CITY OF GROSSE POINTE WOODS

PLANNING COMMISSION AGENDA

Tuesday, November 17, 2026, at 7:00 PM

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **RECOGNITION OF COUNCIL REPRESENTATIVE/s**
4. **PLEDGE OF ALLEGIANCE**
5. **ACCEPTANCE OF THE AGENDA**
6. **RECEIPT OF FINAL APPROVED MINUTES**
   - A. Planning Commission Meeting Minutes – October 27, 2026
7. **PUBLIC HEARING /s** *(none)*
   - *A.* 19531 Mack Avenue
     Special Land Use: La Pecora Nera Sandwich Shop (Carry-Out)
     **Please note, the applicant's narrative states "rezoning". No rezoning is needed for this application, only special land use and site plan review.*
8. **NEW BUSINESS**
   - A. 19531 Mack Avenue
     Special Land Use: La Pecora Nera Sandwich Shop (Carry-Out)
   - B. 19531 Mack Avenue
     Site Plan: La Pecora Nera Sandwich Shop (Carry-Out)
9. **OLD BUSINESS**
   - A. Zoning Ordinance Update: Review and Discussion of Draft *Article III: Zoning Districts and Map and part of Article II: Definitions (updates will be presented at the meeting)*
10. **BUILDING OFFICIAL'S MONTHLY REPORT**
    - A. Building Department Report – September and October 2026
11. **COUNCIL REPORT/s**
    - A. This Month: November 9 and 16 – Fuller (in lieu of Schulte)
    - B. Next Month: December 7 and 21
12. **INFORMATION ONLY**
13. **PUBLIC COMMENT** *(Limited to 3-minutes per person)*
14. **ADJOURNMENT** *(Next Regular Meeting: December 8, 2026)*

The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to a meeting. Individuals with disabilities requiring auxiliary aids or services - contact Grosse Pointe Woods by writing or call the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236, (313) 343-2440 or Telecommunications Device for the Deaf (TDD) 313 343-9249.

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **OCTOBER 27, 2026**, IN THE COUNCIL-COURT ROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA DR., GROSSE POINTE WOODS, MICHIGAN.

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

Roll Call: Chair Hamborsky
Commission Members: Ellis, Fenton, Fuller, Gilezan, Marx, O'Keefe, Schulte, Vitale
Absent: None

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

Chair Hamborsky recognized Council Representative Gafa.

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

MOTION by Fuller, seconded by O'Keefe, to accept tonight's agenda as presented and be placed on file.

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

MOTION by O'Keefe, seconded by Schulte, that the September 22, 2026, Planning Commission meeting minutes be approved as presented.

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

The first item, under **Public Hearing/s**, was to **Host a Public Hearing on a Special Land Use: Peach Lab Fitness Studio for 20485 Mack Avenue.**

Planner Mangan provided an overview of the applicant's, Nikolaos Moschouris, request for a fitness studio in the existing single-story building at 20485 Mack Avenue. The development consists of gym equipment, a central open area for exercise, office space, and an accessory juice bar. The applicant proposes hosting daily classes, with morning and evening classes on weekdays, and morning class offerings Friday-Sunday.

All classes will comply with the building's maximum occupancy of 18 individuals, with a maximum of two employees and 16 members on site at any given time.

Based upon general compliance with the City's Zoning Ordinance, it is recommended that Special Land Use for a fitness studio be recommended to City Council for approval.

MOTION by Gilezan, seconded by Vitale, to open the public hearing.

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

Chair Hamborsky opened the public hearing at 7:06 p.m.

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

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

MOTION by Gilezan, seconded by O'Keefe, to close the public hearing on the Special Land Use for 20485 Mack Avenue (Peach Lab Fitness Studio).

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

Chair Hamborsky closed the public hearing at 7:07 p.m.

The next item, under **New Business**, was to **Consider the Special Land Use for 20485 Mack Avenue (Peach Lab Fitness Studio).**

Planner Mangan provided an overview of the McKenna's recommendation that the proposal complies with the future land use designation of "Corridor Mixed Use". The facility will offer membership-based fitness classes, which will serve members of the community.

MOTION by Vitale, seconded by Fenton, that the Planning Commission recommend the Special Land Use for 20485 Mack Avenue (Peach Lab Fitness Studio) to City Council for approval.

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

The next item, under **New Business**, was to **Consider the Site Plan for 20485 Mack Avenue (Peach Lab Fitness Studio).**

Planner Mangan provided an overview of the McKenna's recommendation that the Site Plan be granted, subject to the resolution of the following items:

1. Special Land Use approval is granted by City Council (including any conditions of that approval).
2. A note is added to the site plan stating: "No signage is approved as part of this site plan; future signage will be submitted under separate cover."

3. One of the rear dedicated parking spaces is converted into an ADA parking space.

Parking will be supported by five dedicated parking spaces in the rear of the building and metered street parking spaces on Mack Avenue, Fleetwood, and Beaufait Drives.

Proposed exterior improvements are limited to business signage and exterior lighting at the rear of the building.

Gary David, 1335 Burgandy Road, Ann Arbor, and the applicant, spoke briefly and was present to answer any questions the commissioners had. He offered that this would be the ninth location. It's a very female-driven business without many competitors.

MOTION by Fenton, seconded by Vitale, that the Planning Commission approve the Site Plan for 20485 Mack Avenue with the following conditions:

1. Special Land Use approval is granted by City Council (including any conditions of that approval).
2. A note is added to the site plan stating: "No signage is approved as part of this site plan; future signage will be submitted under separate cover."
3. One of the rear dedicated parking spaces is converted into an ADA parking space.

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

The next item under **Old Business was a Zoning Ordinance Update and Council Feedback on last month's draft Article X: Administrative Organization.**

Planner Mangan provided Council feedback on Article X: Council reviewed the article on October 15 and had no changes.

The next item under **Old Business was a Zoning Ordinance Update: Review and Discussion of Draft Article III: Zoning Districts and Map, and part of Article II: Definitions**

The sub-committee has reviewed parts of Article III, Zoning Districts and Map, and discussed the following:

1. The west side of Mack Avenue has alleys, with the Master Plan Future Land Use map indicating residential adjoining parcels could possibly become parking and/or additional Commercial Districts. While that idea is in the Master Plan, it is not a current recommendation.
2. Keep office and commercial districts and combine existing R-3 & R-4 into 1 residential type.
3. Recommend the areas north and west of Mack (Comerica Bank and block just south of that parcel), and southside of Vernier (where dry-cleaning business was) be zoned Commercial, as they already contain non-conforming Commercial businesses.
4. "P" Parking District should be rezoned "C" Commercial so future development would not be restricted to parking or need to undergo a rezoning at time of development.

These Articles are not yet ready for City Council review as they are not completely reviewed.

The next item was the **Building Official's Report – September and October 2026**.

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

Commissioner O'Keefe attended the October council meetings and reported that on October 5, City Council approved the Special Land Use for Little Ghost with a 5 – 2 vote.

Commissioner Schulte will attend the November 9 City Council meeting, and Commissioner Fuller will attend the November 15 meeting.

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

- The Planning Commission would like information on the curbside parking in front of Emcura and why it is painted yellow (no parking zone).
- Recording Secretary Miotto announced her retirement effective December 1, 2026.

MOTION by O'Keefe, seconded by Schulte, to adjourn at 8:04 p.m.

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

Respectfully Submitted,

Gretchen Miotto
Clerk's Confidential Administrative Assistant & Recording Secretary

MCKENNA

November 6, 2026

Planning Commission
City of Grosse Pointe Woods
2005 Mack Plaza Drive
Grosse Pointe Woods, MI 48236

Subject: **19531 Mack Avenue: Special Land Use for a Proposed Carry-out Restaurant (La Pecora Nera)**
Parcel ID: 015-01-0029-000
Special Land Use: Review #1
Zoning: C, Commercial Business District

Dear Commissioners,

The applicant, David Ayash, has submitted a special land use request for a dine in and carry-out restaurant in the existing single-story building at 19531 Mack Avenue. The site is intended to be developed as a La Pecora Nera sandwich shop franchise location.



The unit is currently vacant (formerly Blue Bay Fish & Seafood Market). Proposed site improvements include demolition and removal of original interior finishes, upgraded electrical and plumbing features, installation of new counters and appliances, and incorporation of new wall and floor tile throughout the space.

The site is located on Mack Avenue between Broadstone Road and Severn Road in the C Commercial Business District where carry-out restaurants are a *Special Land Use*. *Special Land Uses* require a public hearing and consideration before the Planning Commission; a public hearing is scheduled for November 17th, 2026.

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Recommendation

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

Based upon general compliance with the City's Zoning Ordinance, it is recommended that Special Land Use for a carry-out restaurant (La Pecora Nera) at 19531 Mack Avenue be recommended to City Council for approval, subject to site plan approval.

This recommendation is based on the following findings:

A. ***Consistency with the Master Plan.*** *The subject site is designated as "Corridor Mixed Use" on the Future Land Use Map of the 2024 Master Plan. The proposed use aligns with the intended uses of the Corridor Mixed Use designation, which includes retail, restaurant, and personal service establishments serving nearby residents. Additionally, the current zoning district of the site (C, Commercial Business) is consistent with the Corridor Mixed Use designation.*

B. ***Compatible Surrounding Land Uses.*** *The site is located on an existing commercial corridor. Occupancy is limited to ensure that traffic levels do not disturb the adjacent residential properties.*

C. ***No Anticipated Nuisance or Public Hazard.*** *The nature of the proposed business (carry-out sandwich shop with limited dine-in seating) is not anticipated to create disruptive noise, smoke, odor, glare, or vibration.*

D. ***Support for Walkable, Mixed-Use Development.*** *The site is located on Mack Avenue, a commercial corridor designed to accommodate pedestrian-oriented businesses and promote a walkable environment. The reuse of an existing commercial storefront supports compact, efficient development.*

E. ***Compliance with Zoning Ordinance Intent.*** *The proposed carry-out restaurant is consistent with the intent of the C, Commercial Business District to support local business development that benefits both residents and merchants.*

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

McKENNA

Paige Smith

Paige Smith, NCI
Assistant Planner

Special Land Use Review

This project is reviewed against the Zoning Ordinance requirements and the City's Master Plan. We offer the following comments for your consideration; items that do not comply or require additional information are underlined:

1. HARMONY WITH MASTER PLAN (MI ZONING ENABLING ACT)

Criteria: *Is the proposal consistent with the goals, policies, and future land use map of the Master Plan? If not, has the applicant demonstrated that conditions have changed significantly since the Master Plan was developed, and request is now demonstrably consistent with the development trends in the area?*

Findings: Complies.

The Future Land Use Map of the 2024 Master Plan designates this area as "Corridor Mixed Use", which is intended for retail, restaurant, personal service, and office establishments which are designed for the day-to-day retail and personal service needs of nearby residents. These facilities are intended to be near residential neighborhoods with adequate buffering. The existing C, Commercial Business District corresponds to this land use classification.

The proposal complies with the future land use designation of "Corridor Mixed Use" as the use is for a smaller scale restaurant that will serve the local community.

Location	Existing Land Uses	Zoning Districts	Future Land Use Designations
Subject Site	Vacant	C, Commercial Business	Corridor Mixed Use
North	Dentist's Office	C, Commercial Business	Corridor Mixed Use
South	Retail	C, Commercial Business	Corridor Mixed Use
East (Across Mack Ave.)	Single-Unit Residential	Within Grosse Pointe Farms (R-1, One-Family Residential)	
West	Single-Unit Residential	R-1E, One-Family Residential	Single Family Medium Density

2. HAZARDOUS OR DISRUPTIVE SMOKE, FUME, GLARE, NOISE, VIBRATION OR ODOR POLLUTION (SEC. 50-4.11)

Criteria: *To promote such business development insofar as it is possible and appropriate in each area, uses are prohibited [in the C Commercial District] which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic or late hours of operation.*

Findings: Complies.
The proposed use is not expected to generate hazardous or disruptive levels of nuisance. The restaurant will be open for quick meal services (sandwiches, salads, soups, sweets, café drinks, etc.) and features a small interior dining room with approximately eight seats. There will be no alcohol service offered at this restaurant, and the establishment is similar to surrounding uses, both on this commercial block and along the greater Mack Avenue corridor.

The operating hours of the restaurant are:

- Monday – Saturday: 10:00 a.m. – 7:00 p.m.
- Sunday: 10:00 a.m. – 4:00 p.m.

These hours of operation are not expected to be a concern and cater primarily to the lunch crowd. Further, any deliveries will be limited to off-peak hours (9:00 a.m. to 2:00 p.m.. The existing alley in the building's rear is sufficient for supporting deliveries.

3. CONSISTENCY WITH INTENT OF THE ZONING ORDINANCE (SEC. 50-3.1)

Criteria: *The intent of the C, Commercial Business District is to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and avoid the continuance of encouraging marginal strip business development along major streets.*

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

Any special land use approval is contingent upon site plan approval (please see our corresponding Site Plan Review under separate cover).

Rezoning Statement

La Pecora Nera (formerly Blue Bay Fish and Seafood)

19531 Mack Ave Grosse Pointe Woods MI 48236

Applicant:

David Ayash – La Pecora Nera

Thomas Charron – Davis Construction

Executive Summary

The Applicant is formally requesting a zoning map amendment to rezone the property located at **19531 Mack Ave** to a revised zoning. The purpose of this request is to allow for the development and legal operation of a family-friendly craft sandwich shop. The proposed project will revitalize an underutilized and vacant building, generate local employment opportunities, and provide a much-needed dining amenity to the immediate community.

Project Descriptionbuilding

The proposed development consists of a **1156 ft^2** building featuring a indoor carry out / dining area of **425 ft^2** for approximately **8** patrons.

- **Concept**: At La Pecora Nera, we aim to delight our customers with an authentic Italian experience. We source the finest ingredients to craft unique sandwiches and dishes, all while providing exceptional service. Our goal is to create a culinary destination that showcases the rich flavors of Italy and fosters connections within our community. La Pecora Nera is where tradition meets culinary delight.
- **Hours of Operation:** Monday–Saturday 10:00 AM – 7:00 PM | Sunday 10:00 AM – 4:00 PM.

Site Design: The architectural design will employ high-quality materials complementary to the existing neighborhood aesthetic. Primary building access will face Mack Ave to ensure streamlined traffic and pedestrian flow.

Compliance with the Comprehensive / Master Plan

The requested rezoning directly aligns with the goals set forth in the Grosse Pointe Woods Comprehensive Plan. Specifically, the plan highlights the need to "promote diverse commercial development within walkable proximity to residential hubs" and "foster localized economic growth." Transitioning this property to zoning acts as a logical

extension of nearby commercial zoning and serves as an ideal buffer between higher-intensity commercial areas and neighboring residential sectors.

Traffic, Access, and Parking

- **Traffic Impact:** Operating hours avoid peak weekday morning commuter rushes, minimizing cumulative traffic impacts.
- **Parking Logistics:** The project would utilize municipal metered street parking for customers and a rear parking area for employees.
- **Deliveries & Waste:** Commercial deliveries and refuse pickup will be restricted to off-peak hours between 9:00 AM and 2:00 PM to limit traffic conflicts and noise.

Neighborhood Compatibility and Mitigation Measures

The Applicant is deeply committed to being a responsible neighbor and has proactively integrated mitigation design features into the site plan:

- **Lighting:** All exterior and parking lot lighting fixtures will utilize downward-facing, fully shielded LED lights to guarantee zero light spillover into surrounding residential yards.
- **Exterior:** Exterior of building will be painted and updated to community standards.

Economic and Community Benefit

Approving this rezoning request will transform a stagnant property into a highly productive community asset. The restaurant expects to create approximately 12 full-time and part-time jobs, keeping economic resources directly within the municipality. Additionally, the development will enhance the local tax base through increased property tax revenues and standard commercial sales taxes.

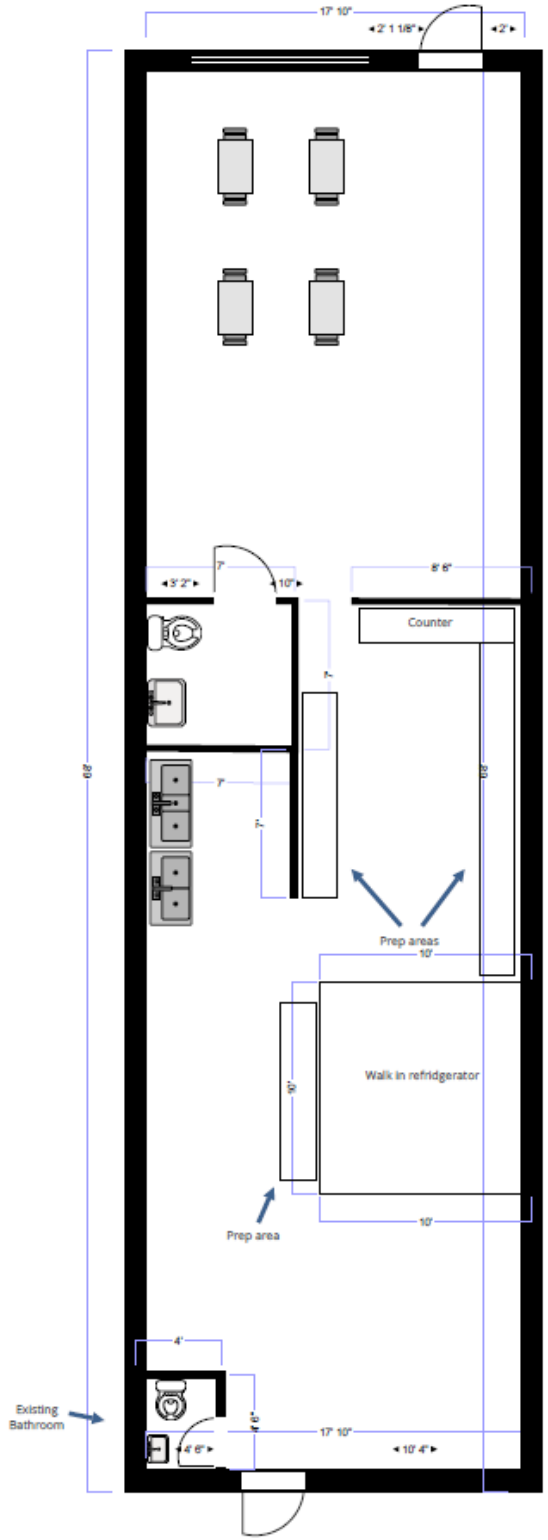
Conclusion

For the reasons detailed above, the proposed rezoning represents a logical, compatible, and highly beneficial development for the Grosse Pointe Woods community. The project honors the core tenets of the municipal master plan while bringing a vibrant, beautifully designed gathering place to local residents. We respectfully request the Planning Commission's recommendation for approval.

Note

Included are pictures of currant state of property, proposed comparison pictures and a detailed build out plan.

La Pecora Nera - Supporting Information:



Floor Plan

Existing Front Building Façade:



Proposed Front Façade (example treatment from another community):



Current Interior Space:



Proposed Interior:

(examples of treatments / designs from another community)





MCKENNA

November 6, 2026

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

Subject: **19531 Mack Avenue: Proposed Carry-out Restaurant (La Pecora Nera)**
Parcel ID: 015-01-0029-000
Site Plan: Review #1
Zoning: C, Commercial Business District

Dear Commissioners,

The applicant, David Ayash, has submitted a special land use request for a dine-in and carry-out restaurant in the existing single-story building at 19531 Mack Avenue. The site is intended to be developed as a La Pecora Nera sandwich shop franchise location.



The unit is currently vacant (formerly Blue Bay Fish & Seafood Market). Proposed site improvements include demolition and removal of original interior finishes, upgraded electrical and plumbing features, installation of new counters and appliances, and incorporation of new wall and floor tile throughout the space.

The site is located on Mack Avenue between Broadstone Road and Severn Road in the C Commercial Business District where carry-out restaurants are a *Special Land Use*. *Special Land Uses* require a public hearing and consideration before the Planning Commission; a public hearing is scheduled for November 17th, 2026.

Site Plan approval remains subject to both the Planning Commission and the City Council granting Special Land Use approval.

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Recommendation

Based upon general compliance with the City's Zoning Ordinance, it is recommended that the Site Plan for a dine in and carry out restaurant at 19531 Mack Avenue (La Pecora Nera) be granted, subject to the resolution of the following items:

1. *Special Land Use approval is granted by City Council (including any conditions of that approval).*
2. *Painting of the front building elevation is limited to the window trim.*
3. *Full details regarding how trash will be collected and removed is provided for administrative review, which may include a shared trash management agreement that is executed with a neighboring property owner.*

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

Respectfully submitted,

McKENNA

Paige Smith

Paige Smith, NCI
Assistant Planner

Site Plan Review

We have reviewed the proposal in conformance to the City's Ordinances and offer the following comments. Items that do not comply or require additional information are underlined.

1. ZONING DESIGNATIONS

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

Location	Existing Land Use	Zoning Districts	Future Land Use Designation
Subject Site	Vacant	C, Commercial Business	Corridor Mixed Use
North	Dentist's Office	C, Commercial Business	Corridor Mixed Use
South	Retail	C, Commercial Business	Corridor Mixed Use
East (Across Mack Ave.)	Single-Unit Residential	Within Grosse Pointe Farms (R-1, One-Family Residential)	
West	Single-Unit Residential	R-1E, One-Family Residential	Single Family Medium Density

Findings: Can comply; contingent on Special Land Use approval by City Council. Please find our Special Land Use review under separate cover. The findings in that report detail the following:

- **Consistency with the Master Plan**. The subject site is designated as "Corridor Mixed Use" on the Future Land Use Map of the 2024 Master Plan. The proposed use aligns with the intended uses of the Corridor Mixed Use designation, which includes retail, restaurant, and personal service establishments serving nearby residents. Additionally, the current zoning district of the site (C, Commercial Business) is consistent with the Corridor Mixed Use designation.

- **Compatible with Surrounding Land Uses.** The site is located on an existing commercial corridor. Occupancy is limited to ensure that traffic levels do not disturb the adjacent residential properties.

2. DIMENSIONAL REQUIREMENTS

Findings: Complies. The table below details the required dimensional standards. No dimensional changes are proposed, and compliance is met.

Standard Type	Requirement Details	Required	Existing / Proposed Conditions	Notes
Min. Front Setback	In the Commercial Business District, no front yard is permitted where the property use is for the purposes specified in section 50-4.9 Retail businesses.	0 ft.	0 ft.	Complies
Min. Side Setback	In the Commercial Business District, no side yard is required on the street side of corner lots.	0 ft.	0 ft.	Complies
Min. Rear Setback	In the Commercial Business District, rear yards are not required along interior rear lot lines for buildings or parts of buildings not used as dwellings, if all walls abutting or facing such lot lines are of fire-proof construction and wholly without windows or other openings.	N/A	N/A	N/A
Max. Building Height	2 stories, 28 ft.	2 stories, 28 ft.	1 story, ~20 ft.	Complies

3. ARCHITECTURE AND BUILDING DESIGN (SEC. 50-5.18)

Findings: Can Comply. Proposed exterior improvements are limited to painting of the existing building façade. The applicant proposes to paint the façade white to align with the brand standards of La Pecora Nera (white with black accents). While the color white is generally consistent with the City's adopted Benjamin Moore Historical Collor Collection, the existing façade consists of natural brick with a detailed inlay pattern above the windows.

Due to the condition and design of the natural brick façade, it is recommended that any painting is limited to only the window and door trim (either black or white, to mirror the businesses brand).

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

Findings: Complies. The existing building is a total of 1,156 square feet, however the only public area where several tables are located is 425 square feet. The applicant states there will be a mix of both full-time and part-time employees. Based on the limited interior area devoted to patrons, the limited hours of operation (primarily lunchtime), and a maximum of four employees on any given shift, it is recommended that the existing off-street parking (two dedicated spaces in the rear) are sufficient for this proposed use. In addition to the parking spaces behind the building, there are 31 parking spaces along Mack Avenue and within a municipal parking lot directly to the north (on the same block). We find the proposed parking arrangement satisfactory.

Please note, due to the smaller size of the building, a load zoning is not required for this use. However, the existing rear alley is sufficient for deliveries: a 12 ft. by 50 ft. loading zone can be accommodated in the alley, if needed.

5. LANDSCAPING (SEC. 50-6.1)

The Ordinance requires that site design shall provide reasonable visual and sound privacy for dwelling units located within the project and adjacent to the project. Fences, walks, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of its occupants.

Findings: Complies. No additional landscaping or screening is proposed. The rear of the site currently contains an approximately 6-foot in height, decorative brick wall which provides parking lot screening for nearby residences.

6. SIGNS

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

Findings: N/A. All exterior signage must be submitted under separate cover for administrative review and approval. No signage is approved as part of this application.

7. LIGHTING

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

Findings: N/A. No changes to the exterior site lighting is proposed at this time. Any future exterior lighting must be submitted under separate cover for administrative review.

8. TRASH RECEPTACLE

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

Findings: Can Comply. No commercial trash dumpster is proposed at this location and no grease trap is required for this use. Final details regarding the collection and removal of trash must be provided for administrative review (which may include a shared trash management agreement with a neighboring property, the applicant is currently exploring this option).

CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT REPORT

TO: PLANNING COMMISSION

FROM: JEREMY COLLINS, BUILDING OFFICIAL

DATE: SEPTEMBER 2026 & OCTOBER 2026

SUBJECT: BUILDING DEPARTMENT REPORT

Building Projects

- **19850 Mack Ave. – New Business Occupancy.** Gardner White. Building and Fire inspections for occupancy have been approved.

- **20419 Mack Ave. – New Business occupancy.** Advanced Physical Therapy is relocating to this larger space from 20225 Mack Ave. **Project Status:** Plans have been approved, and permits have been issued.

- **20439 Mack Ave. – Golf Simulator.** New parking surface installed at the rear of the building. Interior demolition completed. **Permit Status:** Plans were disapproved on November 5th, the building department is waiting on revised plans.

- **20567 Mack Ave.** – **Little Ghost.** A building permit and plans have been submitted to the building department for review. Awaiting a contractor registration form for the project.

- **20930 Mack Ave – Tavern On Mack.** Interior renovation of existing restaurant space. **Permit Status:** Project in progress. Rough electrical inspections approved. Insulation inspection approved.

- **20195 Mack Ave. – Lola's** – Compliance for the outstanding exterior items (parking lot wall, trash enclosure upgrades) and exterior patio area fence/railing compliance per approved site plan (decorative railing to be installed per approved plans) has passed. ***We have spoken with the business owner regarding these outstanding items.***

- **20160 Mack Ave.** New Mixed-Use Development. – *PERMIT APPROVED FOR FOUNDATION AND SHELL WORK ONLY*. Construction of a new two-story building with shell for future retail tenant spaces on the ground floor and seven residential units on the second floor. **Project Status:** Footing installation has been completed. Masonry construction shall begin 11-16-

26. Wayne County permit applications for engineering revisions have been recommended for approval. Awaiting the SESC (Soil Erosion and Sedimentation Control) permit approval.

Permit Status: Permit issued for foundation and building shell only. A temporary sidewalk has been constructed to direct pedestrian traffic around the site at the front of the parcel. A hold harmless agreement was submitted to the city. A request for a banner sign was submitted to the Building Department via email and was denied because the proposed banner exceeds the maximum size and placement time permitted under the City Ordinance.

- **20311 Mack Ave.** - Zare Surgery and Medspa – Parking variance approved by ZBA on August 17th, 2026. Minor exterior façade changes approved by the Building Official. (Doors, lighting, paint). Awaiting submittal of building plans for review.

- **21043 Mack Ave.** – Dunkin – Build out of existing commercial space for new Dunkin Donuts/Baskin Robbins. **Permit Status:** Issued. Rough Trades and Rough framing inspection completed and approved. The project is moving forward and nearing completion.

GROSSE POINTE WOODS

VACANT COMMERCIAL PROPERTIES

Property Address	Occupancy Status	Zoning Classification
19467 Mack Ave	VACANT - Hollywood	C
19605 Mack Ave	VACANT - Garrido's Bistro	C
19603 Mack Ave	VACANT - Garrido's Bistro	C
20065 Mack Ave	VACANT - Fifth Third Bank	C
20136 Mack Ave	VACANT - Wellspring Dental	RO-1
20227 Mack Ave	VACANT - UPPER SUITE	C
20331 Mack Ave	VACANT - Chaundry Art Gallery	C
20745 Mack Ave	VACANT - Ferlito's Family Dining	
20778Mack Ave	VACANT - Schumer's Ski Shop	C
20784 Mack Ave	VACANT - Adorn Salon	C
20788 Mack Ave	VACANT - Adorn Salon	C
20792 Mack Ave	VACANT - Rendezvous w/Tea	C
20926 Mack Ave	VACANT- Formerly Part of Pendy's	C
21138 Mack Ave	VACANT - Grosse Pointe Cleaners	C
21215 Mack Ave	VACANT - Owned by Little Nest	
1925 Vernier Rd	VACANT	RO-1
1931 Vernier Rd	VACANT	RO-1
1935 Vernier Rd	VACANT	RO-1