



CITY OF GROSSE POINTE WOODS
PLANNING COMMISSION AGENDA
Tuesday, March 24, 2026, at 7:00 PM

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **RECOGNITION OF COUNCIL REPRESENTATIVE/s**
4. **PLEDGE OF ALLEGIANCE**
5. **ACCEPTANCE OF AGENDA**
6. **RECEIPT OF FINAL APPROVED MINUTES**
 - A. Planning Commission Meeting – February 24, 2026
7. **PUBLIC HEARING /s** *(None)*
8. **NEW BUSINESS**
 - A. Consideration of the Site Plan Amendment for 20195 Mack Avenue (Lola’s Taco Bar)
 - B. Consideration of the Site Plan for 21043 Mack Avenue (Dunkin’ Donuts)
9. **OLD BUSINESS** *(None)*
10. **BUILDING OFFICIAL'S MONTHLY REPORT**
 - A. Building Department Report – February to March 2026
11. **COUNCIL REPORT/s**
 - A. Last Month: February 2, February 23 – O’Keefe
 - B. This Month: March 2, March 16 – Schulte
 - C. Next Month: April 13, April 20 – Ellis
12. **INFORMATION ONLY**
13. **PUBLIC COMMENT** *(Limited to 3-minutes per person)*
14. **ADJOURNMENT** *(Next Regular Meeting: April 28, 2026)*

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

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **FEBRUARY 24, 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 7:05 p.m. by Chair Hamborsky.

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

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

MOTION by Gilezan, seconded by Fuller, to excuse Commissioner Vitale from tonight's meeting.

Motion carried by the following vote:

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

Council Representative Gafa was unable to attend.

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

MOTION by Fenton, seconded by O'Keefe, to accept tonight's agenda as presented and place on file.

Motion carried by the following vote:

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

MOTION by O'Keefe, seconded by Schulte, that the January 27, 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
NO: None
ABSENT: Vitale

The first item under **Public Hearings**, was to **host a Public Hearing on the Special Land Use (SLU) for 21043 Mack Avenue (Dunkin' Donuts)**.

Planner Mangan provided an overview of the Special Land Use application for a fast-casual / take-out restaurant in an existing, single-story building. No drive-thru is proposed, and dining is take-out or within the restaurant only (no outdoor dining). Take-out restaurants are a Special Land Use (SLU) and require a public hearing. Based on the review of the intent and upon general compliance with the City's Zoning

Ordinance, Master Plan, and Mixed-Use Corridor, and Commercial Business District, it was determined that this project can be compliant. Mangan brought to the commission's attention the hours of delivery, since this is an early morning establishment, to see if the hours are agreeable to the Planning Commission and to ensure there is no disruption to nearby residential properties: typically, deliveries are between 10 pm and 4 am, using smaller box trucks, and it takes less than 3 minutes to unload. The applicant has proposed having their loading on Mack Avenue instead of the alley.

MOTION by Ellis, seconded by Schulte, to open the public hearing.

Motion carried by the following vote:

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

NO: None

ABSENT: Vitale

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

The following were heard in support of the Special Land Use:

- Andrea Bader, of Jeffery Scott Architects, representing the applicant, was in attendance to answer questions.

The following were heard in opposition of the Special Land Use:

- Dave Spencer, resident and owner of 21003 & 21015 Mack Avenue, is opposed to the Special Land Use for this location due to concerns about adequate parking when taking into consideration the surrounding businesses.

MOTION by Gilezan, seconded by Schulte, to close the public hearing on the Special Land Use for 21043 Mack Avenue (Dunkin' Donuts).

Motion carried by the following vote:

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

NO: None

ABSENT: Vitale

Chair Hamborsky closed the public hearing at 7:14 p.m.

The next item, under **New Business**, was to **Consider the Special Land Use for 21043 Mack Avenue (Dunkin' Donuts)**.

Discussion ensued, and Planner Mangan addressed the available parking concerns, stating that parking is specifically a site plan requirement. Based on the number of employees (6) at the maximum shift, they must have 6 spaces behind the building (they have 7), and a barrier-free space is not always required and can depend on the occupancy of the building, and the Building Department did not flag that. The ordinance allows the count of required spaces within 500 feet of the building, and the available spaces (13) complies with the ordinance. This does not include the parking on the other side of the alley, which Mr. Spencer owns. It was clarified that the delivery is daily.

MOTION by Fenton, seconded by O’Keefe, that the Planning Commission recommend the Special Land Use for 21043 Mack Avenue (Dunkin’ Donuts) to City Council for approval, with the confirmation of the hours of delivery (10 pm & 4 am) and the location of the delivery on Mack Avenue.

Motion carried by the following vote:

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

The next item, under New Business, is to **Consider the Site Plan for 21043 Mack Avenue (Dunkin’ Donuts) * Discussion Only**. (The site plan is not ready for approval yet, and this is an opportunity to provide feedback. City Council must also approve the SLU before Planning Commission can take any action on a site plan.)

Planner Mangan provided an overview of McKenna’s concerns of the site plan, which includes: 1) the dumpster enclosure (cannot be painted wood as proposed); 2) the building façade; 3) the colors proposed (both 2 and 3 are quite a deviation from the attached properties, and the commission was asked to provide direction on revisions); and 4) the street view shows a decorative 3-foot-high brick knee wall, and we would like to see an improvement in the brick tone that matches the façade.

There were questions about the sign on the side of the building and its material. Andrea Bader stated that it is a focal point that most Dunkin’ restaurants have on the side of their buildings. Signage hasn’t been approved and would be under a separate application. The commission requested the design team come up with an alternative. Regarding the façade and color, it was acknowledged that the Colonial design requirement has been loosened up, with emphasis on quality materials. The white and pink striping was stated that is a strong corporate desire unless overruled by the city. The colors seem to be very bright in the rendering which is not desirable. The commission wants to ensure the canopy will comply with the requirements of the ordinance. Regarding the dumpster, discussion ensued about the need for grease container. Ms. Bader confirmed the donuts are not made on site and there is no grease. There was discussion around the screen wall on Roslyn, and it was clarified that only new construction requires the parking screen, and this is not new construction, but with the SLU and significant façade updates, the Building Department is trying to find a balance. The material should be stamped concrete or veneer to match the façade. The east and north elevations were discussed, and they seem to be out of balance and proportion to the existing attached building. It was suggested there be 1 or 2 parking spaces to accommodate food pickup by delivery services.

MOTION by Schulte, seconded by Fuller, that the Planning Commission table the Site Plan Review in order for the applicant to resubmit with consideration of the above discussion.

Motion carried by the following vote:

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

The next item, under **New Business**, was the **Planning Commission Annual Report of Activities in 2025**.

Planner Mangan provided an overview of the report, which the state requires on an annual basis. This is

a draft, when finalized by the Planning Commission for recommendation to City Council, will go on that agenda in March.

There was discussion on the focus of the Commission for 2026. Planner Mangan will review the priorities, that are in the Master Plan, for consideration at a future meeting. Commissioner Marx reiterated the desire to improve Cook Road's electric/telephone poles and other items while this approved project is in development for 2027.

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 Site Plan, which was originally proposed in the spring of 2025, then again in December 2025, and this is the third review of a revised proposed site plan. The applicant is proposing a face change to the building and a screening wall around the existing sign pole on the corner, as well as between the two driveways on Mack. McKenna recommends approval of the site plan.

Alah Beidoun, applicant and owner, spoke about the plans, the materials, and the colors. His architect was unable to provide a color rendering in time for this meeting, so he provided one, which was shown and placed on file. The rendering provided satisfied the commission as to the general look.

There was a discussion on the wall screening around the existing sign pole and it was determined the applicant has options he can choose to implement.

MOTION by Marx, seconded by O'Keefe, that the Planning Commission approve the Site Plan, as proposed, for 20397 Mack Avenue.

Motion carried by the following vote:

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

The next item was the **Building Official's Report – January 2026 & February 2026**.

Planner Mangan reported on the current projects and their progress toward completion.

The next item was the **City Council Reports for January 2026 and February 2026**.

- Commissioner Marx was unable to attend the January meetings, though it is known that the rezoning of 1925-1929 Vernier, 21800 Marter, and 20160 Mack was approved.
- Commissioner Gilezan attended the February 2 meeting and noted that there was discussion of need for already-approved non-compliant setback variances coming to Council for additional approval.
- Commissioner O'Keefe attended the February 23 meeting and noted that the front lawn improvements were tabled.

- Commissioner Schule will attend the March meetings.

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

MOTION by Gilezan, seconded by Marx, to adjourn at 8:31 p.m.

Motion carried by the following vote:

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

NO: None

ABSENT: Vitale

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



Memorandum

Project Name: Lola’s Taco Bar: Site Plan Amendment – Addition of an Outdoor Cooler
Address / Parcel ID: 20195 Mack Avenue / 40-011-01-155-400
Zoning District: C, Commercial Business
From: Laura Mangan, AICP, NCI
Date: March 19, 2026

PROJECT BACKGROUND

In 2024, Lola’s Taco Bar received both Special Land Use and Site Plan approval from the Planning Commission and City Council for a sit-down restaurant serving alcohol. The approved plans and use were for an indoor dining establishment with an accessory outdoor patio area.

Most recently, in December 2025, the Planning Commission granted approval of a façade change, allowing for a connecting outdoor service window facing Norwood Drive. In order for employees to use the service (walk-up) window, the applicant is seeking a variance from the Zoning Board of Appeals (ZBA). The variance application will be considered by the ZBA on April 13, 2026

REVISED PLANS / REQUEST

The applicant has now submitted a revised Site Plan and requests approval for the addition of an outdoor walk-in cooler at the rear of the building. The cooler would be connected to the main building, with access provided from both the building and the parking lot. The cooler is 200 square feet (10 x 20) in size.

The addition of the outdoor cooler will not generate additional employees; however, additional storage and prep space is desired, which the cooler would accommodate. The parking lot will continue to provide 10 spaces, which was previously determined to be the minimum number required for this use.

FINDINGS

In general, Planning does not object to the addition of a cooler of this size and location, as the impact on the overall site plan is minimal and the site maintains compliance with Zoning Ordinance standards.

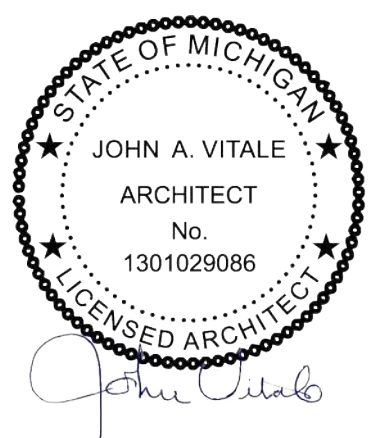
However, additional information regarding the cooler (e.g., height, design, and materials) must be provided to the Commission for evaluation before a final determination can be made.



STUCKY VITALE ARCHITECTS
 27172 WOODWARD AVENUE
 ROYAL OAK, MI 48067-0925
 P. 248.546.6700
 F. 248.546.8454
 WWW.STUCKYVITALE.COM

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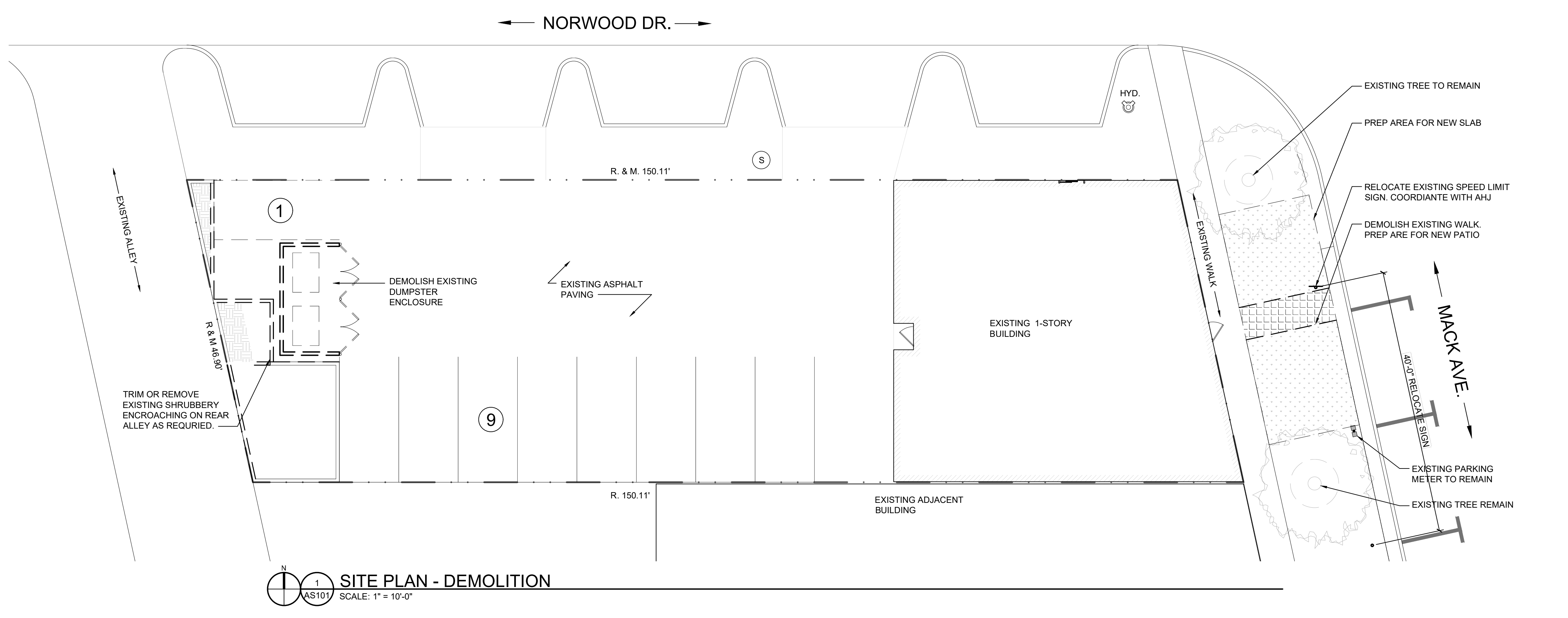
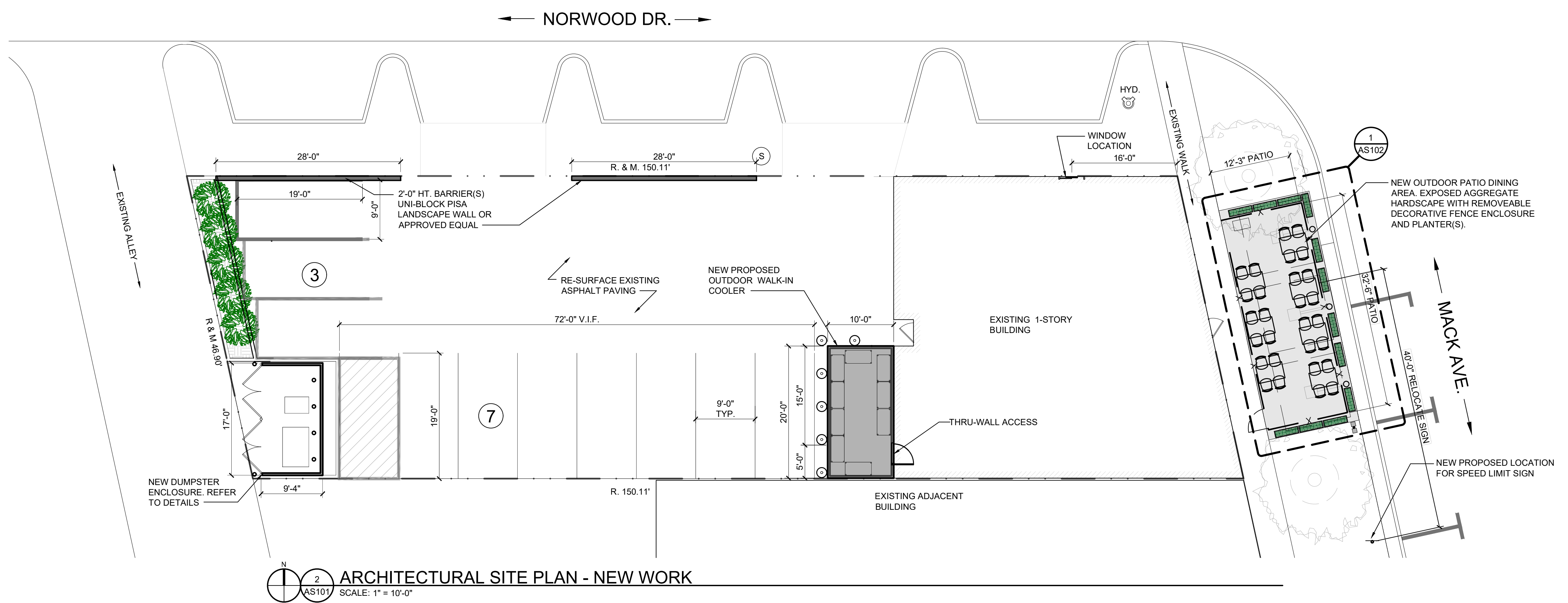
Project :
 LOLA'S TACO BAR
 20195 MACK AVE.
 GROSSE POINTE WOODS
 MICHIGAN, 48236

Issued for :

BIDS/PERMITS	03.14.25
PATIO PERMIT	04.03.25
BULLETIN #1	05.20.25
PATIO PERMIT UPDATE	06.12.25
PATIO PERMIT UPDATE	07.25.25
PATIO PERMIT UPDATE	10.09.25
SITE PLAN	10.09.25
OWNER REVIEW	01.22.26
OWNER REVIEW	02.17.26
CITY SUBMITTAL	02.23.26

Drawn by :
 JPM
 Checked by :
 JAV
 Sheet Title :
 SITE PLAN DETAILS

Project No. :
 2024.135
 Sheet No. :
 AS101



DO NOT SCALE DRAWINGS
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MCKENNA

March 16, 2026

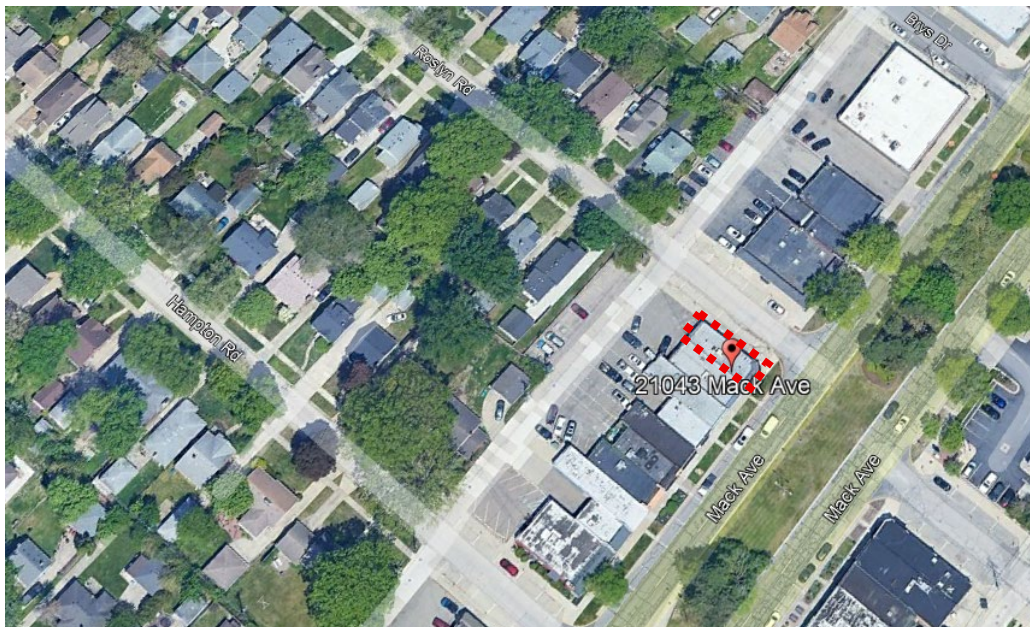
Planning Commission
City of Grosse Pointe Woods
21043 Mack Ave
Grosse Pointe Woods, MI 48236

Subject: 21043 Mack Avenue: Site Plan for Dunkin Donuts' / Baskin Robbins
Parcel ID: 003-06-0095-000
Site Plan: Review #2
Zoning: C, Commercial Business District

Dear Commissioners,

Jeffrey Scott Architects has submitted revised exterior elevations and site plan for a fast-food / take out restaurant (Dunkin Donuts' / Baskin Robbins) following discussion at the February 24, 2026, Planning Commission meeting. The restaurant unit will occupy approximately 2,627 square feet in an existing single-story, multi-tenant building. No drive-thru is proposed, and dining is take-out or within the restaurant only (no outdoor seating).

The site is located on Mack Avenue between Roslyn and Hampton Roads, and is zoned the C, Commercial Business District where take-out restaurants are a *Special Land Use*. A public hearing was held, and Special Land Use approval was granted at the February 24, 2026, Planning Commission meeting. Site Plan approval remains subject to the City Council granting Special Land Use approval.



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
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Recommendation

Based upon general compliance with the City's Zoning Ordinance, it is recommended that the Site Plan for a fast-food / take-out restaurant (Dunkin Donuts' / Baskin Robbins) at 21043 Mack Avenue 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. The revised building design and proposed materials are found acceptable to the Planning Commission. Please note, a discrepancy between the materials labeled on the exterior building elevations must be corrected on a revised, final site plan.*
- 3. 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."*

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

Respectfully submitted,

McKENNA

Paige Smith, NCI
Assistant Planner



Site Plan Review

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

1. ZONING DESIGNATIONS

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

Location	Existing Land Use	Zoning Districts	Future Land Use Designation
Subject Site	Vacant	C, Commercial Business	Corridor Mixed Use
North	Financial Office	C, Commercial Business	Corridor Mixed Use
South	Retail	C, Commercial Business	Corridor Mixed Use
East	Retail (across Mack Avenue)	C, Commercial Business	Corridor Mixed Use
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. Adjacent land uses are either buffered by zoning transitions or are not expected to be negatively impacted.



2. DIMENSIONAL REQUIREMENTS

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

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

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

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

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

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

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

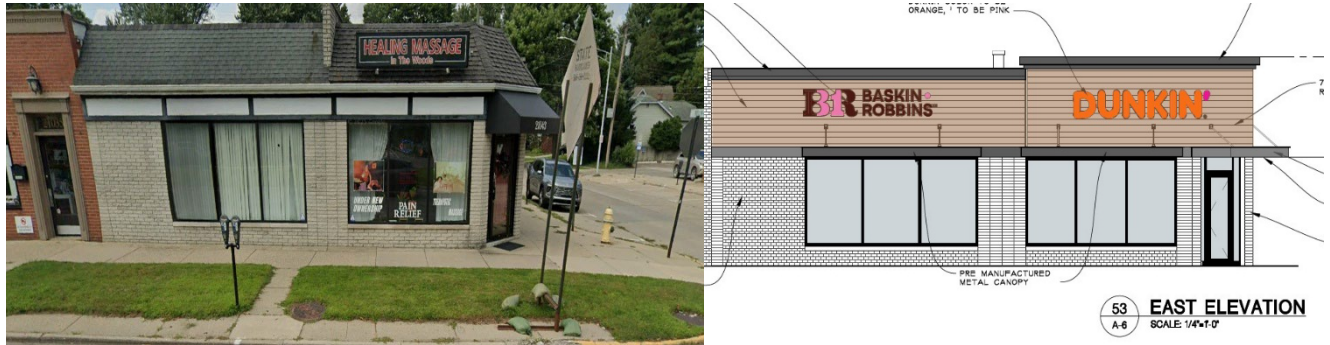
Findings: Can Comply. The proposed exterior building alterations include replacement of the existing hip roof feature with a more modern parapet, preservation of the existing light brick, and incorporation of materials such as cement lap siding with wood textures in light tan, and metal banding (see images on the following page).



The proposed façade renovations are more consistent with the architectural styles encouraged in the Zoning Ordinance. The revised building design, façade materials, and colors now provide closer alignment with the traditional commercial character along Mack Avenue.

Final building design and materials are subject to Planning Commission approval. It is recommended that the Applicant bring physical samples of the proposed building materials to the meeting, as available.

Please note, the material labels must be corrected on a revised site plan – there are currently labels for both fiber cement panels and fiber cement lap siding on the elevations.



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

Per Section 50-5.3(H), establishments for the sale and consumption of beverages, food, or refreshments require “one off-street parking space for each employee on the premises during peak shift.” The maximum number of employees during peak shift is 6 employees.

Building Square Footage	Number of Off-Street Parking Spaces Required	Number of Off-Street Parking Spaces Provided	Number of Parking Spaces within 500 ft.	Total Parking Spaces Available (on- and off-site) within 500 ft.
2,627 sq. ft.	6 parking spaces	7 parking spaces (behind the building)	13 parking spaces directly along just Mack Avenue and Roslyn Road*	20 parking spaces

*The existing parking spaces to the north of the alley are reserved for a neighboring tenant, and do not contribute toward the parking space requirements for this site. They have been labeled as such on the revised site plan.

Findings: Complies. Per Ordinance 907 and Section 50-5.3 (Off-Street Parking Requirements), “the off-street parking facilities required for all other uses shall be located on the lot or on property in the city within 500 feet of the permitted use requiring such off-street parking”. The site already provides more than the required amount of parking (behind the building) and there is additional parking with 500 feet of the property.

The existing rear alley is sufficient for deliveries: a 12 ft. by 50 ft. loading zone is required and can be accommodated in the alley.



5. LANDSCAPING (SEC. 50-6.1)

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

Findings: Complies. No additional landscaping or screening is proposed. The rear of the site contains a 3-foot, screen brick wall (see image below). The applicant proposes constructing a 3-foot and 4-inch masonry wall along the employee parking area (along Roslyn Road) to ensure streetscape continuity and provide parking lot screening for nearby residences.



6. SIGNS

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

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

7. LIGHTING

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

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

8. TRASH RECEPTACLE

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

Findings: Complies. A new 6-foot-in-height dumpster enclosure is provided at the rear of the building, with access to the alley, and will be collected twice a week. The placement and dimensional standards of the dumpster enclosure are appropriate, with a note stating that the fence is to be a treated natural wood enclosure.



CITY OF GROSSE POINTE WOODS

Building Department

20025 Mack Plaza, Grosse Pointe Woods, MI 48236
(313) 343-2426 – E-mail: building@gpwmj.us

SITE PLAN REVIEW & SPECIAL LAND USE

COMMERCIAL – Zoned As – Please Check One:

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

Property Owner Name: 21043 MACK, LLC Date: 1/20/2026

GPW Property Address: 21043 MACK AVE.

Telephone #: Work _____ Home/Cell: EMAIL: NIKO@MMDCO.COM

Contractor/Applicant Name: JEFFERY SCOTT ARCHITECTS ATTN: ANDREA BADER

Telephone # 248-476-8800 Cell Phone # 248-561-2079

Contractor/Applicant Address: 32316 GRAND RIVER AVE. SUITE 200 FARMINGTON, MI 48336

E-mail: ABADER@JSCOTTARCHITECTS.COM

MI Builder's License #: _____ MI Driver's License #: _____

Nature of Proposed Work:

CONVERTING AN EXISTING TENANT SPACE INTO A DUNKIN RESTAURANT.

Value of Construction \$ 600,000

Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

Applicant Signature: Andrea Bader

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

For Planning & Zoning Use Only

Review category:

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

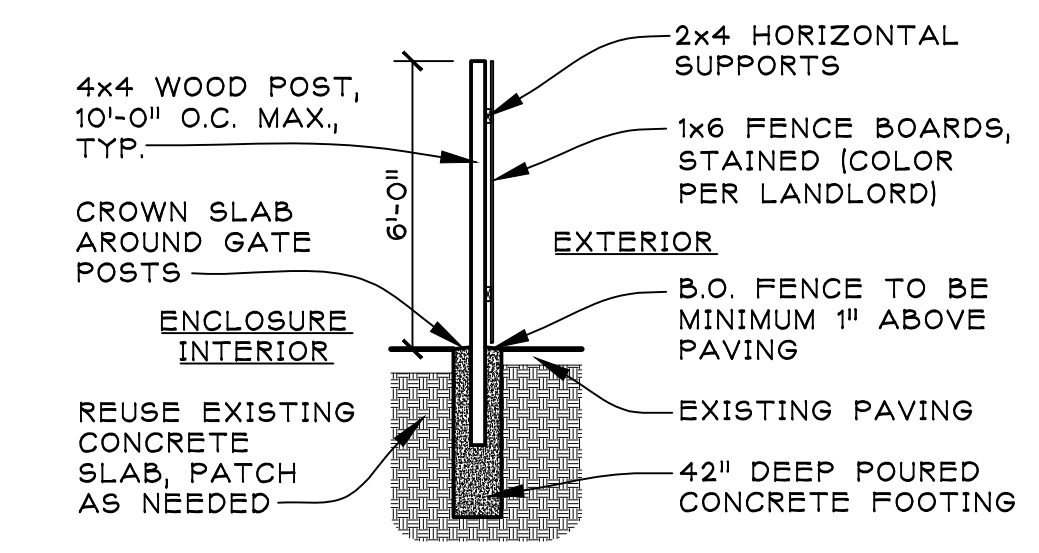
For Office Use Only

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

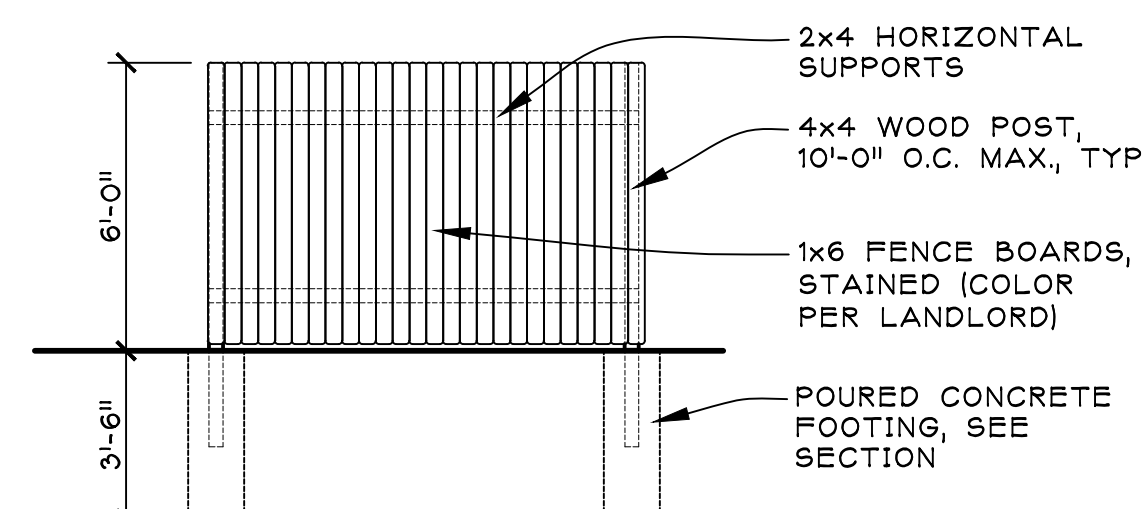
Inspector: _____ Date: ____/____/____

TRASH ENCLOSURE NOTES

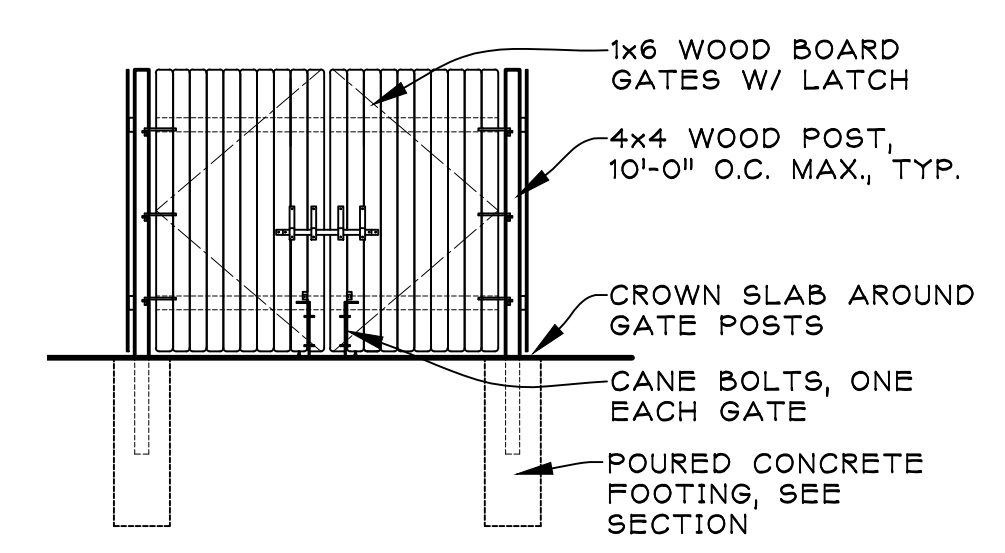
1. PROVIDE CONCRETE PAD AND FENCE AROUND DUMPSTER. FENCE TO BE TREATED WOOD ENCLOSURE.
2. DUMPSTER ENCLOSURE MUST ABIDE BY LOCAL COMMUNITY CODE.



WALL SECTION

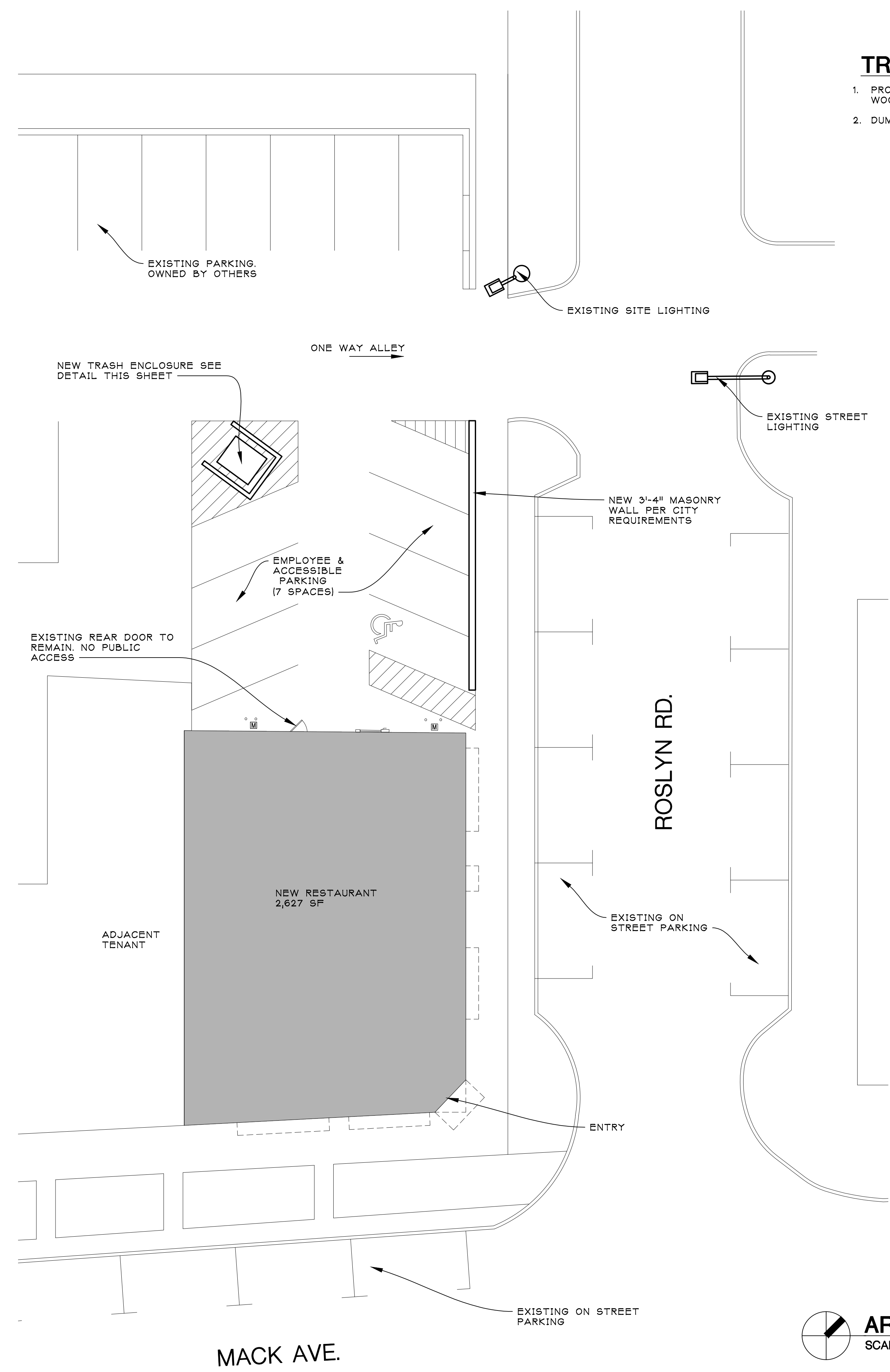


SIDE ELEVATION

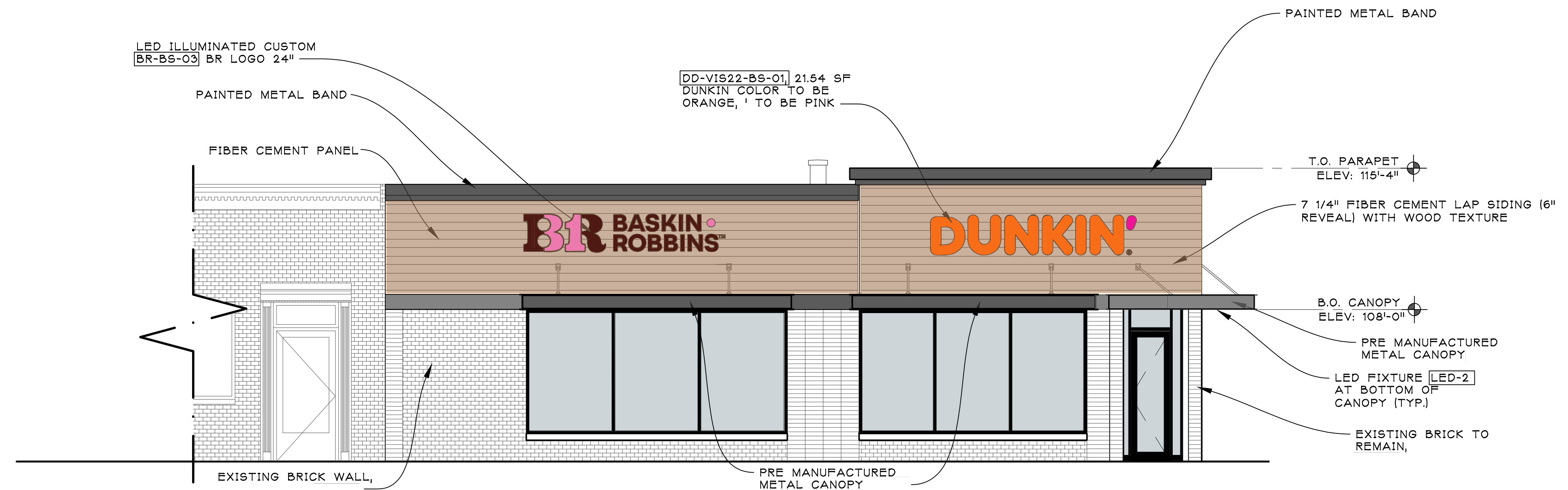


FRONT ELEVATION

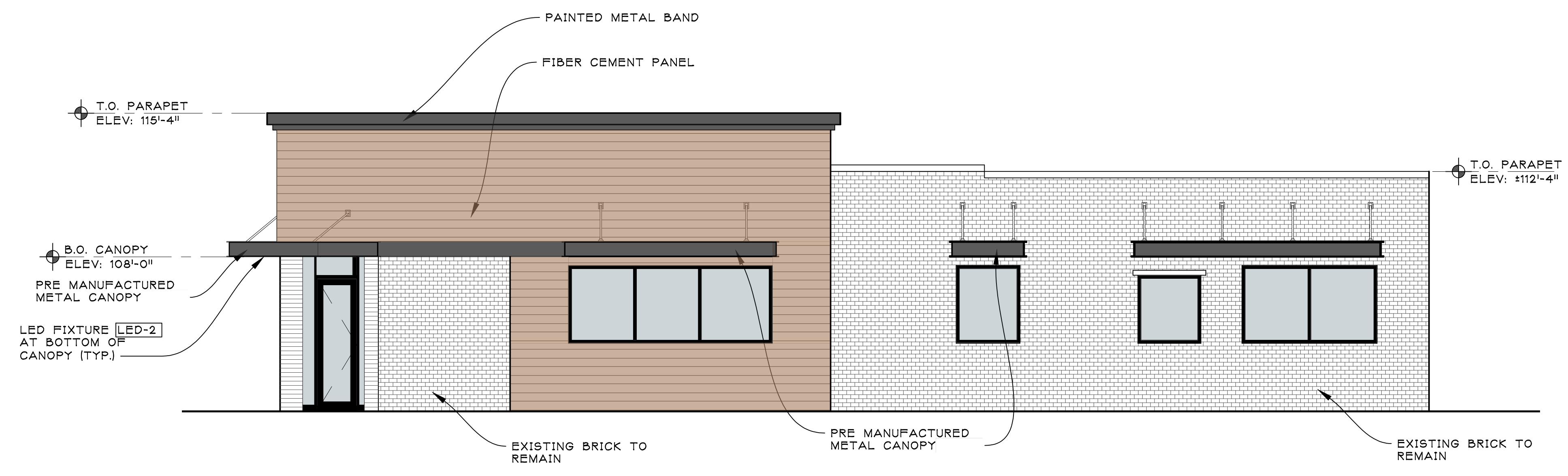
1 TRASH ENCLOSURE DETAILS
 ASP-1 SCALE: 1/4"=1'-0"



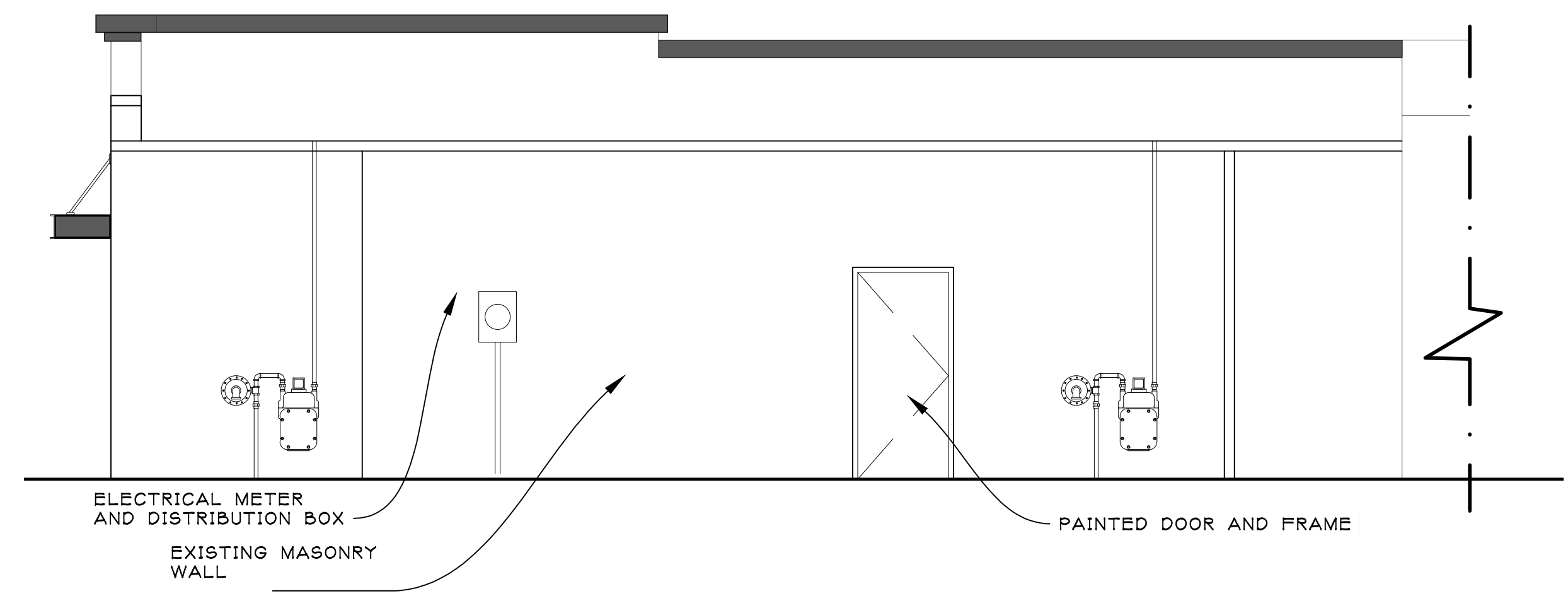
ARCHITECTURAL SITE PLAN
 SCALE: 1" = 10'-0"



53 EAST ELEVATION
A-6 SCALE: 1/4"=1'-0"



54 NORTH ELEVATION
A-6 SCALE: 1/4"=1'-0"



55 WEST ELEVATION
A-6 SCALE: 1/4"=1'-0"

ARCHITECT:



32316 grand river ave.
suite 200
farmington, mi 48336
248-476-8800
JSCOTTARCHITECTS.COM

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SHEET TITLE:

EXTERIOR ELEVATIONS

PROJECT:

**DUNKIN/
BASKIN ROBBINS**
21043 MACK AVE
GROSSE POINTE WOODS, MI
PC# 366737

ISSUED FOR:
OWNER REVIEW 1/13/2028
SPECIAL LAND USE 1/20/2028
SITE PLAN APP. 3/13/2028

DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY
JOB NO.

25130

SHEET NO.

A-5

PLOT SIZE: 36"X24"



CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT REPORT

TO: PLANNING COMMISSION

FROM: JEREMY COLLINS, BUILDING OFFICIAL

DATE: FEBRUARY 2026 & MARCH 2026

SUBJECT: BUILDING DEPARTMENT REPORT

Building Projects

- 19483 Mack Ave.- My Nails Salon – **Revised mechanical plans have been submitted for review.**
- 21003 Mack Ave. -Little Nest Coffee Roasters- A new commercial fence permit application has been issued to enclose a grade level basement egress area at the rear of the building. The Building Department is still awaiting deferred submittal plans for the basement fire suppression.
- 20397 Mack Ave. Platinum Oil Change. Construction documents for the exterior façade changes have been approved and the building permit issued.
- 20647 Mack Ave. – Playa Bowls – **Work has re-commenced at the property after a slight delay. Sign permit has been approved.**
- 20331 Mack Ave. - Nino Salvaggio’s Market Café – **A letter was sent on February 27th, 2026 to the applicant regarding the previous site plan approval on April 23rd, 2024. The applicant has been advised that the site plan must be re-submitted for review before any work is to proceed. We have not received a response to our letter.**
- **21316 Mack Ave** – Build-out of existing tenant space. No exterior changes or change in building footprint. Schumer’s ski shop is moving to this location. **Project Status:** Building permit, Electrical permit and Plumbing permit have been issued. **Schumer’s ski shop is moving to this location.**