of the following provisions:

1. For recreational swim, usage would be evenly split between both city pools by Grosse Pointe Farms Voting Precincts 1 and 2.
2. Access would be managed through the issuance of Grosse Pointe Farms park passes in two distinct colors, each designating access to one community's pool. This system would allow gate staff to easily identify permitted access.
3. No guest privileges would be allowed for Grosse Pointe Farms residents.
4. Payment of \$20,000 would be made in one lump sum to each participating community.

The City of Grosse Pointe Farms has also provided anticipated pool usage data for the upcoming summer season. Based on peak usage monitored in July of last summer, average attendance at their large pool was 36 individuals (including swim team participants from 4:00–6:00 p.m.), with a maximum of 78 users recorded on July 4.

They anticipate these numbers will decrease significantly in 2026 due to several factors, including the relocation of the swim team to Grosse Pointe South, synchronized swim being held at Grosse Pointe Shores, the elimination of guest privileges, and the pools being located outside of their community. Conservatively, they estimate an average of approximately, with a maximum of around 60. This would translate to an average of approximately 15 additional users at both our pool and the Grosse Pointe Park pool at any given time, with peak usage reaching up to approximately 30 additional users.

This request presents an opportunity to continue the long-standing reciprocity relationship that the Grosse Pointe communities have extended to one another for more than 20 years. In return for working with us, Grosse Pointe Farms will share contact information to their current lifeguard roster in hopes that they will reach out and seek employment for the 2026 season, with a roster of over 40.

It is both my and the City Manager Susan Como's recommendation to allow the of City of Grosse Pointe Farms residents the use of our municipal pool for the 2026 summer season, beginning May 23 through September 7, 2026, in adherence with the provisions outlined above.

RECEIVED

JAN 28 2026

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT



ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS SURVEYORS ARCHITECTS
51301 SCHOENHERR RD. SHELBY TOWNSHIP, MI 48315
www.aewinc.com p(586)726-1234

INVOICE

CITY OF GROSSE POINTE WOODS
ACCOUNTS PAYABLE
20025 MACK AVENUE
GROSSE POINTE WOODS, MI 48236-2397

January 20, 2026

Project No:

0160-0455-0

Invoice No:

163050

PO 48747

202-451-974-803 OK J.K.

Project 0160-0455-0 VERNIER & MACK AVE INTERSECTION IMPROVE.
PURCHASE ORDER #24-48747 - \$375,000.00
FOR: CONSTRUCTION OBSERVATION, CONSTRUCTION ENGINEERING, & CONTRACT ADMIN.

Professional Services from December 15, 2025 to January 11, 2026

Phase 03 CONSTRUCTION

Professional Personnel

	Hours	Rate	Amount	
CONTRACT ADMINISTRATION				
PROJECT MANAGER	7.20	140.00	1,008.00	
TECHNICIAN III	4.20	85.70	359.94	
TECHNICIAN II	.90	75.80	68.22	
TECHNICIAN I	1.80	68.50	123.30	
STUDIES				
SENIOR PROJECT MANAGER	1.00	142.00	142.00	
CONSTRUCTION OBSERVATION				
TEAM LEADER	2.00	102.20	204.40	
TECHNICIAN III	10.00	85.70	857.00	
GENERAL				
PRINCIPAL ENGINEER / SURV / ARCH	.50	144.10	72.05	
TRAFFIC PLAN				
GRADUATE ENG I / SURV I / ARCH I	3.00	102.20	306.60	
Totals	30.60		3,141.51	
Total Labor				3,141.51

Consultants

REIMBURSABLE CONSULTANT EXPENSE				
11/24/2025 G2 CONSULTING GROUP	Invoice# 253655		1,602.00	
Total Consultants			1,602.00	1,602.00

Billing Limits

	Current	Prior	To-Date	
Total Billings	4,743.51	288,229.56	292,973.07	
Limit			375,000.00	
Remaining			82,026.93	
Total this Phase				\$4,743.51
Total this Invoice				\$4,743.51

Outstanding Invoices

Number	Date	Balance
162494	12/22/2025	3,900.36
Total		3,900.36

Please include the project number and invoice number on your check.

G2 Consulting Group, LLC
1866 Woodslee Street
Troy, MI 48083

Voice: 248.680.0400

Fax: 248.680.9745

INVOICE

Invoice Number: 253655

Invoice Date: October 31, 2025

Page Number: 1

Bill To: Accounts Payable
Anderson, Eckstein & Westrick
51301 Schoenherr Road
Shelby Township, MI 48315

Customer ID	Purchase Order No.	G2 Project No.	
AEW001	AEW No. 0160-0455	240966	
Payment Terms	Due Date	Ship Date	Shipping Method
Net 30 Days	November 30, 2025		

Quantity	Description	Unit Price	Amount
8.25	Engineering Technician, per hour	78.00	643.50
3.50	Engineering Technician - Cylinder Pick-Up on 10/7/25, 10/9/25 and 10/16/25	78.00	273.00
1.50	Project Manager, per hour	175.00	262.50
1.50	Administrative Assistant, per hour	66.00	99.00
18.00	Compressive Strength Test Cylinders, each	18.00	324.00
	Mack & Vernier Intersection Improvements, Grosse Pointe Woods, Michigan - Quality Control Observation and Testing Services on 10/6/25 through 10/15/25		
	Client Contact: Ross Wilberding		

Total Invoice Amount \$ 1,602.00

If you have any questions concerning this invoice, call Mark W. Smolinski, (248) 680-0400. Client agrees to pay a charge of 1.5 percent per month on accounts past due 30 days from invoice date.

Make all checks payable to: G2 Consulting Group, LLC.

RECEIVED

JAN 28 2026

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT



ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS SURVEYORS ARCHITECTS
51301 SCHOENHERR RD. SHELBY TOWNSHIP, MI 48315
www.aewinc.com p(586)726-1234

INVOICE

CITY OF GROSSE POINTE WOODS
ACCOUNTS PAYABLE
20025 MACK AVENUE
GROSSE POINTE WOODS, MI 48236-2397

January 20, 2026
Project No: 0160-0473-0
Invoice No: 163051

Project 0160-0473-0 TORREY ROAD PUMP STATION GENERATOR
PURCHASE ORDER #23-48021 - \$200,000.00
FOR: CONTRACT ADMIN. & FINAL CLOSEOUT

Professional Services from December 15, 2025 to January 11, 2026

Professional Personnel

	Hours	Rate	Amount
RESEARCH/REVIEW			
PRINCIPAL ENGINEER / SURV / ARCH	3.50	144.10	504.35
CONTRACT ADMINISTRATION			
PROJECT MANAGER	4.50	140.00	630.00
Totals	8.00		1,134.35
Total Labor			1,134.35

Billing Limits	Current	Prior	To-Date
Total Billings	1,134.35	124,670.20	125,804.55
Limit			200,000.00
Remaining			74,195.45
Total this Invoice			\$1,134.35

Outstanding Invoices

Number	Date	Balance
162496	12/22/2025	5,656.00
Total		5,656.00

P048021

592-542-818-000

OK - J.L.
SS
SL

RECEIVED

JAN 28 2026

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT



ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS SURVEYORS ARCHITECTS
51301 SCHOENHERR RD. SHELBY TOWNSHIP, MI 48315
www.aewinc.com p(586)726-1234

INVOICE

CITY OF GROSSE POINTE WOODS
ACCOUNTS PAYABLE
20025 MACK AVENUE
GROSSE POINTE WOODS, MI 48236-2397

January 20, 2026
Project No: 0160-0493-0
Invoice No: 163052

Project 0160-0493-0 2025 MISCELLANEOUS CONCRETE PROGRAM
PURCHASE ORDER #25-49187 - \$108,334.00
FOR: CONSTRUCTION ENG., CONSTRUCTION OBSERVATION, CONTRACT ADMIN.
Professional Services from December 15, 2025 to January 11, 2026

Professional Personnel

	Hours	Rate	Amount
CONTRACT ADMINISTRATION			
SENIOR PROJECT MANAGER	.50	142.00	71.00
CONSTRUCTION OBSERVATION			
TECHNICIAN III	8.00	85.70	685.60
Totals	8.50		756.60
Total Labor			756.60

Billing Limits	Current	Prior	To-Date
Total Billings	756.60	73,029.92	73,786.52
Limit			108,334.00
Remaining			34,547.48
Total this Invoice			\$756.60

Outstanding Invoices

Number	Date	Balance
162497	12/22/2025	4,954.79
Total		4,954.79

PO 49187
202-451-974.201 \$ 45.40
203-451-974.201 \$ 68.09
585-571-978.300 \$ 287.51
592-537-975.401 \$ 355.60

OK - J.K.
SS
SL

RECEIVED

JAN 28 2026

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT



ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS SURVEYORS ARCHITECTS
51301 SCHOENHERR RD. SHELBY TOWNSHIP, MI 48315
www.aewinc.com p(586)726-1234

INVOICE

CITY OF GROSSE POINTE WOODS
ACCOUNTS PAYABLE
20025 MACK AVENUE
GROSSE POINTE WOODS, MI 48236-2397

January 20, 2026

Project No: 0160-0495-0

Invoice No: 163053

Project 0160-0495-0 2025 SEWER REHAB PROGRAM

FOR: CONST. OBSERVATION, CONST. ENGINEERING, CONTRACT ADMIN

Professional Services from December 15, 2025 to January 11, 2026

Professional Personnel

	Hours	Rate	Amount	
CONTRACT ADMINISTRATION				
TEAM LEADER	2.50	102.20	255.50	
SENIOR PROJECT MANAGER	.30	142.00	42.60	
CONSTRUCTION OBSERVATION				
TECHNICIAN III	18.50	85.70	1,585.45	
REVISE 2 INTERCONNECTS TO GRAVITY SEWER				
GRADUATE ENGINEER II / SURV II / ARCH II	1.50	109.30	163.95	
Totals	22.80		2,047.50	
Total Labor				2,047.50
Total this Invoice				\$2,047.50

Outstanding Invoices

Number	Date	Balance
162498	12/22/2025	3,028.86
Total		3,028.86

PO 49189
592-537-976.001
OK - J.K.
SS
82

RECEIVED

JAN 28 2026

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT



ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS SURVEYORS ARCHITECTS
51301 SCHOENHERR RD. SHELBY TOWNSHIP, MI 48315
www.aewinc.com p(586)726-1234

INVOICE

CITY OF GROSSE POINTE WOODS
ACCOUNTS PAYABLE
20025 MACK AVENUE
GROSSE POINTE WOODS, MI 48236-2397

January 20, 2026
Project No: 0160-0498-0
Invoice No: 163054

Project 0160-0498-0 2025-2026 GENERAL ENGINEERING
PURCHASE ORDER #25-48971 - \$40,000.00

Professional Services from December 15, 2025 to January 11, 2026

Phase 01 GENERAL ENGINEERING
Professional Personnel

	Hours	Rate	Amount
RESEARCH/REVIEW			
PRINCIPAL ENGINEER / SURV / ARCH			
LOCKWOOD, SCOTT	1.50	144.10	216.15
LOCKWOOD, SCOTT	.50	144.10	72.05
Research road funding distribution and timing			
GENERAL			
PROJECT MANAGER			
WILBERDING, ROSS	1.00	140.00	140.00
Corr. re: remotely operating water reservoir during E. Hall absence			
WILBERDING, ROSS	.50	140.00	70.00
Discussing potential topo work for not yet budgeted construction projects and how that relates to uncertainty with Act 51 road funding			
WILBERDING, ROSS	3.00	140.00	420.00
preparing agenda for and attending monthly engineering meeting. sending out minutes.			
WILBERDING, ROSS	.50	140.00	70.00
Review of GLWA contract reopener packet			
Totals	7.00		988.20
Total Labor			988.20

Billing Limits	Current	Prior	To-Date
Total Billings	988.20	16,130.95	17,119.15
Limit			40,000.00
Remaining			22,880.85

Total this Phase \$988.20

Total this Invoice \$988.20

Outstanding Invoices

Number	Date	Balance
162499	12/22/2025	935.40
Total		935.40

PO 48971
101-441-818-000 \$247.05
101-265-818-000 \$617.63
592-537-818-000 \$123.52

OK - J.K.
[Signature]

Please include the project number and invoice number on your check.

RECEIVED

JAN 28 2026

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT



ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS SURVEYORS ARCHITECTS
51301 SCHOENHERR RD. SHELBY TOWNSHIP, MI 48315
www.aewinc.com p(586)726-1234

INVOICE

CITY OF GROSSE POINTE WOODS
ACCOUNTS PAYABLE
20025 MACK AVENUE
GROSSE POINTE WOODS, MI 48236-2397

January 20, 2026

Project No:

0160-0479-0

Invoice No:

163065

Project 0160-0479-0 GHESQUIERE & LAKEFRONT PARK BLDG RENO

Professional Services from December 15, 2025 to January 11, 2026

Phase 03 LAKEFRONT CA

Fee

Total Fee 13,333.00

Percent Complete

100.00 Total Earned

13,333.00

Previous Fee Billing

13,066.34

Current Fee Billing

266.66

Total Fee

266.66

Total this Phase

\$266.66

Total this Invoice

\$266.66

PO 48614
401-902-977.104

OK - J.K

SS

SC

RECEIVED

JAN 28 2026

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT



ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS SURVEYORS ARCHITECTS
51301 SCHOENHERR RD. SHELBY TOWNSHIP, MI 48315
www.aewinc.com p(586)726-1234

INVOICE

CITY OF GROSSE POINTE WOODS
ACCOUNTS PAYABLE
20025 MACK AVENUE
GROSSE POINTE WOODS, MI 48236-2397

January 22, 2026

Project No:

0160-0502-0

Invoice No:

163144

Project 0160-0502-0 SIDEWALK EVAL AT 20640 MACK

Professional Services from December 15, 2025 to January 11, 2026

Professional Personnel

	Hours	Rate	Amount	
RESEARCH/REVIEW				
PRINCIPAL ENGINEER / SURV / ARCH	2.50	144.10	360.25	
Totals	2.50		360.25	
Total Labor				360.25
Total this Invoice				\$360.25

Outstanding Invoices

Number	Date	Balance
162165	12/2/2025	1,844.55
162806	1/6/2026	285.25
Total		2,129.80

PO 48971

101-265-818.000

o/r - J.K

SS

SC



MCKENNA

RECEIVED

JAN 28 2026

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Susan Como
City Administrator
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

January 25, 2026

Invoice No: 22-064 - 49

Project 22-064 Grosse Pointe Woods Planning Services
Professional Services from December 1, 2025 to December 31, 2025

Professional Hourly Services

	Hours	Rate	Amount
Vice President			
Conduct office hours on December 3, 2025.	3.00	135.00	405.00
Conduct office hours on December 9, 2025.	2.50	135.00	337.50
Conducted office hours on December 30, 2025.	2.75	135.00	371.25
Total			\$1,113.75

Meetings

	Hours	Rate	Amount
Vice President			
Prepare and attend the Council meeting on December 15, 2025.	1.50	135.00	202.50
Prepare and attend the Planning Commission meeting on December 9, 2025.	4.00	135.00	540.00
Total			\$742.50

Invoice Total \$1,856.25

THANK YOU. Please remit to above address and indicate project number on voucher.

8C
SS
101-371-818.000



MCKENNA

RECEIVED
JAN 28 2026
 CITY OF GROSSE POINTE WOODS
 CLERK'S DEPARTMENT

HEADQUARTERS
 235 East Main Street
 Suite 105
 Northville, Michigan 48167

O 248.596.0920
 F 248.596.0930
 MCKA.COM

Susan Como
 City Administrator
 City of Grosse Pointe Woods
 20025 Mack Plaza
 Grosse Pointe Woods, MI 48236

January 14, 2026

Invoice No: 25-030 - 8

Project 25-030 Grosse Pointe Woods MSHDA Zoning Ordinance Update
Professional Services from December 1, 2025 to December 31, 2025

Professional Services

Continued progress on the Zoning Ordinance Rewrite: Complete scope of services to include:

Step 1: Technical Review and Proposed Table Of Contents

Step 2: First Planning Commission Meeting

Step 3: Zoning Ordinance First Draft

Step 4: First Draft Review and Preparation Of A Second Draft

Step 5: Community Open House (Or Other Engagement As Desired)

Step 6: Adoption Process

Contract Amount

Total Fee	50,000.00		
Percent Complete	51.00	Total Earned	25,500.00
		Previous Fee Billing	21,750.00
		Total Fee	\$3,750.00
		Invoice Total	\$3,750.00

THANK YOU. Please remit to above address and indicate project number on voucher.

SS
SC

101-311-818.000

STATEMENT	Customer Name	PAGE 1
	CITY OF GROSSE POINTE WOODS	
Remit to:	Customer Account Number	Statement Closing Date
State of Michigan	MDOT00183	01-04-26
Attn: Finance Cashier	AR Dept/BPRO	Due Date
P.O. Box 30648	591:ACT51	02-03-26
Lansing MI 48909		Amount Enclosed

RECEIVED

JAN 28 2026

Bill to:
CITY OF GROSSE POINTE WOODS
GROSSE POINTE WOODS CITY TREASURER
20025 MACK AVENUE
GROSSE POINTE WOODS MI 48236

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

Payment Method: Check ☐ Money Order ☐

Please write Customer Account No. on front of Check or Money Order.
DO NOT MAIL CASH

☐ Please check if address has changed. Write correct address on back of stub and attach with payment.

Please detach the above stub and return with your remittance payable to Dept. of Transportation

Transportation



ORIGINAL

Customer Account Number	Statement Closing Date
MDOT00183	01-04-26
Customer Name	IF YOU HAVE ANY QUESTIONS, PLEASE CALL
CITY OF GROSSE POINTE WOODS	

Current Period Charges

Description	Date	Transaction ID	Charges
Payment - Thank you	12-23-25	CACR591260000002279	\$5,976.23
Payment - Thank you	12-23-25	CACR591260000002279	\$28,192.00
Payment - Thank you	12-23-25	CACR591260000002279	\$4,530.79
-	12-30-25	CARE1591REIM26000604	\$13,915.00
-	12-30-25	CARE1591REIM26000604	\$20,351.00
-	12-30-25	CARE1591REIM26000604	\$4,571.48
-	12-30-25	CARE1591REIM26000604	\$66,258.27
-	12-30-25	CARE1591REIM26000604	\$14,731.00

Important Customer Information

PO 48933
202-451-977-117
OK - J.K.
SS
Sue Bono

MDOT

Michigan Department of Transportation

Statement Date: 01/06/2026

MDOT00183 - CITY OF GROSSE POINTE WOODS

Program: 218128CON

Federal Project: 24A0672

Description: Vernier Rd

Phase: 01 Construction Contract

Funding Profile	Fed Pro Rata	Jrnl Description		
A00382	80	2024-5300 CITY OF GROSSE POINTE WOODS		
			Current Budget	Cash Expenditures
			Collected	Balance Due
Federal			675,993.30	603,581.05
Local			168,998.33	150,895.26
			134,707.79	13,915.00

Funding Profile	Fed Pro Rata	Jrnl Description		
A00383		2024-5300 CITY OF GROSSE POINTE WOODS		
			Current Budget	Cash Expenditures
			Collected	Balance Due
Local			50,396.00	48,543.00
			28,192.00	20,351.00

Phase: 03 Advertising

Funding Profile	Fed Pro Rata	Jrnl Description		
A00382	80	2024-5300 CITY OF GROSSE POINTE WOODS		
			Current Budget	Cash Expenditures
			Collected	Balance Due
Federal			160.00	0.00
Local			40.00	0.00
			0.00	0.00

Program: 219533CON

Federal Project: 24A0675

Description: Sunningdale Dr

Phase: 01 Construction Contract

Funding Profile	Fed Pro Rata	Jrnl Description		
A00177	81.85	2024-5300 CITY OF GROSSE POINTE WOODS		
			Current Budget	Cash Expenditures
			Collected	Balance Due
Federal			599,836.30	597,954.18
Local			272,034.07	198,852.87
			128,023.12	70,829.75

Funding Profile	Fed Pro Rata	Jrnl Description		
A00178		2024-5300 CITY OF GROSSE POINTE WOODS		
			Current Budget	Cash Expenditures
			Collected	Balance Due
Local			44,503.00	42,923.00
			28,192.00	14,731.00

MDOT

Michigan Department of Transportation

Statement Date: 01/06/2026

Phase: 03 Advertising

Funding Profile	Fed Pro Rata	Jrnl Description
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A00177	81.85			
	Current Budget	Cash Expenditures	Collected	Balance Due
Federal	163.70	0.00		
Local	36.30	0.00	0.00	0.00

Vendor Code	Vendor Legal Name	Vendor Alias/DBA Name
MDOT00183	CITY OF GROSSE POINTE WOODS	

Instruction: Instruction: Remit this listing of Balance Due by Program with the payment. Payments will be applied to all programs with a balance due, unless otherwise noted.

Statement Date: 01/06/2026

- ☐ Pay in Full (default if neither box is checked)
☐ Manual allocation specified by Program in Paid Amount below

Remittance information:

State of Michigan
Attention: Finance Cashier
P.O. Box 30648
Lansing, MI 48909

Program	Balance Due
218128CON -	34,266
219533CON -	85,560.75



RECEIVED

JAN 28 2026

GROSSE POINTE WOODS
DEPARTMENT

January 26, 2026

Invoice 012626

City of Grosse Pointe Woods
Accounts Payable
20025 Mack
Grosse Pointe Woods, MI 48236

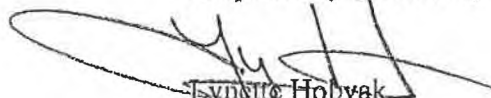
RE: February 2026 Services

For contract assessing services rendered:

Contract Fee (\$94,933 ÷ 12)..... \$ 7,911.08

TOTAL AMOUNT DUE \$ 7,911.08

Respectfully submitted,


Lynette Hobyak
Business Manager

5580
101-257-818.000

38110 N. Executive Drive, Suite 100
Westland, MI 48185

734-595-7727 Office
734-595-7736 Fax

COUNCIL MINUTES EXCERPT
01-26-26

Motion by Gafa, seconded by McConaghy, that the City Council approve the first reading of this ordinance amendment regarding Chapter 2 – Administration; Article IV – Employee Benefits; Division 2 – Retirement System; Section 2-305 – Nonduty Death, To Update Certain Provisions, and set a date of February 2, 2026, for a second reading and final adoption.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, McConaghy, Motschall

No: None

Absent: Koester

ORDINANCE #_____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES FOR THE CITY OF GROSSE POINTE WOODS, CHAPTER 2, ADMINISTRATION; ARTICLE IV. – EMPLOYEE BENEFITS; DIVISION 2. – RETIREMENT SYSTEM; SECTION 2-305. – NONDUTY DEATH, TO UPDATE CERTAIN PROVISIONS

THE CITY OF GROSSE POINTE WOODS ORDAINS:

Section 1. Ordinance Amendment.

Chapter 2, Administration; Article IV. – Employee Benefits; Division 2. – Retirement System; Section 2-305. is hereby amended to read as follows:

ARTICLE IV. – EMPLOYEE BENEFITS

Sec. 2-305. – Nonduty death.

(a) Any member who continues in the employ of the city after the date such member either acquires 15 years of credited service or attains age 55 years and has ten or more years of credited service may, by written declaration duly executed and filed with the board, elect option II provided in [section 2-304](#)(a)(2) and nominate a beneficiary whom the board finds to have an insurable interest in the member's life. Prior to the effective date of such member's retirement, the member may revoke his election of option II and nomination of a beneficiary and may, prior to the effective date of such member's retirement, again elect option II and nominate a beneficiary as provided in this subsection. Upon the death of a member who has an option II election in force, the member's beneficiary, if living, shall immediately receive a retirement allowance computed in the same manner in all respects as if such member had retired the day preceding the date of such member's death, notwithstanding that the member might not have satisfied the age and service requirements for retirement provided in [section 2-299](#); provided that the computation of the retirement allowance of [section 2-301](#)(b) shall not be applied if the deceased member was a covered member. If a member has an option II election in force at the time of his retirement, the member's election of option II and nomination of a beneficiary shall thereafter continue in force, unless prior to the effective date of the member's retirement the member elects to receive his retirement allowance as a straight life retirement allowance or according to another option provided in [section 2-304](#)(a). No benefits shall be paid under this subsection on account of the death of a member if any benefits are paid under [section 2-310](#) on account of the member's death.

(b) Any member who continues in the employ of the city after the date he either acquires 15 years of credited service, or attains age 55 years and has ten or more years of credited service, and in either case does not have an option II election in force as provided in subsection (a) of this section, and dies while in city employment and leaves a surviving spouse to whom the member was legally married at the time of death, such spouse shall immediately receive a retirement allowance computed in the same manner in all respects as if such member had:

(1) Retired the day preceding the date of such member's death, notwithstanding that the member might not have satisfied the age and service requirements for retirement provided in [section 2-299](#);

(2) Elected option II provided in [section 2-304](#)(a)(2); and

(3) Nominated such member's spouse as beneficiary; provided that in computing such retirement allowance, [section 2-301](#)(b) shall not be applied if the deceased member was a covered member. No benefits shall be paid under this subsection on account of the death of a member if any benefits are paid under [section 2-310](#) on account of such member's death.

(Code 1975, § 1-21-22; Code 1997, § 2-137)

.Section 2 of Ordinance. Repealer.

All ordinances, parts of ordinances, or sections of the City Code in conflict with this Ordinance are repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3 of Ordinance. Severability.

Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

Section 4 of Ordinance. Savings.

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect, are saved and may be consummated according to the law in force when they were commenced.

Section 5 of Ordinance. Effective Date.

This ordinance shall be effective upon publication as required by law.

CERTIFICATION OF CLERK

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the City Council of the City of Grosse Pointe Woods, County of Wayne, State of Michigan, at a regular meeting of the City Council duly called and held on _____ day of _____, 2026.

Paul Antolin, City Clerk

First Reading:
Second Reading:
Published in GPN:
Adopted:
Effective:
Date Posted:

Sec. 2-305. - Nonduty death.

(a) Any member who continues in the employ of the city after the date such member either acquires 15 years of credited service or attains age 55 years and has ten or more years of credited service may, by written declaration duly executed and filed with the board, elect option II provided in section 2-304(a)(2) and nominate a beneficiary whom the board finds to have an insurable interest in the member's life. ~~be dependent upon such member for at least 50 percent of the member's financial support.~~ Prior to the effective date of such member's retirement, the member may revoke his election of option II and nomination of a beneficiary and may, prior to the effective date of such member's retirement, again elect option II and nominate a beneficiary as provided in this subsection. Upon the death of a member who has an option II election in force, the member's beneficiary, if living, shall immediately receive a retirement allowance computed in the same manner in all respects as if such member had retired the day preceding the date of such member's death, notwithstanding that the member might not have satisfied the age and service requirements for retirement provided in section 2-299; provided that the computation of the retirement allowance of section 2-301(b) shall not be applied if the deceased member was a covered member. If a member has an option II election in force at the time of his retirement, the member's election of option II and nomination of a beneficiary shall thereafter continue in force, unless prior to the effective date of the member's retirement the member elects to receive his retirement allowance as a straight life retirement allowance or according to another option provided in section 2-304(a). No benefits shall be paid under this subsection on account of the death of a member if any benefits are paid under section 2-310 on account of the member's death.

(b) Any member who continues in the employ of the city after the date he either acquires 15 years of credited service, or attains age 55 years and has ten or more years of credited service, and in either case does not have an option II election in force as provided in subsection (a) of this section, and dies while in city employment and leaves a surviving spouse to whom the member was legally married at the time of death, widow, or in the case of a female member, leaves a widower whom the board finds to be totally and permanently disabled and to have been dependent upon such female member for at least 50 percent of his financial support, such spouse widow or widower shall immediately receive a retirement allowance computed in the same manner in all respects as if such member had: (1) Retired the day preceding the date of such member's death, notwithstanding that the member might not have satisfied the age and service requirements for retirement provided in section 2-299; (2) Elected option II provided in section 2-304(a)(2); and (3) Nominated such member's spouse widow or widower as beneficiary; provided that in computing such retirement allowance, section 2-301(b) shall not be applied if the deceased member was a covered member. No benefits shall be paid under this subsection on account of the death of a member if any benefits are paid under section 2-310 on account of such member's death.