



**CITY OF GROSSE POINTE WOODS**  
**PLANNING COMMISSION AGENDA**  
**Tuesday, June 24, 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 – May 27, 2025
- 7. PUBLIC HEARING**
- 8. NEW BUSINESS**
  - A. Discussion on aligning Zoning Ordinance with Master Plan and Future Land Use Plan.
- 9. OLD BUSINESS**
- 10. BUILDING OFFICIAL'S MONTHLY REPORT**
  - A. Building Department Report – May 2025 to June 2025
- 11. COUNCIL REPORT/s**
  - A. This Month: June 2, June 16 – McNelis
  - B. Next Month: July 14, July 21 – O’Keefe
- 12. INFORMATION ONLY**
- 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 **MAY 27, 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 7:03 p.m. by Chair Fenton.

Roll Call: Chair Fenton

Commission Members: Fuller, Gilezan, Hamborsky, Marx, McNelis, O'Keefe, Vitale

Absent: Mackinnon

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

Chair Fenton recognized Council Representative Gafa.

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

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

Motion carried by the following vote:

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

NO: None

ABSENT: Mackinnon

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

Motion carried by the following vote:

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

NO: None

ABSENT: Mackinnon

**MOTION** by Marx, seconded by O'Keefe, that the April 22, 2025, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

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

NO: None

ABSENT: Mackinnon

The first item, under **New Business**, was to **Consider the Lot Split request application for 19653 & 19655 Mack Avenue for Approval.**

Planner Jankowski provided an overview of the Building Department's review of the applicant's proposal to split the lot to allow for ownership of each respective building. The two businesses, Salvatore Scallopini, a restaurant, and Lamia & Lamia, a salon, have been operating side-by-side for many years. The Applicant has been leasing to Salvatore Scallopini. There will be no changes in the business uses, interior or exterior facades, or occupancy.

Discussion around the parking arrangement was heard. There is an easement agreement in place for both properties to use those shared parking spaces in perpetuity, and the agreement is equal to or more than a shared parking agreement. Should the businesses change, any new occupant would come before the Planning Commission for approval and the requisite parking for the new business would be assessed.

**MOTION** by Marx, seconded by Vitale, that the, Planning Commission approve the lot split of 19653 & 19655 Mack Avenue and recommend to Council for a first reading/public hearing.

Motion carried by the following vote:

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

The next item, under **New Business**, was to **Consider of Site Plan for 19483 Mack Avenue (My Nails Salon) for Approval.**

Planner Jankowski provided an overview of the Building Department's review of the application for interior renovations of an existing, unoccupied commercial building to support a nail studio called My Nails Salon. The Building Department recommends approval of the interior renovations without conditions.

Discussion ensued around the number of parking spaces actually available for the businesses in this block. The ordinance takes into account all parking within 500 feet of the business, though that did not appear adequate when taking into account the other businesses in the block.

Chad Boyd, of Boyd Construction, spoke on behalf of the tenant. Originally there were 16 chairs and 16 tables proposed, and after discussion with the Building Official, they cut that down to 8 chairs and 8 tables. Over the last 6 months, they have already started demolition and invested a lot of money, and he requested the Planning Commission allow them to move forward.

The commission discussed the possibility that the business would add additional chairs and tables without City approval.

Shawn Von Schwartz, a realtor with Stokas Bieri Real Estate, representing the landlords, spoke about the parking spaces and the size of the building, which actually takes up the space

of two businesses. He referenced other salons in the area and hoped for some degree of consistency relative to similar uses in the area, specifically a nail salon at 19707 Mack Avenue, which appears to have a significant number of chairs per parking space approved already. He asked for equal application of the ordinance to all applicants, rather than first come, first served. The landlord fully supports the use and is hoping for a positive outcome.

The commission asked if these landlords own other properties in this block and if they would be contacted by adjacent businesses if parking became a problem. Mr. Von Schwartz stated that they own other properties in the city, but not in that block.

Leslie Mullinger, 1531 Oxford, asked if this is MI Nails moving to a new location. It was clarified that these are two different entities.

There is concern among some commission members that parking is a continuing issue discussed during every site plan review, and they don't want to choke out available parking for nearby businesses.

**MOTION** by McNelis, seconded by Vitale, that the, Planning Commission approve the site plan for 19483 Mack Avenue.

Motion rejected by the following vote:

YES: Gilezan, Marx, McNelis, Vitale

NO: Fenton, Fuller, Hamborsky, Mackinnon, O'Keefe

ABSENT: None

Mr. Von Schwartz asked about the appeal process for this decision and was advised that a revised site plan with less chairs would be required. As the applicant has already cut the original plan in half, he asked how much smaller it should be. He also stated that he cannot speak on behalf of the tenants as to what a viable business plan would look like if less chairs are required. City Attorney Walling stated they could appeal to Wayne Circuit Court.

Planner Jankowski will provide data on the number of types businesses and the associated parking requirements so the commission has a baseline to reference when new businesses come in.

Commissioner Vitale stated that the city did a parking study done some time ago and it was found that when you take into account all the types of businesses on the Mack Avenue Corridor and equate it to parking, we really don't have a shortage of parking, but we do have a convenience issue. The commission is in agreement that that is the issue we struggle with, and people are reluctant to walk a little bit.

The next item, under **New Business**, was to **Consider of Site Plan for 19483 Mack Avenue (Valvoline Oil Change) for Approval**.

Planner Jankowski provided an overview of the Building Department's review of the application

to renovate the exterior of 20397 Mack Avenue to add metal siding, ribbed metal siding, and ACM cladding accents. The Building Department recommends the Planning Commission deny the site plan application for the following reasons, which have been provided to the applicant:

- 1) Proposed material use, including ribbed metal, ACM Panels, and metal siding, is not consistent with the ordinance and design standards.
- 2) Exterior colors are not consistent with the approved colors.
- 3) The application must provide number of employees to ensure compliance with parking requirements.

Dale Dagher, of Dagher Signs & Graphics, spoke to the points above and disputes that the proposed siding is not of quality, and the colors are muted. He stated the existing building is in very poor condition and difficult to repair without some type of siding. The design is similar to other automotive/car dealership businesses.

The commission believes there are other things that can be done to improve the appearance of the building, and with less expense, than all the proposed metal. The proposed exterior would be a dramatic departure from façade updates we've seen in the area over the last several years.

Mr. Dagher indicated that the owner has a number of identical businesses and a desire to have a consistent look.

**MOTION** by O'Keefe, seconded by Fuller, that the Planning Commission deny the site plan for 19483 Mack Avenue.

**MOTION withdrawn** after the suggestion the commission allows the applicant to modify the design and resubmit it.

**MOTION** by O'Keefe, seconded by Fuller, that the Planning Commission table this consideration until the applicant can modify the design.

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 the previously tabled **Consideration of the Site Plan for 20160 Mack Avenue, pending rezoning**.

Planner Jankowski provided an overview of the rezoning Public Hearing before City Council, and their decision was to return the rezoning back to the Planning Commission for further deliberation and public comments. Therefore, the site plan consideration will remain tabled. The architect did meet with the residents and the revised site plan, based on that meeting, is in today's packet.

Planner Jankowski stated that there will be a Committee-of-the-Whole, with the Planning Commission, on June 16 to discuss the Future Land Use per the 2024 Master Plan. There was

discussion on the various zoning designations and what types of businesses are allowed in each.

The next item was the **Building Official's Report, April 2025 to May 2025.**

Planner Jankowski provided an overview of current projects and permits. A question was asked about the Social Districts and the logistics of how the two areas, North and South, were determined.

The next item was the **City Council Reports for May 5 and May 19, 2025.**

Commissioner Marx attended the May 5 and May 19 meetings. Nothing of concern to the Planning Commission on May 5. The May 19 meeting had the Public Hearing on the rezoning of 20160 Mack Avenue. That topic was tabled and returned to the Planning Commission for further deliberation. City Council scheduled a Committee-of-the Whole on June 16 to discuss the 2024 Master Plan, the Future Land Use plan, and other city-wide concerns on zoning.

Commissioner McNelis will attend the June meetings.

Under **Information Only**, Commission Fuller provided his data file on all the businesses on Mack Avenue and their current zoning designation. The commission commended him on creating and maintaining the file over the years, and found it very helpful. The RO-1 zones were of particular interest with questions on the history of Saucy's Pizza and Delight Bakery, which are in a RO-1 zone.

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

1. Gary Felts, 1683 Oxford, commented on parking standards and design standards.
2. Patricia Dougherty, 1665 S. Renaud, spoke in opposition of adding more commercial zoning.
3. Jon Dougherty, 1665 S. Renaud, spoke about the 20160 Mack rezoning resistance, which attributed to the City Council returning the proposal to the Planning Commission.

**MOTION** by Marx, seconded by Vitale, to adjourn at 8:27 p.m.

Motion carried by the following vote:

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

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



# Memorandum

**TO:** Grosse Pointe Woods Planning Commission

**FROM:** Ashley Jankowski, AICP

**SUBJECT:** **Aligning the Zoning Ordinance with the 2024 Master Plan and Future Land Use Plan**

**DATE:** June 19, 2025

Dear Commissioners:

At the 6/16 Joint Meeting of the Committee of the Whole and Planning Commission, the Planning Commission and City Council considered the goals, objectives, and recommendations of the 2024 Master Plan and Future Land Use Plan as it pertains to today's land use decisions as well as the future of the Mack Avenue Corridor.

The Planning Commission should now consider different pathways forward for aligning the Zoning Ordinance with the 2024 Master Plan and Future Land Use Plan, particularly along the Mack Avenue Corridor. Below, we have summarized the relationship between the Master Plan and the Zoning Ordinance and developed preliminary options for the Planning Commission to review and discuss at this time.

## RELATIONSHIP BETWEEN A MASTER PLAN AND A ZONING ORDINANCE

The City of Grosse Pointe Woods adopted its current Master Plan in December 2024. The Master Plan is a key expression of the City's intention for the future, sets goals based on public input, and serves as the basis for zoning and other land use regulation. Master Plans guide developments that are coordinated, harmonious, and economical, and put the City in a better position to defend land use decisions, including those that inform the Zoning Ordinance, the Zoning Map, and the Capital Improvements Plan.

The 2024 Master Plan offers a series of aspirational Future Land Use districts in its Future Land Use Plan, which offers a guide as to how the City can move towards its social, economic, and environmental goals through land use policy. The Zoning Ordinance, therefore, is one of the primary tools for implementing a Master Plan; there should be a clear connection between Master Plan goals and the Zoning Ordinance. Many of the land use recommendations, goals and objectives found in the Master Plan can be aided by incremental amendments to the community's Zoning Ordinance.

## 2024 MASTER PLAN: FUTURE LAND USE PLAN RECOMMENDATIONS

Per the presentation provided at the 6/16 Joint Meeting of the Committee of the Whole and Planning Commission, the 2024 Master Plan offers the community-informed, economic development goal to elevate Mack Avenue as a thriving, vibrant commercial corridor that meets the daily needs of residents and is a destination for visitors. Community members shared their priority for Mack Avenue to offer a wider range of amenities, safety for pedestrians, and additional parking options.



To advance this goal, the 2024 Master Plan recommends the consolidation of existing zoning districts to create the “Corridor Mixed Use” designation. As described in the Master Plan, *“This land use designation includes retail, restaurant, personal service, and office establishments which are designed for the day-to-day needs of nearby residents and are found along the Mack Avenue corridor and along its easternmost boundary of Harper Avenue that extends one-and-a-half blocks between Stanhope Street and just north of Allard Avenue. These facilities are intended to be located in close proximity to residential neighborhoods but with adequate buffering. These land uses equate to the City’s C Commercial zoning district, P Parking district and some areas zoned RO-1 Restricted Office.”*

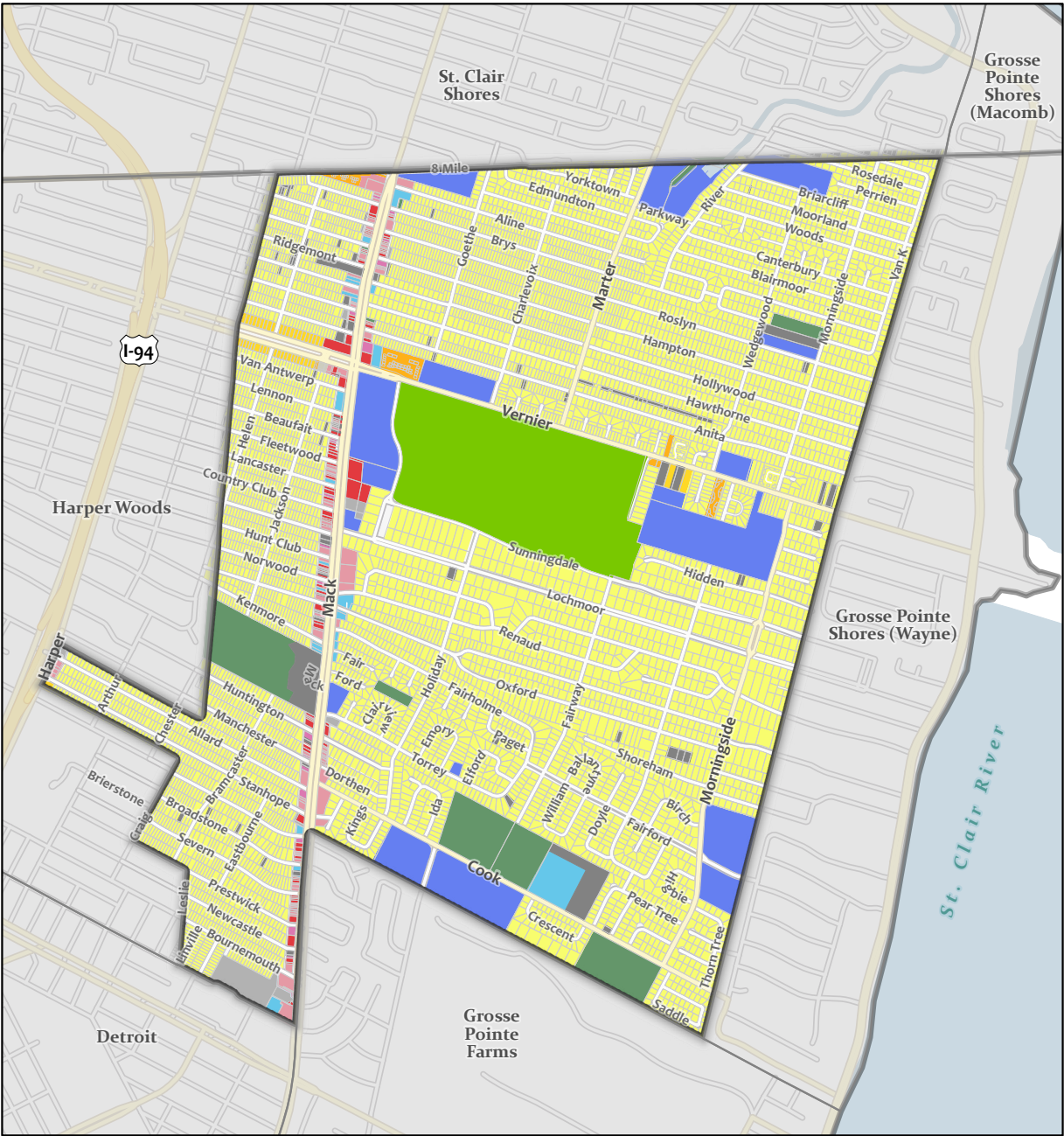
The following Zoning Plan, pulled directly from the Master Plan, indicates such zoning district creation and consolidation recommendations:

TABLE 2. 2024 Zoning Plan	
Future Land Use Category	Corresponding Zoning District
Single Family Low Density Residential	R-1A, R-1B, R-1C
Single Family Medium Density Residential	R-1D, R-1E
Two-Family Residential	R-2
Planned Multi-Family	R-3, R-4
Corridor Mixed Use	C, RO-1, P (Note: A new mixed use zoning district could be created that consolidates the C, RO-1, and P districts)
Corridor Expansion Area	Corridor Expansion Area Overlay (new)
Regional Business	C-2
Institutional	CF
Parks and Recreation	Any district

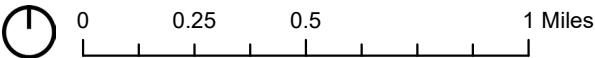
A general overview of the parcels designated for Corridor Mixed Use are shown on the Future Land Use Map on subsequent pages.



MAP 4. Existing Land Use, 2020



Data Sources: Existing Land Use and Roads: SEMCOG. ©2024 Giffels Webster.



- |   |   |   |
|---|---|---|
| <span style="display:inline-block; width:10px; height:10px; background-color:green; border:1px solid black;"></span> Agricultural / Rural Res | <span style="display:inline-block; width:10px; height:10px; background-color:lightcoral; border:1px solid black;"></span> Office  | <span style="display:inline-block; width:10px; height:10px; background-color:lightcoral; border:1px solid black;"></span> Extractive  |
| <span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span> Single-family Housing   | <span style="display:inline-block; width:10px; height:10px; background-color:red; border:1px solid black;"></span> Retail         | <span style="display:inline-block; width:10px; height:10px; background-color:gray; border:1px solid black;"></span> Industrial        |
| <span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> Multi-family Housing    | <span style="display:inline-block; width:10px; height:10px; background-color:blue; border:1px solid black;"></span> Institutional | <span style="display:inline-block; width:10px; height:10px; background-color:gray; border:1px solid black;"></span> Parking           |
| <span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> Attached Condo Housing  | <span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> Medical  | <span style="display:inline-block; width:10px; height:10px; background-color:lightyellow; border:1px solid black;"></span> TCU        |
| <span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> Mobile Home             | <span style="display:inline-block; width:10px; height:10px; background-color:green; border:1px solid black;"></span> Golf Course  | <span style="display:inline-block; width:10px; height:10px; background-color:gray; border:1px solid black;"></span> Vacant            |
| <span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> Mixed Use               | <span style="display:inline-block; width:10px; height:10px; background-color:green; border:1px solid black;"></span> Recreation   | <span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> Not Parceled |
| <span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> Hospitality             | <span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span> Cemetery    | <span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> Water        |

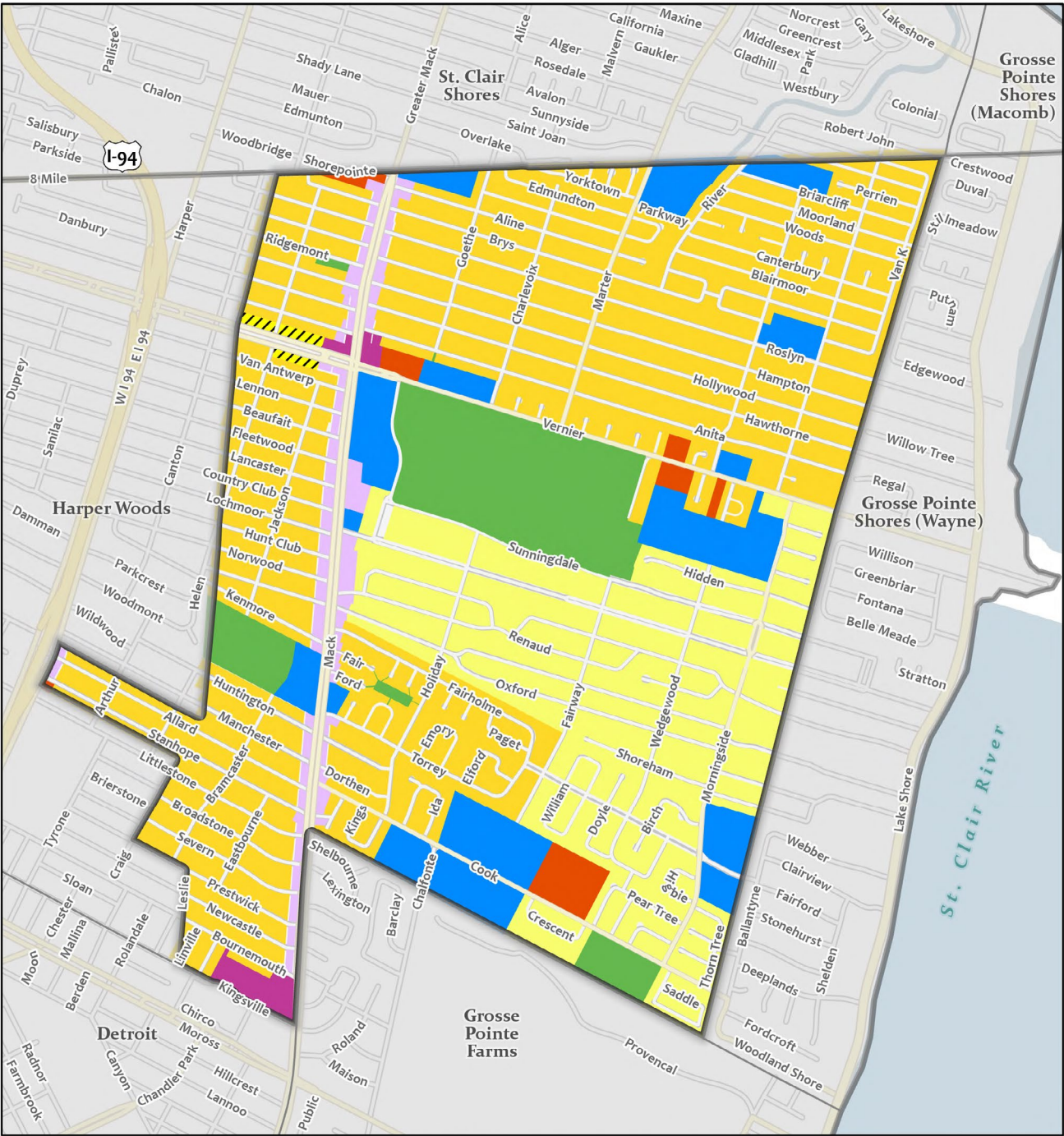
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# EXISTING LAND USE

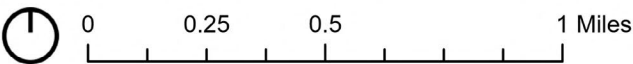
## GROSSE POINTE WOODS



MAP 2. Future Land Use Map



Data Sources: Future Land Use: Grosse Pointe Woods, Roads: SEMCOG. ©2024 Giffels Webster.



- Single Family Low Density
- Single Family Medium Density
- Two Family
- Planned Multi-Family
- Regional Business
- Institutional
- Parks and Recreation
- Corridor Mixed Use

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# FUTURE LAND USE GROSSE POINTE WOODS





Below, we have offered two potential pathways for the Planning Commission to consider as they seek to implement the Master Plan and the above Zoning Plan through amendments to the Zoning Ordinance. **Please note that these are preliminary options solely for discussion and refinement, and additional pathways can be explored.**

## **PRELIMINARY OPTION 1**

One option for incrementally moving the Mack Avenue Corridor towards the intentions of the Master Plan includes updating current Zoning Districts to promote mixed uses (i.e. a mix of residential, retail, office, etc.) in current zoning districts, in ways that allow for more City control of new uses and developments.

For example, currently, the RO-1 Restricted Office district permits the following uses:

### **Section 50-3.1L – RO-1 Restricted Office**

#### **2. Principal Permitted Uses**

- a. Executive, administrative, professional, accounting, banking, clerical, stenographic and drafting offices §50-4.24*
- b. Medical or dental centers, not including veterinary hospitals, but including veterinary practice limited to felines and not including any type of medical facility permitting overnight patients*
- c. Professional office of a medical doctor, osteopath, chiropractor, dentist, architect, lawyer, professional engineer, land surveyor, landscape architect or community planner*
- d. Publicly owned buildings and public utility offices, transformer stations and substations, but not including outside storage or warehouse yards §50-4.6*
- e. Two-story mixed use buildings*

#### **3. Special Land Uses**

- a. Three-story mixed use buildings §50-4.23*

The City might explore allowing for additional uses in this District to promote its economic viability beyond solely office uses, while retaining procedures that allow for public input and conditions placed on the development (through the Special Land Use approval process). As an example, this option might involve updating the Restricted Office RO-1 Zoning District to permit additional uses, as follows in red:

### **Section 50-3.1L – RO-1 Restricted Office**

#### **2. Principal Permitted Uses**

- a. Executive, administrative, professional, accounting, banking, clerical, stenographic and drafting offices §50-4.24*



- b. Medical or dental centers, not including veterinary hospitals, but including veterinary practice limited to felines and not including any type of medical facility permitting overnight patients
- c. Professional office of a medical doctor, osteopath, chiropractor, dentist, architect, lawyer, professional engineer, land surveyor, landscape architect or community planner
- d. Publicly owned buildings and public utility offices, transformer stations and substations, but not including outside storage or warehouse yards §50-4.6
- e. Two-story mixed use buildings
- f. Retail businesses, not including full-service restaurants.

### 3. Special Land Uses

- a. Three-story mixed use buildings §50-4.23
- b. Retail businesses that include full-service restaurants.

New uses permitted as Special Land Uses would be required to follow the Special Land Use approval procedures documented in Section 50-6.2 of the Zoning Ordinance. Importantly, conditions can be applied to any approval of the Special Land Use, as determined necessary by the City Council.

### PRELIMINARY OPTION 2

A second option for incrementally moving the Mack Avenue Corridor towards the intentions of the Master Plan includes establishing new zoning districts to promote mixed uses (i.e. a mix of residential, retail, office, etc.), in ways that govern the intensity of such mixed uses.

The Commission might consider the creation of two new Corridor Mixed Use districts, as follows:

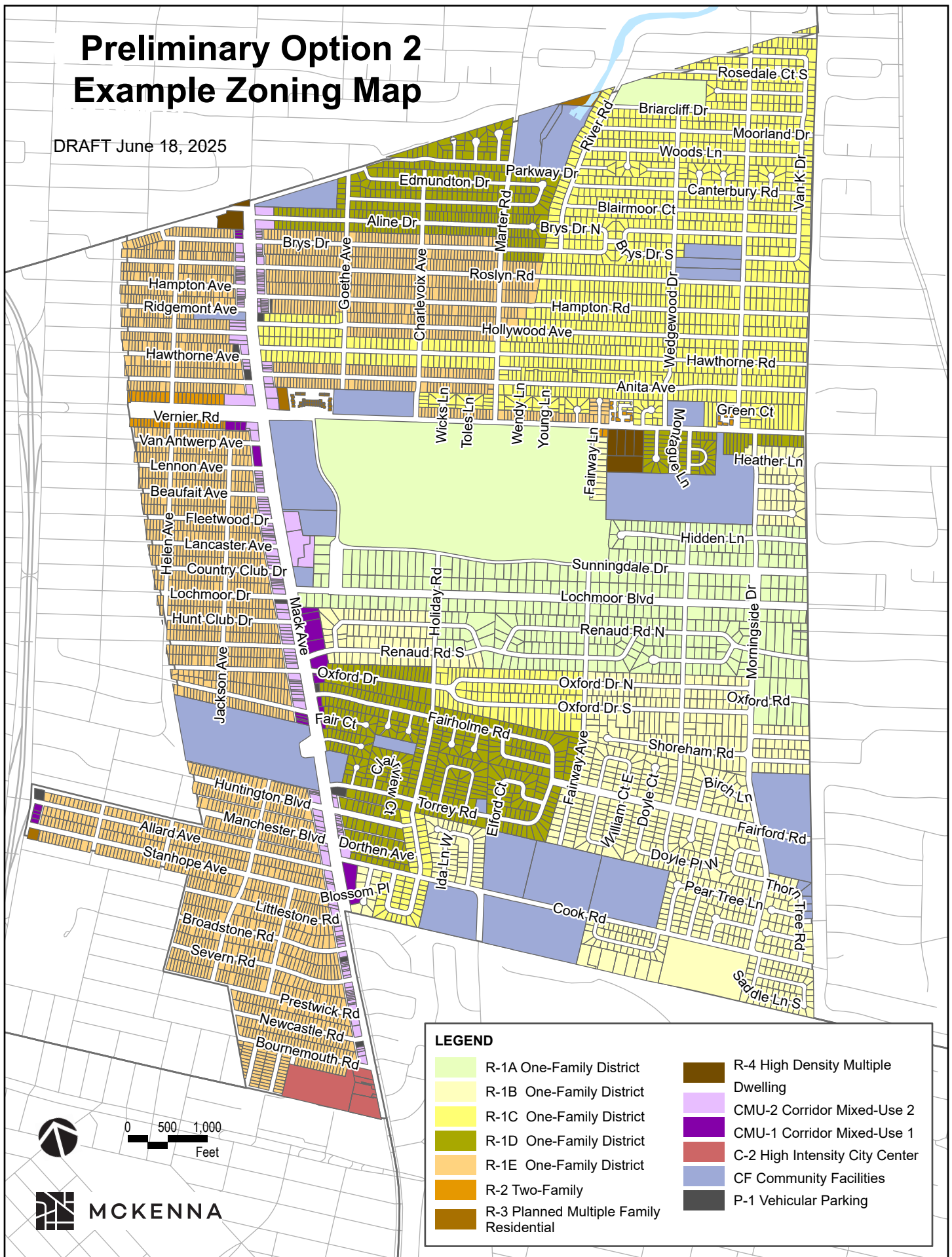
- **CMU-1 Corridor Mixed Use 1:** A low-intensity mixed-use district, established in areas currently designated as RO-1 Restricted Office. This district might expand to permit retail uses by right but permit higher intensity uses, such as restaurants, only as Special Land Uses (or not at all).
- **CMU-2 Corridor Mixed Use 2:** A higher-intensity mixed-use district, established in areas currently designated as C Commercial Business. This district would largely follow the current intensity of the C Commercial Business District, which currently permits retail (including full-service restaurants) by right. Many of these parcels have alleyways buffering commercial uses from residential uses.

The specific land use regulations for each, including lot size, lot coverage, setbacks, building height, design requirements, landscaping and buffering requirements, and parking minimums could be negotiated to ensure that there is proper buffering from residential districts, while ensuring cohesiveness with the community's established character and pedestrian safety.

A mock-up map of these proposed districts is included in the subsequent page. Note that the proposed CMU-1 Corridor Mixed Use 1 District follows the current RO-1 Restricted Office District, and the proposed CMU-2 Corridor Mixed Use 2 District follows the current C Commercial Business District.

## Preliminary Option 2 Example Zoning Map

DRAFT June 18, 2025





We wish to discuss these preliminary pathways with the Planning Commission. If you have any questions regarding this, please do not hesitate to contact us. Thank you.

Sincerely,

**McKENNA**

Ashley Jankowski, AICP  
Associate Planner



## CITY OF GROSSE POINTE WOODS

### BUILDING DEPARTMENT REPORT

**TO:** PLANNING COMMISSION

**FROM:** JEREMY COLLINS, BUILDING OFFICIAL

**DATE:** MAY 2025 & JUNE 2025

**SUBJECT:** BUILDING DEPARTMENT REPORT

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#### **Building Projects**

**19299 Mack Ave.** – Toothworks – Rough plumbing completed on June 17<sup>th</sup>, 2025.

**19535 Mack Ave Ste. A** – New business – Haven Dental PLLC – Dental Office & **19535 Mack Ave Ste. B** – New business – Haven Wellness Grosse Pointe LLC – MED SPA. Certificates of Occupancy issued for both suites on June 4<sup>th</sup>, 2025.

**19700 Mack Ave.** – Bank of America. Phase 3 of the interior renovations are continuing. The new teller area and offices have been approved for conditional use.

**20139 Mack Ave.** – The “Edmund T. Ahee Jewelers” is still progressing towards completion. Final fire suppression approved June 10<sup>th</sup>, 2025.

**20195 Mack Ave.** – Lola’s Tacos Bar – Building Permit Issued. Interior renovations are moving forward. Electrical and Mechanical permits have been issued. Awaiting Plumbing permit.

**20507 Mack Ave.** – Arthur Murray Dance Studio –All rough inspections approved. Insulation inspection approved June 9<sup>th</sup>, 2025. Moving into final stages of renovation.

**20710 Mack Ave.** – The Daily Jam –  
Permit issued for Kitchen Exhaust Hood. Rough inspection approved June 12<sup>th</sup>, 2025.  
Sign permit (Projecting Sign) – Approved June 12<sup>th</sup>, 2025.  
Rough Electrical, Rough Plumbing and Rough Building approved.

**21003 Mack Ave.** Little Nest Coffee Roasters- Sign permits issued. Building plans are still under review with revisions requested.