CITY OF GROSSE POINTE WOODS
RESCHEDULED CITY COUNCIL MEETING
AGENDA

Monday, November 09, 2026 at 7:00 PM

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

1. CALL TO ORDER

A. Administrative Memo: November 5, 2026

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. RECOGNITION OF COMMISSION MEMBERS

5. ACCEPTANCE OF AGENDA

6. CONSENT AGENDA

A. Approval of Minutes

1. Council 10/19/26

B. Items Received and Placed on File

1. Election Commission Minutes 10/05/26 w/ recommendation
2. Planning Commission Minutes 09/22/26

C. Bids/Proposals/Contracts

1. Budget Amendment - CLEMIS Authority
   a) Memo 10/29/26 - Director of Public Safety Kosanke
   b) Invoice INV-10102 - 10/25/26 - CLEMIS Authority
   c) PO No. 26-49638 - 07/01/26
2. Emergency Expenditure - Tennis Court Resurfacing at Lake Front Park
   a) Memo 11/05/26 - City Manager Como
   b) Lake Front Park Court 3 - Invoice No. 2627 - 10/30/26 - $14,300.00
   c) Lake Front Park Court 4 - Invoice No. 2628 - 10/30/26 - $14,300.00
   d) Lake Front Park Tennis Courts - Invoice No. 2629 - 10/30/26 - $3,600.00
3. Budget Account Numbers Request for the Approved Pavilion at Ghesquiere Park
   a) Memo 11/05/26 - City Manager Como
   b) Memo 08/17/26 - City Manager Como
   c) City Council Clipping 08/17/26
   d) Invoice 11/01/26 - Work Performed at Ghesquiere Park - Relyon Construction - $43,500.00

cc: Council - 7, City Manager, City Attorney, Treasurer/Comptroller, City Clerk, Email Group/Media, Post - 3

D. Claims and Accounts

1. Anderson, Eckstein & Westrick, Inc. (AEW) - City Engineers
   a) Vernier & Mack Ave. Intersection Improvement - Invoice No. 168825 - Proj. No. 0160-0455 - 10/27/26 - $5,612.57.
   b) Lee Ct., Doyle Ct. & Thorntree Water Mains - Invoice No. 168826 - Proj. No. 0160-0497 - 10/27/26 - $1,537.54.
   c) Cook Rd. Inlay (Mack to Wedgewood) - Invoice No. 168827 - Proj. No. 0160-0501 - 10/27/26 - $8,650.00.
   d) 2026 Miscellaneous Concrete Program - Invoice No. 168828 - Proj. No. 0160-0506 - 10/27/26 - $17,936.22.
   e) 2026 Sewer TV & Clean Program - Invoice No. 168829 - Proj. No. 0160-0509 - 10/27/26 - $309.72.
   f) 2026 GPW Road Program - Invoice No. 168837 - Proj. No. 0160-0511 - 10/27/26 - $1,295.00.
   g) 2026-2027 General Engineering - Invoice No. 168838 - Proj. No. 0160-0515 - 10/27/26 - $2,961.69.
   h) 2026 Concrete Pavement Repair Program - Proj. No. 0160-0506 - Payment Invoice No. 02 - Mattioli Cement Co., LLC - 10/29/26 - $227,489.19.
   i) Doyle Ct. & Lee Ct. Water Main Replacement - Proj. No. 0160-0497 - Payment Invoice No. 06 - Fontana Construction, Inc. - 10/21/26 - $14,056.78.
2. McKenna - Building/Planning Services
   a) Building Services - Invoice No. 21849-126 - September 2026 - 10/16/26 - $55,691.16.
   b) Planning Services - Invoice No. 22-064-59 - September 2026 - 10/16/26 - $3,135.00.
   c) GPW MSHDA Zoning Ordinance Update - Invoice No. 25-030-16 - September 2026 - 10/22/26 - $7,000.00.
3. Tomlinson & McGrail, PLLC - Legal Billing - Invoice No. 501 - October 2026 - 11/02/26 - $2,557.50.

7. PUBLIC HEARING(S)

A. Special Land Use: 20485 Mack Avenue - Peach Lab (Fitness Studio)
   1) Memo 11/05/26 - City Planner Mangan (McKenna)
   2) Planning Commission Minutes Excerpt 10/27/26
   3) Affidavit of Property Owners Notified with List & Parcel Map
   4) Affidavit of Legal Publication
   5) Site Plans 08/27/26

8. COMMUNICATION(S)

A. Resignation - Historical Commission - Colleen D'Agostino
   1) Letter 10/24/26 - Colleen D'Agostino

9. NEW BUSINESS/PUBLIC COMMENT

We welcome comments from residents. If you wish to speak, please state your name and address. You will have a maximum of three (3) minutes to address the City Council. City Council members will listen to your concerns, but will not answer questions. If you have a question or

need additional information, we will be happy to direct you to the appropriate person after the meeting. Thank you for your cooperation.

10. ADJOURNMENT

Paul P. Antolin, MiPMC
City Clerk

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

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

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

COUNCIL ADMINISTRATIVE MEMO
November 5, 2026

OFFICE OF THE CITY MANAGER

Subject: Recommendations for the Rescheduled Council Meeting of November 9, 2026

Item 1 CALL TO ORDER
Prerogative of the Mayor to call this meeting to order.

Item 2 ROLL CALL
Prerogative of the Mayor to request a Roll Call from the City Clerk.

Item 3 PLEDGE OF ALLEGIANCE
Prerogative of the Mayor to lead the City Council, Administration, and members of the audience in the Pledge of Allegiance.

Item 4 RECOGNITION OF COMMISSION MEMBERS
Prerogative of the Mayor to request Commission Members in attendance at tonight's meeting to approach the podium and introduce themselves and the Commission on which they serve.

Item 5 ACCEPTANCE OF AGENDA
Prerogative of the City Council that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

Item 6 CONSENT AGENDA
All items listed under the consent agenda are considered routine by the Council and will be enacted by one motion and a second. There will be no separate discussion of these items. If discussion of an item is required, it will be removed from the consent agenda and considered. One member may request that an item be removed and no second is required.

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

A. Approval of Minutes

1. Council 10/19/26

B. Items Received and Placed on File

1. Election Commission Minutes 10/05/26 w/ recommendation*

*Recommendation to approve the Certification of Election Inspectors and rates of pay for the November 3, 2026, General Election.

2. Planning Commission Minutes 09/22/26

C. Bids/Proposals/Contracts

1. Budget Amendment - CLEMIS Authority
   a) Memo 10/29/26 - Director of Public Safety Kosanke
   b) Invoice INV-10102 - 10/25/26 - CLEMIS Authority
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   c) City Council Clipping 08/17/26
   d) Invoice 11/01/26 - Work Performed at Ghesquiere Park - Relyon Construction - $43,500.00

D. Claims and Accounts

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   e) 2026 Sewer TV & Clean Program - Invoice No. 168829 - Proj. No. 0160-0509 - 10/27/26 - $309.72.
   f) 2026 GPW Road Program - Invoice No. 168837 - Proj. No. 0160-0511 - 10/27/26 - $1,295.00.
   g) 2026-2027 General Engineering - Invoice No. 168838 - Proj. No. 0160-0515 - 10/27/26 - $2,961.69.
   h) 2026 Concrete Pavement Repair Program - Proj. No. 0160-0506 - Payment Invoice No. 02 - Mattioli Cement Co., LLC - 10/29/26 - $227,489.19.
   i) Doyle Ct. & Lee Ct. Water Main Replacement - Proj. No. 0160-0497 - Payment Invoice No. 06 - Fontana Construction, Inc. - 10/21/26 - $14,056.78.

2. McKenna - Building/Planning Services
   a) Building Services - Invoice No. 21849-126 - September 2026 - 10/16/26 - $55,691.16.
   b) Planning Services - Invoice No. 22-064-59 - September 2026 - 10/16/26 - $3,135.00.
   c) GPW MSHDA Zoning Ordinance Update - Invoice No. 25-030-16 - September 2026 - 10/22/26 - $7,000.00.
3. Tomlinson & McGrail, PLLC - Legal Billing - Invoice No. 501 - October 2026 - 11/02/26 - $2,557.50.

Item 7 PUBLIC HEARING(S)

Open the Public Hearing. Receive and place on file all communications pertaining to this request. Hear any comments, first in support of, second in opposition to, the request from the audience. Make a motion to close the Public Hearing.

Item 7A SPECIAL LAND USE: 20485 MACK AVENUE – PEACH LAB (FITNESS STUDIO)

Prerogative of the City Council to concur with the recommendations of the city planners and Planning Commission to approve the Special Land Use and site plans for 20485 Mack Avenue, 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 will be limited to 18 individuals on site at any given time to ensure that traffic levels do not disturb the adjacent residential properties.

C. **No Anticipated Nuisance or Public Hazard.** The nature of the business (a fitness studio offering group workouts and an accessory juice bar for members) will not 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 fitness studio facility is consistent with the intent of the C, Commercial Business District to support local business **development that** benefits both residents and merchants.

Item 8 COMMUNICATION(S)

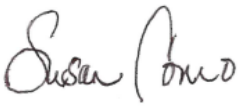
Item 8A RESIGNATION – HISTORICAL COMMISSION – COLLEEN D'AGOSTINO
Prerogative of the Mayor to accept the resignation of Colleen D'Agostino from the Historical Commission with regret, and direct that appropriate thanks and recognition be sent to Ms. D'Agostino.

Item 9 NEW BUSINESS/PUBLIC COMMENT
Prerogative of the Mayor to ask if there is any New Business to come before the City Council from the City Council or Administration; and then, to ask members of the audience if there is any Public Comment to come before the City Council.

*Reiterate the 3-minute time limit.

Item 8 ADJOURNMENT
Upon the conclusion of New Business/Public Comment with no further business to be conducted by the City Council, prerogative of the City Council to motion for adjournment of tonight's meeting.

Respectfully submitted,



Susan Como
City Manager

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, OCTOBER 19, 2026, IN THE COUNCIL-COURTROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA DR., GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:04 p.m. by Mayor Bryant.

PRESENT:	Mayor Bryant
Council Members:	Brown, Gafa, Granger, Koester, McConaghy, Motschall
ABSENT:	None

Also Present:	City Manager Como
	City Attorney Walling
	Treasurer/Comptroller Schmidt
	City Clerk Antolin

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

The following Commission members were in attendance:

- Catherine Dumke, Senior Citizens' Commission
- Donna O'Keefe, Planning Commission

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

Motion carried by the following vote:

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

Motion by Gafa, seconded by McConaghy, to approve all items (6A-6E) listed under the consent agenda as presented.

A. <u>Appointment(s)</u>

1. Community Tree Commission (Mayor)
   a) Biographical Sketch - Patricia Kiska - Term to Expire: 12/31/27

B. <u>Approval of Minutes</u>

1. Council 10/05/26

C. Items Received and Placed on File

1. Community Tree Commission Minutes 09/02/26
2. Historical Commission Minutes 06/11/26 w/ recommendation*

*This recommendation was addressed at the 07/13/26 Council meeting.

D. Monthly Financial Report

1. September 2026

E. Claims and Accounts

1. Anderson, Eckstein & Westrick, Inc. (AEW) - City Engineers
   a) Vernier & Mack Ave. Intersection Improvement - Invoice No. 168290 - Proj. No. 0160-0455 - 10/06/26 - $2,008.85.
   b) 2026 Miscellaneous Concrete Program - Invoice No. 168292 - Proj. No. 0160-0506 - 10/06/26 - $14,306.88.
   c) 2026-2027 General Engineering - Invoice No. 168296 - Proj. No. 0160-0515 - 10/06/26 - $1,434.02.
   d) 2026-2027 GIS Maintenance - Invoice No. 168297 - Proj. No. 0160-0517 - 10/06/26 - $718.15.
   e) 2026 Concrete Pavement Repair Program - Proj. No. 0160-0506 – Payment Invoice No. 01 - Mattioli Cement Co., LLC - 10/06/26 - $318,853.75.
   f) Doyle Ct. & Lee Ct. Water Main Replacement - Proj. No. 0160-0497 - Payment Invoice No. 05 - Fontana Construction, Inc. - 10/01/26 - $18,740.80.
2. Hallahan & Associates, P.C. - Professional Services - Invoice No. 24470 - September 2026 - 10/01/26 - $1,056.39.
3. Rosati, Schultz, Joppich & Amtsbuechler, P.C. - Legal Services - Invoice No. 1086762 - September 2026 - 10/09/26 - $11,561.96.
4. Tomlinson & McGrail, PLLC - Legal Billing - Invoice No. 484 - September 2026 - 10/02/26 - $1,720.50.
5. WCA Assessing - Assessing Services - Invoice No. 10142026 - November 2026 – 10/14/26 - $8,306.66.

Motion carried by the following vote:
Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No: None
Absent: None

Under New Business, the following individuals were heard:

- Councilmember Granger commended DPW and staff for a great job on the Hob Nobbin' with the Goblins event at Lake Front Park.
- Councilmember Brown gave accolades to the archery program conducted by Julie Granger. The program is for all ages and a high demand for next year is anticipated.
- City Manager Como commented on the great turnout for Hazardous Waste Day with over 400 participants.
- City Clerk Antolin announced the start of nine days of early voting on Saturday, October 24, through November 1, 2026, at the Community Center from 8:30 a.m. – 4:30 p.m.

Under Public Comment, no one wished to be heard.

Motion by Motschall, seconded by Koester, to **adjourn tonight's meeting** at 7:11 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

_____ _____

Paul P. Antolin
City Clerk

Arthur W. Bryant
Mayor

Approved by Commission 10/16/26

MINUTES OF THE ELECTION COMMISSION MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, OCTOBER 5, 2026, IN THE CONFERENCE ROOM OF THE MUNICIPAL BUILDING, 20025 MACK PLAZA DR., GROSSE POINTE WOODS, MICHIGAN.

The Chair called the meeting to order at 6:33 P.M.

Roll Call: Chair/City Clerk Antolin
City Attorney Walling
Council Representative Brown

Absent: None

Motion by Brown, seconded by Walling, that all items on the agenda be received, placed on file, and taken in order of appearance.

Motion carried by the following vote:
Yes: Antolin, Brown, Walling
No: None
Absent: None

Motion by Walling, seconded by Brown, that the minutes of the Election Commission meeting held on July 17, 2026, be approved as presented.

Motion carried by the following vote:
Yes: Antolin, Brown, Walling
No: None
Absent: None

Motion by Brown, seconded by Walling, regarding **Certification of Election Inspectors and Receiving Boards and Rates of Pay** for the November 3, 2026, General Election, that the Election Commission approve the Certification of Election Inspectors and recommend that City Council approve the rates of pay as presented.

Motion carried by the following vote:
Yes: Antolin, Brown, Walling
No: None
Absent: None

Under New Business the following individual was heard:

- City Clerk Antolin stated the Election Commission meeting to conduct the Public Accuracy Test is scheduled for Friday, October 16, 2026, at 1:30 p.m. in the Council Chambers/Courtroom.
- Early Voting will begin Saturday, October 24 until Sunday, November 1, 2026, from 8:30 a.m. – 4:30 p.m.
- Absentee Ballots Pre-Processing will commence on Saturday, October 31, 2026, from 10:00 a.m. – 4:00 p.m.
- The Election Committee reviewed sample ballots of the November 3, 2026, Primary Election.

Under Public Comment, no one wished to be heard.

Motion by Walling, seconded by Brown, that today's meeting minutes be immediately certified.

Motion carried by the following vote:
Yes: Antolin, Brown, Walling
No: None
Absent: None

Motion by Brown, seconded by Walling, that the meeting be adjourned at 6:42 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
Chair/City Clerk

Commission Approved 10/27/26

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **SEPTEMBER 22, 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 7:06 p.m. by Chair Hamborsky.

RECEIVED
OCT 01 2026
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

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

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

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

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

Council Representative Gafa was unable to attend.

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 place on file.

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

MOTION by Schulte, seconded by O'Keefe, that the August 25, 2026, Planning Commission meeting minutes be approved as presented.

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

The first item, under **New Business** was the **Site Plan Review for 20567 Mack Avenue – Restaurant, Little Ghost II.**

Planner Mangan provided an overview of the applicant's, David Vermiglio of Little Ghost II, LLC, Site Plan (where both the previously discussed walk-up window and the outdoor seating area have been removed). Based upon general compliance with the City's Zoning Ordinance, it is recommended that the Site Plan be

granted subject to the following:

1. Special Land Use approval is granted by City Council (including any conditions of that approval).
2. The exterior façade of the building has been found acceptable to the Planning Commission.

David Ventimiglia spoke about the parking agreement that he has with Emcura for 12 months, with auto-renewal thereafter. The commission suggested they try to get a longer agreement.

Chris Johnson, architect, presented his PowerPoint on the building's façade, and brought in samples of the Benjamin Moore colors they are proposing.

Chip Berschback, attorney, spoke about the parking agreement.

MOTION by Fenton, seconded by O'Keefe, that the Planning Commission approve the Site Plan for 20567 Mack Avenue, Little Ghost, with the following conditions:

1. Special Land Use approval is granted by City Council (including any conditions of that approval).
2. The exterior façade of the building has been found acceptable to the Planning Commission, with the Benjamin Moore dark burgundy, 2075-10.
3. A photometric plan is provided.
4. The awning along Lennon, over the side window, is removed.
5. The city attorney reviews the parking agreement.

Motion carried by the following vote:

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

The next item under **Old Business was a Zoning Ordinance Update and Council Feedback on last month's draft articles: Article 1: Title, Purpose, and Scope and Article XII: Violations and penalties).**

Planner Mangan provided Council feedback on Article 1 – no changes; Article XII – one change as provided in the packet.

The next item under **Old Business was a Zoning Ordinance Update: Review and Discussion of Draft Article X: Administrative Organization.**

Article X, Administrative Organization, as revised by the sub-committee, will be recommended to City Council as presented.

The next item was the **Building Official's Report – August to September 2026**.

The commission requested that along with the building addresses, the building official includes the name and the block of the existing or former businesses.

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

Commissioner Marx, who was unable to attend tonight, attended the September council meeting and sent in a report that the golf simulator business was approved with evaluation after 6 months versus 1 year. A zoning variance for a residential property was also approved.

Commissioner O'Keefe will attend the October City Council meetings.

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

For the 2027 commission meeting calendar, it was agreed to move the December meeting to the 7th.

MOTION by Schulte, seconded by Ellis, to adjourn at 8:38 p.m.

Motion carried by the following vote:

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

Respectfully Submitted,

Gretchen Miotto
Clerk's Confidential Administrative Assistant & Recording Secretary

CITY OF GROSSE POINTE WOODS
DEPARTMENT OF PUBLIC SAFETY

Date: October 29, 2026

RECEIVED
NOV 05 2026
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

To: Susan Como, City Manager

From: John G. Kosanke, Director

Subject: **Budget Amendment – CLEMIS Authority**

The Department of Public Safety was approved for $35,492.00 in CLEMIS fees in the current 2026-2027 budget. Out of this amount, we have since paid $7,482.47 to Oakland County for the period of July – September 2026. The remaining $28,009.53 on the purchase order has since been liquidated since the payment of CLEMIS fees has now transferred to CLEMIS Authority which will invoice once a year. We were not aware of this change at the time the budget was being prepared.

The first invoice from CLEMIS Authority (dated October 25, 2026) has been received for the period commencing on October 01, 2026, and ending on September 30, 2027. As this covers three additional months, the amount due is higher than the remaining amount from the unspent portion of the funds budgeted for the Oakland County CLEMIS invoice. CLEMIS Authority will automatically renew our subscription unless terminated in writing by either party at least 30 days in advance of the current term.

Due to the fact that the new billing comes at a cost of $36,253.00, a Budget Amendment will be required to cover the difference of $8,243.47.

I am recommending a budget amendment in the amount of $8,24.47 from the General Funds balance account 101-000-692.100 (Transfer from Prior Year Reserves) into expense account 101-305-818.000 (Contractual Fees – Public Safety Administration).

Approved for Council Consideration:

Susan Como, City Manager — Date: 11/4/26

Fund Certification:
Account numbers have been verified as presented.

Steven Schmidt, Treasurer/Comptroller — Date: 11/4/26

CLEMIS Authority

1650 Research Dr.
Suite 250
Troy, MI 48083

Invoice

Invoice	INV-10102
Date	Oct 25, 2026
Terms	Net 60
Due date	Dec 26, 2026
Amount due	$36,253.00

Bill to
Grosse Pointe Woods DPS
cdarga@gpwmi.us
313-343-219

Items	Quantity	Price	Amount
CLEMIS Membership w/CAD 16+ FTEs [FY27]	1	$9,900.00	$9,900.00
MDC Wireless with Card [FY27]	1	$9,192.00	$9,192.00
CAD Primary Connectivity - ASE Fiber Line [FY27]	1	$3,840.00	$3,840.00
CLEMIS 24×7 Site Monitoring [FY27]	1	$2,400.00	$2,400.00
LEADS Online Subscription (25-34 FTEs) [FY27]	1	$3,500.00	$3,500.00
Dataworks Criminal Livescan-Mugshot 10+Palm (Existing) [FY27]	1	$6,900.00	$6,900.00
Dataworks Livescan as a Service, Transition Price Protection Adjustment (Years 2-5)	1	$5.00	$5.00
CAD Backup wireless access [FY27]	1	$516.00	$516.00

Subtotal	$36,253.00
Total	$36,253.00
Paid	$0.00

Amount due $36,253.00

Use this link to pay online: https://app02.us.bill.com/p/00802VCFDTILVJW4txpo

Notes
As a reminder, our invoicing process has changed. Invoicing now occurs annually, ahead of services rendered, via CLEMIS Authority—not quarterly, in arrears, by Oakland County. Please visit www.clemisauthority.org/invoicing for information and FAQ.

If you have questions about this invoice, or the Authority's new invoicing process, please contact our Membership Team at 947-813-6903 or by email at membership@clemisauthority.org.

ALL INVOICES
MUST BE BILLED AND MAILED TO:
ACCOUNTS PAYABLE

CITY OF GROSSE POINTE WOODS
20025 MACK PLAZA DRIVE
GROSSE POINTE WOODS, MI 48236
Phone: 313-343-2440 Fax: 343-343-2785

PURCHASE ORDER

Issue Date: 07/01/2026

PO Number: 26-49638

THIS NUMBER MUST APPEAR ON ALL INVOICES, SHIPPERS, PACKING SLIPS AND PACKAGES

Payment Terms: Net 30 Days

Tax Exempt #: 38-6007179

Buyer Name

Buyer Phone/Email

TO:

OAKLAND COUNTY
TREAS - CASH ACCTG BLDG 12 E 1200 N TELEGRAPH RD

PONTIAC, MI 48341-0479

SHIP TO:

CITY OF GROSSE POINTE WOODS
20025 MACK PLAZA DR
GROSSE POINTE WOODS, MI 48236
CONTACT PHONE: (313) 343-2604

QTY	Unit	Description	Unit Price	Amount	Account Number
1.00	SERVICE	CLEMIS FEES & LEADS ONLINE	35,492.00	35,492.00	101-305-818.000

Total:	$35,492.00

NOTE TO VENDORS

IN ACCEPTING THIS ORDER THE VENDOR IS SUBJECT TO ALL OF THE TERMS AND CONDITIONS AS STATED HEREIN AND ON THE REVERSE SIDE OF THIS ORDER.

DEPARTMENT CERTIFICATION

I hereby certify that the above items are necessary for the proper operation of this Department/Divison.

John D. Koonce

DEPARTMENT HEAD SIGNATURE

FUND CERTIFICATION:

I hereby certify that unencumbered funds are available for the above purchase.

Steven Schmidt

TREASURER/COMPTROLLER SIGNATURE

APPROVED:

Susan Ford

CITY ADMINISTRATOR SIGNATURE

CITY OF GROSSE POINTE WOODS

MEMORANDUM

Date: November 5, 2026

To: Mayor and City Council

From: Susan Como, City Manager SC

Subject: Emergency Expenditure – Tennis Court Resurfacing at Lake Front Park

RECEIVED
NOV 05 2026
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

I would like to inform Mayor and City Council of my decision to preauthorize the resurfacing of tennis courts three and four as well as some miscellaneous filling and patching at Lake Front Park, at a total cost of $28,600, to be performed by Tennis Courts Unlimited.

Although this project was included in the approved budget for fiscal year 2026/2027, the total cost exceeds my normal purchasing authorization limit of $20,000. Under normal circumstances, I would bring this expenditure before City Council for formal approval prior to authorizing the work. However, due to the time-sensitive nature of this project and the contractor's limited availability, I felt it constituted an emergency and was necessary to authorize the work to protect the City's interests.

Tennis Courts Unlimited provided a limited window of availability during the week of October 12–16, 2026, to complete the resurfacing. If we did not take advantage of this opportunity, we risked having both courts unavailable for the upcoming tennis and pickleball season. Additionally, the contractor had indicated that its spring schedule is already fully booked, leaving us with limited alternatives and potentially jeopardizing the city's ability to utilize the funds allocated for this project within the current fiscal year.

Given these circumstances, I determined that proceeding with the preauthorization to have Tennis Courts Unlimited, P.O. Box 156, Watervliet, MI 49098 resurface tennis courts three and four was in the best interest of the city and its residents. This decision was made to avoid unnecessary delays, preserve the availability of these recreational facilities, and ensure that the budgeted improvements were completed in a timely manner.

This item is included in the Fiscal Year 2026/2027 Budget in the Parks and Recreation account no. 101-774-818.102. Ratification of this emergency purchase is respectfully requested.

Fund Certification:

Account numbers and amounts have been verified as presented.

Steven Schmidt, Treasurer/Comptroller — Date 11/5/2026

TENNIS COURTS UNLIMITED

364 N. MAIN
P.O. Box 156
Watervliet, MI 49098
Phone: 269-463-7103
Email:tenniscourtsunlimited@gmail.com

Invoice

Invoice #:2627
Invoice Date:10/30/26

Bill To:

City of Groose Pointe Woods
1200 Parway
Grosse Pointe Woods, MI 48236

Ship To:

Lakefront Park Court 3

Date	Your Order #	Our Order #	Sales Rep.	FOB	Ship Via	Terms	Tax ID
10/30/26			C. Thurman			Paid in Full Upon Completion.	

Quantity	Item	Units	Description	Discount %	Taxable	Unit Price	Total
1			Power wash court as needed.				
250			Fill approx. 250' linear feet of cracks with court patch binder.				
250			Apply the RiteWay Crack Repair System to filled cracks. Apply two coats of acrylic resurfacer over RiteWay Repair.				
1			Apply one coat of acrylic resurfacer to entire surface.				
2			Apply two coats of texture course Laykold Color.				
2			Tennis Lines will be measured, taped, and white line paint will be applied by brush.				

Subtotal	$14,300.00
Tax	0
Shipping	0
Miscellaneous	0
Balance Due	$14,300.00

364 N. MAIN
P.O. Box 156
Watervliet, MI 49098
Phone: 269-463-7103
Email:tenniscourtsunlimited@gmail.com

TENNIS COURTS UNLIMITED

Invoice

Invoice #:2628
Invoice Date:10/30/26

Bill To:

City of Groose Pointe Woods
1200 Parway
Grosse Pointe Woods, MI 48236

Ship To:

Lakefront Park Court 4

Date	Your Order #	Our Order #	Sales Rep.	FOB	Ship Via	Terms	Tax ID
10/30/26			C. Thurman			Paid in Full Upon Completion.	

Quantity	Item	Units	Description	Discount %	Taxable	Unit Price	Total
1			Power wash court as needed.				
250			Fill approx. 250' linear feet of cracks with court patch binder.				
250			Apply the RiteWay Crack Repair System to filled cracks. Apply two coats of acrylic resurfacer over RiteWay Repair.				
1			Apply one coat of acrylic resurfacer to entire surface.				
2			Apply two coats of texture course Laykold Color.				
2			Tennis Lines will be measured, taped, and white line paint will be applied by brush.				

Subtotal	$14,300.00
Tax	0
Shipping	0
Miscellaneous	0
Balance Due	$14,300.00

364 N. MAIN
P.O. Box 156
Watervliet, MI 49098
Phone: 269-463-7103
Email:tenniscourtsunlimited@gmail.com

TENNIS COURTS UNLIMITED

Invoice

Invoice #:2629
Invoice Date:10/30/26

Bill To:

City of Groose Pointe Woods
1200 Parway
Grosse Pointe Woods, MI 48236

Ship To:

Lakefront Park Tennis Courts

Date	Your Order #	Our Order #	Sales Rep.	FOB	Ship Via	Terms	Tax ID
10/30/26			C. Thurman			Paid in Full Upon Completion.	

Quantity	Item	Units	Description	Discount %	Taxable	Unit Price	Total
600			Clean approx. 600 linear feet of cracks of all debris and foreign matter.				
600			Fill approx. 600' linear feet of cracks with court patch binder.				
			Paint over filled cracks, and touch up playing lines as needed.				

CRACKS WILL REAPPEAR AND MAY HAIRLINE THE NEXT DAY.

Subtotal	$3,600.00
Tax	0
Shipping	0
Miscellaneous	0
Balance Due	$3,600.00

CITY OF GROSSE POINTE WOODS

MEMORANDUM

Date: November 5, 2026

To: Mayor and City Council

From: Susan Como, City Manager SC

Subject: Budget Account Numbers Request for the Approved Pavilion at Ghesquiere Park

At the August 17, 2026, city council meeting, under new business I provided city council with an updated Ghesquiere Park pavilion proposal for a larger (20' x 40'), better constructed and less expensive option than the previously approved pavilion (see attached: August 17, 2026 memo; August 17 council excerpt). The new proposed pavilion quote presented was as follows:

- Construction of 20' x 40' wood, vinyl siding, and shingles with a closed ceiling: $ 38,600
- DPW to install 20' x 40' x 5" concrete slab and (10) 36" x 4" footings: $ 5,000
- Contingency: $ 5,000

Total: $ 48,600

In addition, confirmation from the Grosse Pointe Woods Foundation was received that they are agreeable to the new proposed pavilion and have committed $35,000 in funding towards it.

This is being brought before you due to the account numbers not being identified when presented.

I recommend approval of the full amount of the expenses in the amount of $48,600 to be charged to account #401-902-977.104, with the committed funding revenue in the amount of $35,000 from The Grosse Pointe Woods Foundation coming from account #401-000-674.020, with the remaining revenue coming from prior year reserves account #401-000-692.000.

Account numbers and amounts have been verified as presented.

Steven Schmidt, Treasurer/Comptroller

Attachments

RECEIVED

NOV 05 2026

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

Received 8/17/26

CITY OF GROSSE POINTE WOODS

MEMORANDUM

Date: August 17, 2026

To: Mayor and City Council

From: Susan Como, City Manager

Subject: Alternative to Previously Approved Pavilion at Ghesquiere Park

At the June 15, 2026, City Council meeting, City Council approved the purchase of a 20' x 24' pavilion for Ghesquiere Park from Midstates Recreation for $49,885. The price did not include the cost of installation of footings and a cement pad.

The anticipated installation timeline provided by Midstates Recreation was approximately 24 weeks. In effort to expedite the project and potentially reduce the installation timeline and associated costs, the Director of Public Services Kowalski and I discussed the possibility of having the City's Department of Public Works employees perform the installation.

After discussing this option with Midstates Recreation, we were advised that having the City's DPW staff perform the installation would not expedite delivery of the pavilion. Midstates Recreation indicated that the pavilion itself would still require approximately 24 weeks for delivery, regardless of who performs the installation.

Further discussion regarding the construction options and anticipated wait time with Director Kowalski led us to explore an alternative. We reached out to the contractor from Relyon Construction who recently completed the renovations to the Ghesquiere Park restrooms and requested that he provide a proposal to construct a 20' x 40' pavilion using wood, vinyl, and shingle construction.

The proposed pavilion would provide significantly more covered space than the previously approved 20' x 24' pavilion and would be constructed in a style that complements the recent restroom improvements to the park. In addition, weather permitting, completion should be sometime in October of this year.

The total project cost is as follows:

• Construction of 20' x 40' wood, vinyl siding, and shingles with a closed ceiling:	$38,600
• DPW to install 20' x 40' x 5" concrete slab and (10) 36" x 4" footings:	$ 5,000
• Contingency:	$ 5,000
Total:	**$48,600**

This alternative is being presented to City Council for consideration as another option to the pavilion previously approved from Midstates Recreation. I have received confirmation from the Grosse Pointe Woods Foundation that they are agreeable to the new proposed pavilion (email attached).

Attachments

Under New Business/Public Comment, the following were heard:

- City Manager Como provided an updated proposal for the previously approved Ghesquiere Park pavilion, which is larger (20' x 40'), has better materials, and is less expensive than the previously approved pavilion. The new proposed pavilion quote is as follows:

- Construction of 20' x 40' wood, vinyl siding, and shingles with a closed ceiling: $38,600
- DPW to install 20' x 40' x 5" concrete slab and (10) 36" x 4" footings: $ 5,000
- Contingency: $ 5,000

Total: $48,600

Administration has received confirmation from the Grosse Pointe Woods Foundation that they are agreeable to the new proposed pavilion.

Motion by Granger, seconded by Koester, that the City Council rescind the previous approved purchase and accept the new pavilion proposal with the total amount of $48,600.00.

Motion carried by the following vote:
Yes: Brown, Bryant, Granger, Koester, Motschall
No: None
Absent: Gafa, McConaghy

RELYON CONSTRUCTION

18030 Nine Mile Road
Eastpointe, MI
(586) 295-5640

TO: **City of Grosse Pointe Woods**

RE: **Work Performed at Ghesquiere Park**

DATE: **November 1, 2026**

Build 20x40 shed
Install all vinyl siding to match bathrooms
Close ceiling, install soffit
Install roof to match bathrooms

No cement or footings; no electrical

ALL LABOR AND MATERIALS:	**$ 38,600.00**

EXTRAS:

Paint ceilings and all supports
Install PVC post
Install plywood ceiling trim
Install all gutters and downpipes

LABOR AND MATERIALS:	**$ 4,900.00**
NEW TOTAL INVOICE:	**$ 43,500.00**

Thank you!

RECEIVED

NOV 04 2026

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

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

INVOICE

October 27, 2026
Project No: 0160-0455-0
Invoice No: 168825

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

Project 0160-0455-0 VERNIER & MACK AVE INTERSECTION IMPROVE.
PURCHASE ORDER #24-48747 - $375,000.00

Professional Services from September 21, 2026 to October 18, 2026

Phase 03 CONSTRUCTION

Professional Personnel

	Hours	Rate	Amount	
CONTRACT ADMINISTRATION				
PROJECT MANAGER	5.50	147.00	808.50	
GRADUATE ENG I / SURV I / ARCH I	2.00	107.30	214.60	
TECHNICIAN III	5.70	90.00	513.00	
TECHNICIAN I	.30	71.90	21.57	
STUDIES				
PRINCIPAL ENGINEER / SURV / ARCH	.50	151.30	75.65	
SENIOR PROJECT ENG II / SUR II / ARCH II	24.50	144.90	3,550.05	
CONSTRUCTION OBSERVATION				
GRADUATE ENG I / SURV I / ARCH I	4.00	107.30	429.20	
Totals	42.50		5,612.57	
Total Labor				**5,612.57**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	5,612.57	319,043.24	324,655.81	
Limit			375,000.00	
Remaining			50,344.19	
		Total this Phase		**$5,612.57**
		Total this Invoice		**$5,612.57**

Outstanding Invoices

Number	**Date**	**Balance**
168290	10/6/2026	2,008.85
Total		**2,008.85**

PO 48747
#202-451-974.803
ok - JK
5582

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

RECEIVED

NOV 04 2026

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

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

INVOICE

October 27, 2026
Project No: 0160-0497-0
Invoice No: 168826

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

Project 0160-0497-0 LEE CT. DOYLE CT & THORNTREE WATER MAINS
PURCHASE ORDER #25-49194 - $74,250.00
FOR: CONSTRUCTION OBSERVATION, CONSTRUCTION ENGINEERING & CONTRACT ADMIN.
Professional Services from September 21, 2026 to October 18, 2026

Phase 02 CONSTRUCTION
Professional Personnel

	Hours	Rate	Amount	
CONTRACT ADMINISTRATION				
PROJECT MANAGER	3.00	147.00	441.00	
TECHNICIAN III	.50	90.00	45.00	
GENERAL				
GRADUATE ENG I / SURV I / ARCH I	9.80	107.30	1,051.54	
Totals	13.30		1,537.54	
Total Labor				**1,537.54**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	1,537.54	57,333.80	58,871.34	
Limit			74,250.00	
Remaining			15,378.66	
		Total this Phase		**$1,537.54**
		Total this Invoice		**$1,537.54**

PO 49194
592-537-977.310
o/c - JK
SS
SC

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

RECEIVED
NOV 04 2026
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

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

INVOICE

October 27, 2026
Project No: 0160-0501-0
Invoice No: 168827

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

Project 0160-0501-0 COOK RD INLAY (MACK TO WEDGEWOOD)
PURCHASE ORDER #26-49801 - $150,000.00
FOR: DESIGN ENGINEERING
Professional Services from September 21, 2026 to October 18, 2026

Phase 01 DESIGN PHASE

Fee

Total Fee	173,000.00				
Percent Complete	70.00	Total Earned		121,100.00	
		Previous Fee Billing		112,450.00	
		Current Fee Billing		8,650.00	
		Total Fee			**8,650.00**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	8,650.00	112,450.00	121,100.00	
Limit			150,000.00	
Remaining			28,900.00	
			Total this Phase	**$8,650.00**
			Total this Invoice	**$8,650.00**

PO # 49801
#202-451-977.803
OK- JK
SS
SC

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

RECEIVED
NOV 04 2026
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

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

INVOICE

October 27, 2026
Project No: 0160-0506-0
Invoice No: 168828

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

Project 0160-0506-0 2026 MISCELLANEOUS CONCRETE PROGRAM
PURCHASE ORDER #26-49804 - $133,333.00
FOR: CONST. ENGINEERING, CONSTRUCTION OBSERVATION & CONTRACT ADMIN.
Professional Services from September 21, 2026 to October 18, 2026

Phase 02 CONSTRUCTION

Professional Personnel

	Hours	Rate	Amount	
PRINTS				
TECHNICIAN I	1.60	71.90	115.04	
CONTRACT ADMINISTRATION				
SENIOR PROJECT MANAGER	.60	149.10	89.46	
SENIOR PROJECT ENG I / SUR I / ARCH I	5.50	138.60	762.30	
TECHNICIAN III	5.80	90.00	522.00	
TECHNICIAN I	.40	71.90	28.76	
CONSTRUCTION OBSERVATION				
GRADUATE ENG I / SURV I / ARCH I	8.20	107.30	879.86	
TEAM LEADER	6.00	107.30	643.80	
TECHNICIAN III	165.50	90.00	14,895.00	
Totals	193.60		17,936.22	
Total Labor				**17,936.22**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	17,936.22	20,444.54	38,380.76	
Limit			89,333.00	
Remaining			50,952.24	
		Total this Phase		**$17,936.22**
		Total this Invoice		**$17,936.22**

Outstanding Invoices

Number	Date	Balance
168292	10/6/2026	14,306.88
Total		**14,306.88**

PO 49804
#202-451-974.201 $4,842.78
#203-451-974.201 $3,228.52
#585-571-978.300 $2,331.71
#592-537-975.401 $7,533.21 GK-SC

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

RECEIVED

NOV 04 2026

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

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

INVOICE

October 27, 2026
Project No: 0160-0509-0
Invoice No: 168829

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

Project 0160-0509-0 2026 SEWER TV & CLEAN PROGRAM
PURCHASE ORDER #26-49805 - $16,667.00
FOR: CONTRACT ADMIN.
Professional Services from September 21, 2026 to October 18, 2026

Phase 02 CONSTRUCTION

Professional Personnel

	Hours	Rate	Amount	
SECRETARIAL				
ADMINISTRATIVE	1.50	42.40	63.60	
CONTRACT ADMINISTRATION				
SENIOR PROJECT ENG I / SUR I / ARCH I	.50	138.60	69.30	
GRADUATE ENGINEER II / SURV II / ARCH II	.90	114.80	103.32	
GENERAL				
PROJECT MANAGER	.50	147.00	73.50	
Totals	3.40		309.72	
Total Labor				**309.72**
		Total this Phase		**$309.72**
		Total this Invoice		**$309.72**

PO 49805
592-537-975.400
OK - JK
SS

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

RECEIVED

NOV 04 2026

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

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

INVOICE

October 27, 2026
Project No: 0160-0511-0
Invoice No: 168837

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

Project 0160-0511-0 2026 GPW ROAD PROGRAM
PURCHASE ORDER #26-49800 - $26,600.00
FOR: DESIGN ENGINEERING
Professional Services from September 21, 2026 to October 18, 2026

Phase 01 DESIGN ENGINEERING

Fee

Construction Cost	350,000.00				
Fee Percentage	7.40				
Total Fee	25,900.00				
Percent Complete	75.00	Total Earned		19,425.00	
		Previous Fee Billing		18,130.00	
		Current Fee Billing		1,295.00	
		Total Fee			**1,295.00**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	1,295.00	18,130.00	19,425.00	
Limit			26,600.00	
Remaining			7,175.00	
			Total this Phase	**$1,295.00**
			Total this Invoice	**$1,295.00**

PO 49800
203-451-977.803
OK- JK
55
48

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

RECEIVED
NOV 04 2026
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

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

INVOICE

October 27, 2026
Project No: 0160-0515-0
Invoice No: 168838

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

Project 0160-0515-0 2026-2027 GENERAL ENGINEERING
PURCHASE ORDER #: 26-49607 - $40,000.00
Professional Services from September 21, 2026 to October 18, 2026

Phase 01 GENERAL
Professional Personnel

	Hours	Rate	Amount
RESEARCH/REVIEW			
PRINCIPAL ENGINEER / SURV / ARCH			
LOCKWOOD, SCOTT	1.50	151.30	226.95
Monthly engineering meeting			
GENERAL			
PROJECT MANAGER			
WILBERDING, ROSS	1.00	147.00	147.00
Corr. re: channel dredging/bathy survey. Coordinating CIP maps in preparation for city's upcoming construction budgeting process			
WILBERDING, ROSS	3.00	147.00	441.00
Creating FYE28 Construction Budgeting spreadsheet. 2018 DN Tanks inspection proposal. Updating to Monthly eng meeting agenda. Zoom w/ L. Hortopanu to setup/restore firewall for access to SCADA			
WILBERDING, ROSS	1.00	147.00	147.00
Jackson Estimate			
WILBERDING, ROSS	1.00	147.00	147.00
Marking up CIP maps for GIS revision in prep for construction budgeting meeting, reviewing w/ J. Miller.			
WILBERDING, ROSS	1.50	147.00	220.50
Monthly engineering meeting agenda. Sample stormwater maintenance agreement			
WILBERDING, ROSS	.50	147.00	73.50
Rerun water main criticality analysis w/ last years WM break data and recent WM replacements			
WILBERDING, ROSS	.50	147.00	73.50
Review and respond to infrastructure maps			
GRADUATE ENG I / SURV I / ARCH I			
ADAIR, KATELYN	4.80	107.30	515.04
jackson ave estimate			
GIS UPDATES			
GIS MANAGER			
MILLER, JEFFREY	2.50	138.60	346.50
Meeting with Ross to discuss CIP maps, map creation			
MILLER, JEFFREY	2.00	138.60	277.20
Review of water main break/BRE scoring			
MILLER, JEFFREY	.50	138.60	69.30
Revisions to CIP maps			

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

Project	0160-0515-0	2026-2027 GENERAL ENGINEERING		Invoice	168838
MILLER, JEFFREY		2.00	138.60	277.20	
Updates to CIP map exhibits					
Totals		21.80		2,961.69	
Total Labor					**2,961.69**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	2,961.69	6,866.60	9,828.29	
Limit			40,000.00	
Remaining			30,171.71	
		Total this Phase		**$2,961.69**
		Total this Invoice		**$2,961.69**

Outstanding Invoices

Number	**Date**	**Balance**
168296	10/6/2026	1,434.02
Total		**1,434.02**

PO 49607
101-441-818.000 $ 740.42
101-265-818.000 $ 1,851.06
592-537-818.000 $ 370.21
OK- JK

SS

SB

Docusign Envelope ID: 407E4A84-A657-88A3-830B-A8EF0ED833B0

ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS - SURVEYORS - ARCHITECTS
Shelby Township - Roseville - Livonia
586.726.1234 | www.aewinc.com

October 29, 2026

RECEIVED
NOV 04 2026
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

Steven Schmidt, Controller
City of Grosse Pointe Woods
20025 Mack Avenue
Grosse Pointe Woods, Michigan 48236-2397

Reference: Payment Invoice 02
2026 Concrete Pavement Repair Program
City of Grosse Pointe Woods
AEW Project No. 0160-0506

Dear Mr. Schmidt:

Enclosed please find Construction Payment Invoice 02 for the project referenced above. For work performed through October 25, 2026, we recommend issuing payment for the ***Current Payment Amount (see Page 5)*** in the amount of ***$227,489.19*** to Mattioli Cement Co., LLC, 6085 McGuire Rd., Fenton, MI, 48430.

If you have questions or require additional information, please contact our office.

Sincerely,

Signed by:
Ross T. Wilberding
205B23CECB0242B...

Ross T. Wilberding, PE
Project Manager

PO 49807
#202-451-974.200 $61,422.08
#203-451-974.200 $40,948.05
#585-571-977.000 $29,573.60
#592-537-975.400 $95,545.46
OK - JK
SS
SK

cc: Jim Kowalski, Director of Public Services
Jeanne Duffy, Grosse Pointe Woods
Susan Como, City Manager
Paul Antolin, City Clerk
Scott Lockwood, AEW, Inc.
Patrick Marcus, AEW, Inc.
Mattioli Cement Co., LLC

Docusign Envelope ID: 407E4A84-A657-88A3-830B-A8EF0ED833B0

Anderson, Eckstein & Westrick, Inc.

Detailed Payment

0160-0506

Description	2026 Concrete Pavement Repair Program
Payment Number	2
Pay Period	09/28/2026 to 10/25/2026
Prime Contractor	Mattioli Cement Co., LLC 6085 McGuire Rd. Fenton, MI 48430
Payment Status	Approved
Awarded Project Amount	$666,667.00
Authorized Amount	$666,667.00
Remarks	% Complete 87.0%

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
Section: 1 - Description										
0001	1027051	LSUM	$19,400.000	1.000	0.000	1.000	1.000	1.000	$0.00	$19,400.00
_: Bonds, Insurance and Initial Set-Up Expense (3% Max)										
0002	2040020	Ft	$20.000	100.000	36.300	0.000	36.300	36.300	$726.00	$726.00
Curb and Gutter, Rem										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0003	2040055	Syd	$15.000	100.000	61.800	10.800	72.600	72.600	$927.00	$1,089.00
Sidewalk, Rem										
0004	2047011	Syd	$15.000	150.000	19.700	0.000	19.700	19.700	$295.50	$295.50
_: Driveway, Conc, Rem										
0005	2057021	Cyd	$42.000	20.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Subgrade Undercutting, Modified										
0006	3060021	Cyd	$23.000	10.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Maintenance Gravel, LM										
0007	4030004	Ea	$520.000	15.000	3.000	9.000	12.000	12.000	$1,560.00	$6,240.00
Dr Structure Cover, Adj, Case 1, Modified										
0008	4030280	Ft	$265.000	24.000	1.000	8.000	9.000	9.000	$265.00	$2,385.00
Dr Structure, Adj, Add Depth										
0009	4030304	Ea	$195.000	20.000	1.000	7.000	8.000	8.000	$195.00	$1,560.00
Dr Structure, Tap, 4 inch										
0010	4030310	Ea	$600.000	2.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Dr Structure, Tap, 10 inch										
0011	4037050	Ea	$600.000	5.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Dr Structure Frame and Cover, Manhole										
0012	4037050	Ea	$675.000	10.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Dr Structure Frame and Cover, Storm Catch Basin										
0013	4037050	Ea	$1,000.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Dr Structure Trap, 10 inch										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0014	4037050	Ea	$1,000.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Dr Structure Trap, 12 inch										
0015	4037050	Ea	$610.000	5.000	1.000	7.000	8.000	8.000	$610.00	$4,880.00
_: External Structure Wrap, 12 inch										
0016	4037050	Ea	$775.000	10.000	0.000	2.000	2.000	2.000	$0.00	$1,550.00
_: External Structure Wrap, 18 inch										
0017	4047001	Ft	$19.000	250.000	134.000	402.000	536.000	536.000	$2,546.00	$10,184.00
_: Underdrain, Subgrade, 4 inch, Modified										
0018	6020207	Ft	$31.000	200.000	139.400	95.100	234.500	234.500	$4,321.40	$7,269.50
Joint, Expansion, E2										
0019	6030030	Ea	$7.000	5,300.000	986.000	1,271.000	2,257.000	2,257.000	$6,902.00	$15,799.00
Lane Tie, Epoxy Anchored										
0020	6030044	Syd	$60.000	5,250.000	2,424.100	3,268.700	5,692.800	5,692.800	$145,446.00	$341,568.00
Pavt Repr, Nonreinf Conc, 8 inch										
0021	6030046	Syd	$65.000	484.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Pavt Repr, Nonreinf Conc, 9 inch										
0022	6037001	Ft	$6.000	7,092.000	2,498.700	3,793.600	6,292.300	6,292.300	$14,992.20	$37,753.80
_: Full Depth Sawcutting through Existing Pavement, Sidewalk, Driveway or Curb										
0023	6037001	Ft	$40.000	99.000	0.000	12.600	12.600	12.600	$0.00	$504.00
_: Joint, Expansion, Erg, Modified										
0024	6037011	Syd	$15.000	5,750.000	2,424.100	3,268.700	5,692.800	5,692.800	$36,361.50	$85,392.00
_: Pavt Repr, Rem, Modified										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0025	8010005	Syd	$59.000	150.000	19.700	0.000	19.700	19.700	$1,162.30	$1,162.30
Driveway, Nonreinf Conc, 6 inch										
0026	8020038	Ft	$40.000	100.000	36.300	0.000	36.300	36.300	$1,452.00	$1,452.00
Curb and Gutter, Conc, Det F4										
0027	8030010	Ft	$66.000	100.000	5.000	15.000	20.000	20.000	$330.00	$1,320.00
Detectable Warning Surface										
0028	8030044	Sft	$7.500	500.000	446.100	0.000	446.100	446.100	$3,345.75	$3,345.75
Sidewalk, Conc, 4 inch										
0029	8030046	Sft	$7.900	100.000	602.600	0.000	602.600	602.600	$4,760.54	$4,760.54
Sidewalk, Conc, 6 inch										
0030	8037010	Sft	$9.000	300.000	30.200	97.100	127.300	127.300	$271.80	$1,145.70
_: Sidewalk Ramp, Conc, 8 inch										
0031	8127051	LSUM	$30,000.000	1.000	0.000	0.500	0.500	0.500	$0.00	$15,000.00
_: Traffic Control and Maintenance										
0032	8167011	Syd	$4.000	200.000	254.800	0.000	254.800	254.800	$1,019.20	$1,019.20
_: Surface Restoration, Seeding										
0040	1027051	LSUM	$8,875.000	1.000	0.000	1.000	1.000	1.000	$0.00	$8,875.00
_: Scarf and Patch Concrete (Spray Patch)										
0050	1027051	LSUM	$5,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$5,000.00
_: Concrete Pad, Ghesquire Park, 4 inch										
								Section Totals:	$227,489.19	$579,676.29
								Total Payments:	$227,489.19	$579,676.29

Time Charges

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Number of working days - 120	120.0 Days	120.0 Days	0.0 Days	$0.00	0.0 Days	120.0 Days	$0.00
						Total Damages:	$0.00

Summary

Current Approved Work:	$227,489.19	**Approved Work To Date:**	$579,676.29
Current Stockpile Advancement:	$0.00	**Stockpile Advancement To Date:**	$0.00
Current Stockpile Recovery:	$0.00	**Stockpile Recovery To Date:**	$0.00
Current Retainage:	$0.00	**Retainage To Date:**	$33,333.35
Current Retainage Released:	$0.00	**Retainage Released To Date:**	$0.00
Current Liquidated Damages:	$0.00	**Liquidated Damages To Date:**	$0.00
Current Adjustment:	$0.00	**Adjustments To Date:**	$0.00
Current Payment:	$227,489.19	**Payments To Date:**	$546,342.94
Previous Payment:	$318,853.75	**Previous Payments To Date:**	$318,853.75

I certify the items included on this report constitute my estimate of work completed and due the contractor as of the date of this document.

Signed by:
Ross T. Wilberding
2C5B21CECB0242B...

10/29/2026

Ross T. Wilberding

Docusign Envelope ID: F76E8867-24F4-83EB-81AF-1614245853F0

ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS · SURVEYORS · ARCHITECTS
Shelby Township · Roseville · Livonia
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RECEIVED
NOV 04 2026
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

October 21, 2026

Steven Schmidt, Controller
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, Michigan 48236-2397

Reference: Payment Invoice 06
Doyle Ct & Lee Ct Water Main Replacement
City of Grosse Pointe Woods
AEW Project No. 0160-0497

Dear Mr. Schmidt:

Enclosed please find Construction Payment Invoice No. 06 for the above-referenced project. For work performed through October 18, 2026, we recommend issuing payment for the ***Current Payment Amount (see Page 13)*** in the amount of ***$14,056.78*** to Fontana Construction, Inc., 6340 Sims Drive, Sterling Heights, MI 48313

If you have questions or require additional information, please contact our office.

Sincerely,

PO 49468
#592-537-977.300
ok - JK
SS

Signed by:
Ross T. Wilberding
205B23CECB0242B...

Ross T. Wilberding, PE
Project Manager

cc: Jim Kowalski, Director of Public Services
Jeanne Duffy, Grosse Pointe Woods
Susan Como, City Manager
Scott Lockwood, AEW, Inc.
Paul Antolin, City Clerk
Frank Gianetti, Fontana Construction, Inc.

Docusign Envelope ID: F76E8867-24F4-83EB-81AF-1614245853F0

Anderson, Eckstein & Westrick, Inc.

Detailed Payment

0160-0497

Description	Doyle Ct & Lee Ct Water Main Replacement
Payment Number	6
Pay Period	09/28/2026 to 10/18/2026
Prime Contractor	Fontana Construction, Inc. 6340 Sims Drive Sterling Heights, MI 48313
Payment Status	Approved
Awarded Project Amount	$499,570.50
Authorized Amount	$499,570.50

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
Section: 1 - Lee Ct										
0007	2030011	Ea	$500.000	1.000	0.000	2.000	2.000	2.000	$0.00	$1,000.00
Dr Structure, Rem										
0009	2030015	Ft	$25.000	22.000	0.000	22.000	22.000	22.000	$0.00	$550.00
Sewer, Rem, Less than 24 inch										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0011	2040020	Ft	$20.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Curb and Gutter, Rem										
0013	2040050	Syd	$17.000	750.000	109.150	1,065.660	1,174.810	1,174.810	$1,855.55	$19,971.77
Pavt, Rem										
0015	2040055	Syd	$15.000	76.000	0.000	85.600	85.600	85.600	$0.00	$1,284.00
Sidewalk, Rem										
0017	2047011	Syd	$15.000	88.000	0.000	108.900	108.900	108.900	$0.00	$1,633.50
_: Driveway, Rem										
0019	2057002	Sta	$1,000.000	2.000	0.000	3.000	3.000	3.000	$0.00	$3,000.00
_: Station Grading										
0020	2057021	Cyd	$42.000	20.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Subgrade Undercutting, Modified										
0021	2057021	Cyd	$19.000	5.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Subgrade Undercutting, Special										
0024	2080020	Ea	$100.000	2.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Erosion Control, Inlet Protection, Fabric Drop										
0026	3020020	Syd	$17.000	795.000	109.150	1,019.560	1,128.710	1,128.710	$1,855.55	$19,188.07
Aggregate Base, 8 inch										
0028	3060020	Ton	$25.000	200.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Maintenance Gravel										
0030	4020987	Ft	$100.000	22.000	0.000	36.000	36.000	36.000	$0.00	$3,600.00
Sewer, Cl IV, 12 inch, Tr Det B										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0031	4027050	Ea	$750.000	2.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: External Structure Wrap, 18 inch										
0034	4030200	Ea	$2,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$2,000.00
Dr Structure, 24 inch dia										
0035	4030210	Ea	$4,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$4,000.00
Dr Structure, 48 inch dia										
0036	4030280	Ft	$100.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Dr Structure, Adj, Add Depth										
0037	4037050	Ea	$800.000	2.000	0.000	2.000	2.000	2.000	$0.00	$1,600.00
_: Catch Basin Cover, Restricted, GPW										
0038	4037050	Ea	$800.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Combined Manhole Cover, GPW										
0039	4037050	Ea	$500.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Dr Structure, Trap, 10 inch										
0040	4040071	Ft	$20.000	410.000	0.000	653.000	653.000	653.000	$0.00	$13,060.00
Underdrain, Subgrade, 4 inch										
0041	5010005	Syd	$15.000	48.000	46.160	46.100	92.260	92.260	$692.40	$1,383.90
HMA Surface, Rem										
0043	5010025	Ton	$300.000	4.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Hand Patching										
0044	5012025	Ton	$400.000	8.000	0.000	0.000	0.000	0.000	$0.00	$0.00
HMA, 4EML										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0045	5012037	Ton	$400.000	5.000	0.000	0.000	0.000	0.000	$0.00	$0.00
HMA, 5EML										
0046	6020164	Syd	$84.000	750.000	114.920	1,019.560	1,134.480	1,134.480	$9,653.28	$95,296.32
Conc Pavt with Integral Curb, Nonreinf, 8 inch										
0048	6020207	Ft	$25.000	45.000	0.000	47.600	47.600	47.600	$0.00	$1,190.00
Joint, Expansion, E2										
0050	6030030	Ea	$6.000	25.000	0.000	175.000	175.000	175.000	$0.00	$1,050.00
Lane Tie, Epoxy Anchored										
0052	8017011	Syd	$70.000	91.000	0.000	108.900	108.900	108.900	$0.00	$7,623.00
_: Driveway, Nonreinf Conc, 6 inch, Modified										
0055	8020035	Ft	$3.000	10.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Curb and Gutter, Conc, Det F1										
0056	8030010	Ft	$45.000	10.000	0.000	5.000	5.000	5.000	$0.00	$225.00
Detectable Warning Surface										
0058	8030030	Ft	$30.000	11.000	0.000	22.500	22.500	22.500	$0.00	$675.00
Curb Ramp Opening, Conc										
0060	8030044	Sft	$7.000	529.000	0.000	610.900	610.900	610.900	$0.00	$4,276.30
Sidewalk, Conc, 4 inch										
0062	8030046	Sft	$7.500	54.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Sidewalk, Conc, 6 inch										
0064	8032001	Sft	$8.000	112.000	0.000	110.000	110.000	110.000	$0.00	$880.00
Curb Ramp, Conc, 4 inch										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0066	8037010	Sft	$9.000	85.000	0.000	50.000	50.000	50.000	$0.00	$450.00
_: Curb Ramp , Conc, 8 inch										
0068	8127051	LSUM	$5,000.000	1.000	0.000	1.500	1.500	1.500	$0.00	$7,500.00
_: Traffic Control, Lee Ct and Vernier Rd										
0070	8157050	Ea	$750.000	4.000	0.000	5.000	5.000	5.000	$0.00	$3,750.00
_: Proposed Trees										
0072	8160055	Syd	$8.000	270.000	0.000	354.200	354.200	354.200	$0.00	$2,833.60
Sodding										
0074	8160061	Syd	$8.000	270.000	0.000	354.200	354.200	354.200	$0.00	$2,833.60
Topsoil Surface, Furn, 3 inch										
0077	8167001	Ft	$1.000	200.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Staking First Row of Sod										
0078	8167001	Ft	$1.000	50.000	0.000	103.000	103.000	103.000	$0.00	$103.00
_: Irrigation Pipe										
0081	8167050	Ea	$20.000	15.000	0.000	15.000	15.000	15.000	$0.00	$300.00
_: Sprinkler Head										
0083	8217050	Ea	$8,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$8,000.00
_: Fire Hydrant Assembly										
0085	8230062	Ea	$2,200.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Gate Valve, 8 inch										
0087	8230076	Ea	$750.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Gate Well, Rem										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0089	8230091	Ea	$500.000	1.000	0.000	1.000	1.000	1.000	$0.00	$500.00
Hydrant, Rem										
0092	8230155	Ft	$150.000	10.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Water Main, DI, 8 inch, Tr Det F										
0094	8230156	Ft	$150.000	145.000	0.000	3.500	3.500	3.500	$0.00	$525.00
Water Main, DI, 8 inch, Tr Det G										
0097	8230360	Ea	$3,500.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Gate Well, 60 inch dia										
0101	8237001	Ft	$150.000	124.000	0.000	276.500	276.500	276.500	$0.00	$41,475.00
_: Water Main, HDPE, DR 11, 8 inch, Pipe Burst										
0102	8237001	Ft	$20.000	111.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Water Main, Remove										
0105	8237050	Ea	$800.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Gate Well Cover, GPW										
0106	8237050	Ea	$5,000.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Water Serv, Special										
0107	8237050	Ea	$3,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$3,000.00
_: Water Main Connection, 6 inch										
0108	8237050	Ea	$1.000	15.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Sprinkler Head, Adj										
0109	8237050	Ea	$1,400.000	4.000	0.000	4.000	4.000	4.000	$0.00	$5,600.00
_: Water Serv, Extend, Modified										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0110	8237050	Ea	$1,400.000	7.000	0.000	7.000	7.000	7.000	$0.00	$9,800.00
_: Water Serv, Modified										
0119	8237051	LSUM	$10,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$10,000.00
_: Temporary Water Service, Lee Ct										
								Section Totals:	$14,056.78	$280,157.06
Section: 2 - Doyle Ct										
0008	2030011	Ea	$500.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Dr Structure, Rem										
0010	2030015	Ft	$25.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Sewer, Rem, Less than 24 inch										
0012	2040020	Ft	$20.000	24.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Curb and Gutter, Rem										
0014	2040050	Syd	$17.000	189.000	0.000	280.300	280.300	280.300	$0.00	$4,765.10
Pavt, Rem										
0016	2040055	Syd	$15.000	113.000	0.000	67.900	67.900	67.900	$0.00	$1,018.50
Sidewalk, Rem										
0018	2047011	Syd	$15.000	36.000	0.000	37.000	37.000	37.000	$0.00	$555.00
_: Driveway, Rem										
0022	2057021	Cyd	$42.000	40.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Subgrade Undercutting, Modified										
0023	2057021	Cyd	$19.000	2.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Subgrade Undercutting, Special										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0025	2080020	Ea	$100.000	5.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Erosion Control, Inlet Protection, Fabric Drop										
0027	3020020	Syd	$17.000	209.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Aggregate Base, 8 inch										
0029	3060020	Ton	$25.000	100.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Maintenance Gravel										
0042	5010005	Syd	$15.000	12.000	0.000	0.000	0.000	0.000	$0.00	$0.00
HMA Surface, Rem										
0047	6020164	Syd	$84.000	190.000	0.000	280.300	280.300	280.300	$0.00	$23,545.20
Conc Pavt with Integral Curb, Nonreinf, 8 inch										
0049	6020207	Ft	$25.000	10.000	0.000	12.600	12.600	12.600	$0.00	$315.00
Joint, Expansion, E2										
0051	6030030	Ea	$6.000	100.000	0.000	68.000	68.000	68.000	$0.00	$408.00
Lane Tie, Epoxy Anchored										
0053	8017011	Syd	$70.000	36.000	0.000	37.000	37.000	37.000	$0.00	$2,590.00
_: Driveway, Nonreinf Conc, 6 inch, Modified										
0054	8020035	Ft	$3.000	10.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Curb and Gutter, Conc, Det F1										
0057	8030010	Ft	$45.000	15.000	0.000	15.000	15.000	15.000	$0.00	$675.00
Detectable Warning Surface										
0059	8030030	Ft	$30.000	18.000	0.000	18.500	18.500	18.500	$0.00	$555.00
Curb Ramp Opening, Conc										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0061	8030044	Sft	$7.000	760.000	0.000	516.000	516.000	516.000	$0.00	$3,612.00
Sidewalk, Conc, 4 inch										
0063	8030046	Sft	$7.500	65.000	0.000	33.000	33.000	33.000	$0.00	$247.50
Sidewalk, Conc, 6 inch										
0065	8032001	Sft	$8.000	200.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Curb Ramp, Conc, 4 inch										
0067	8037010	Sft	$9.000	100.000	0.000	62.500	62.500	62.500	$0.00	$562.50
_: Curb Ramp , Conc, 8 inch										
0069	8127051	LSUM	$5,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$5,000.00
_: Traffic Control, Doyle Ct and Fairford Rd										
0071	8157050	Ea	$750.000	1.000	0.000	4.000	4.000	4.000	$0.00	$3,000.00
_: Proposed Trees										
0073	8160055	Syd	$8.000	360.000	0.000	281.600	281.600	281.600	$0.00	$2,252.80
Sodding										
0075	8160061	Syd	$8.000	360.000	0.000	281.600	281.600	281.600	$0.00	$2,252.80
Topsoil Surface, Furn, 3 inch										
0079	8167001	Ft	$1.000	100.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Staking First Row of Sod										
0080	8167001	Ft	$1.000	20.000	0.000	295.000	295.000	295.000	$0.00	$295.00
_: Irrigation Pipe										
0082	8167050	Ea	$20.000	15.000	0.000	31.000	31.000	31.000	$0.00	$620.00
_: Sprinkler Head										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0084	8217050	Ea	$8,000.000	2.000	0.000	2.000	2.000	2.000	$0.00	$16,000.00
_: Fire Hydrant Assembly										
0086	8230062	Ea	$2,200.000	1.000	0.000	1.000	1.000	1.000	$0.00	$2,200.00
Gate Valve, 8 inch										
0088	8230076	Ea	$750.000	1.000	0.000	1.000	1.000	1.000	$0.00	$750.00
Gate Well, Rem										
0090	8230091	Ea	$500.000	2.000	0.000	2.000	2.000	2.000	$0.00	$1,000.00
Hydrant, Rem										
0093	8230155	Ft	$150.000	27.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Water Main, DI, 8 inch, Tr Det F										
0095	8230156	Ft	$150.000	113.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Water Main, DI, 8 inch, Tr Det G										
0098	8230360	Ea	$3,500.000	1.000	0.000	1.000	1.000	1.000	$0.00	$3,500.00
Gate Well, 60 inch dia										
0103	8237001	Ft	$150.000	387.000	0.000	535.500	535.500	535.500	$0.00	$80,325.00
_: Water Main, HDPE, DR 11, 8 inch, Pipe Burst										
0104	8237001	Ft	$20.000	158.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Water Main, Remove										
0111	8237050	Ea	$800.000	1.000	0.000	1.000	1.000	1.000	$0.00	$800.00
_: Gate Well Cover, GPW										
0112	8237050	Ea	$5,000.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Water Serv, Special										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0113	8237050	Ea	$1.000	15.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Sprinkler Head, Adj										
0114	8237050	Ea	$1,400.000	4.000	0.000	4.000	4.000	4.000	$0.00	$5,600.00
_: Water Serv, Extend, Modified										
0117	8237050	Ea	$1,400.000	10.000	0.000	10.000	10.000	10.000	$0.00	$14,000.00
_: Water Serv, Modified										
0118	8237050	Ea	$3,500.000	1.000	0.000	1.000	1.000	1.000	$0.00	$3,500.00
_: Water Main, Connection, 12 Inch										
0120	8237051	LSUM	$10,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$10,000.00
_: Temporary Water Service, Doyle Ct										
								Section Totals:	$0.00	$189,944.40
Section: 3 - General										
0001	1027051	LSUM	$1,500.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Reimbursable Permit Fees										
0002	1027051	LSUM	$1,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$1,000.00
_: Audio Visual Record of Construction Area										
0003	1100001	LSUM	$25,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$25,000.00
Mobilization, Max										
0004	2020002	Ea	$3,000.000	3.000	0.000	5.000	5.000	5.000	$0.00	$15,000.00
Tree, Rem, 19 inch to 36 inch										
0005	2020003	Ea	$4,000.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Tree, Rem, 37 inch or Larger										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0006	2020004	Ea	$1,000.000	2.000	0.000	2.000	2.000	2.000	$0.00	$2,000.00
Tree, Rem, 6 inch to 18 inch										
0032	4030005	Ea	$500.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Dr Structure Cover, Adj, Case 1										
0033	4030006	Ea	$500.000	1.000	0.000	2.000	2.000	2.000	$0.00	$1,000.00
Dr Structure Cover, Adj, Case 2										
0076	8160090	Unit	$100.000	5.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Water, Sodding/Seeding										
0091	8230132	Ea	$500.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Water Main, 8 inch, Cut and Plug										
0096	8230245	Ea	$2,000.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Water Serv, Long										
0099	8230421	Ea	$500.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Water Shutoff, Adj, Case 1										
0100	8230422	Ea	$500.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Water Shutoff, Adj, Case 2										
0115	8237050	Ea	$250.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Gate Well Cover, Adj, Case 1										
0116	8237050	Ea	$250.000	1.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Gate Well Cover, Adj, Case 2										
0121	8237051	LSUM	$1,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$1,000.00
_: Water Main, Abandon										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0122	8507051	LSUM	$1,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$1,000.00
_: Rubbish Pickup										
								Section Totals:	$0.00	$46,000.00
								Total Payments:	$14,056.78	$516,101.46

Summary

Current Approved Work:	$14,056.78	**Approved Work To Date:**	$516,101.46
Current Stockpile Advancement:	$0.00	**Stockpile Advancement To Date:**	$0.00
Current Stockpile Recovery:	$0.00	**Stockpile Recovery To Date:**	$0.00
Current Retainage:	$0.00	**Retainage To Date:**	$24,978.53
Current Retainage Released:	$0.00	**Retainage Released To Date:**	$0.00
Current Liquidated Damages:	$0.00	**Liquidated Damages To Date:**	$0.00
Current Adjustment:	$0.00	**Adjustments To Date:**	$0.00
Current Payment:	$14,056.78	**Payments To Date:**	$491,122.93
Previous Payment:	$18,740.80	**Previous Payments To Date:**	$477,066.15

I certify the items included on this report constitute my estimate of work completed and due the contractor as of the date of this document.

Signed by:
Ross T. Wilberding
205B23CECR0242B...

Ross T. Wilberding 10/21/2026

MCKENNA

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
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RECEIVED
NOV 04 2026
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

October 16, 2026

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

Invoice No: 21849 - 126

Project 21849 Grosse Pointe Woods Building Services

Professional Services from September 01, 2026 to September 30, 2026

Building Department Services - 85% of Revenue

Contract Amount

Number of Permit Revenue	66,107.25		
Fee Each	.85		
Total Fee	56,191.16		
	Total Fee		**$56,191.16**
Vehicle Credit		(500.00)	
Total			**($500.00)**

General Zoning/Administration

General Zoning/Administration professional services.

	Hours	**Amount**
Vice President	12.75	
Total		**0.00**
	Invoice Total	**$55,691.16**

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

$58

101-371-818.000

MCKENNA

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235 East Main Street
Suite 105
Northville, Michigan 48167

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RECEIVED
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CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

October 16, 2026
Invoice No: 22-064 - 59

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

Project 22-064 Grosse Pointe Woods Planning Services

Professional Services from September 01, 2026 to September 30, 2026

Professional Hourly Services

	Hours	Rate	Amount
Vice President			
	4.00	135.00	540.00
Conduct office hours on September 29, 2026.			
	2.00	135.00	270.00
Prepare and attend the City Council meeting on September 21, 2026.			
	1.00	135.00	135.00
Prepare and attend the City Council meeting on September 14, 2026.			
	3.00	135.00	405.00
Prepare and attend the Planning Commission meeting on September 22, 2026.			
Total			**$1,350.00**

REVIEW SERVICES

19961 Norton Ct. - Variance 1

Flat Fee $200

$200.00

20485 Mack (Peach Lab)-Special Land U. 1

Flat Fee $700

$700.00

20485 Mack (Peach Lab) - Site Plan 1

Flat Fee $800

$800.00

Project	22-064	Grosse Pointe Woods Planning Services		Invoice	59
	2026 SIGN Reviews	**Hours**	**Rate**	**Amount**	
Assistant Planner		1.00	85.00	85.00	
	Conduct sign review for 19619 Mack Avenue (Little Caesars).				
	Total				**$85.00**
			Invoice Total		**$3,135.00**

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

8C
101-441-818.000
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MCKENNA

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

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F 248.596.0930
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CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

October 22, 2026

Invoice No: 25-030 - 16

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

Project 25-030 Grosse Pointe Woods MSHDA Zoning Ordinance Update

Professional Services from September 01, 2026 to September 30, 2026

Professional Services

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

Step 1: Technical Review and Proposed Table Of Contents

Step 2: First Planning Commission Meeting

Step 3: Zoning Ordinance First Draft

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

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

Step 6: Adoption Process

Contract Amount

Total Fee	50,000.00			
Percent Complete	90.00	Total Earned	45,000.00	
		Previous Fee Billing	38,000.00	
		Total Fee		**$7,000.00**
			Invoice Total	**$7,000.00**

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

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SS

RECEIVED
NOV 04 2026
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

Tomlinson & McGrail, PLLC

INVOICE

22600 Hall Road, Ste. 102
Clinton Township, MI 48036

Invoice # 501
Date: 11/02/2026
Due On: 12/02/2026

City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

00008-City of Grosse Pointe Woods

Prosecutions

Type	Date	Notes	Quantity	Rate	Total
Service	10/02/2026	Rec and Rev email from Plante Moran re: audit letter; Prepare audit letter; Reply email	1.00	$155.00	$155.00
Service	10/02/2026	Rec and Rev corresp from court	0.20	$155.00	$31.00
Service	10/02/2026	P v Mok - Rec and Rev email w/ incident report and audio requesting S/C; (2) reply emails	1.00	$155.00	$155.00
Service	10/05/2026	P v Mok - Rec and Rev email from Adams	0.20	$155.00	$31.00
Service	10/05/2026	Rec and rev text from D's atty.; Reply text	0.20	$155.00	$31.00
Service	10/07/2026	Prepare and attend municipal prosecutions	2.20	$155.00	$341.00
Service	10/08/2026	P v Bockensette - Rec and Rev email w/ Demand for Discovery; Email DPS	0.30	$155.00	$46.50
Service	10/13/2026	P v Bockenstatte - Rec and Rev email from DPS	0.20	$155.00	$31.00
Service	10/13/2026	P v Mok - Rec and Rev (3) emails from DPS; (2) reply emails	0.40	$155.00	$62.00
Service	10/13/2026	P v Goralczyk - Rec and Rev email from DPS; Review incident report	0.30	$155.00	$46.50
Service	10/14/2026	P v Price - Rec and Rev email w/ incident report and video w/ request for S/C; Reply email	0.70	$155.00	$108.50
Service	10/19/2026	P v Bockensette - Rec and Review discovery response with videos and audio	1.00	$155.00	$155.00
Service	10/21/2026	Prepare and attend municipal prosecutions	2.20	$155.00	$341.00
Service	10/26/2026	P v Darnell - Rec and Rev email w/ incident report and request for S/C; Reply email	0.60	$155.00	$93.00
Service	10/28/2026	Prepare and attend municipal prosecutions	2.20	$155.00	$341.00

Service	10/29/2026	P v Kim - Rec and Rev email w/ Demand for Discovery; Email DPS	0.30	$155.00	$46.50
Service	10/30/2026	P v Jayakar - Rec and Rev incident report w/ request for S/C; Reply email	0.50	$155.00	$77.50
Service	10/30/2026	Rec and Rev email from court	0.20	$155.00	$31.00
Service	10/30/2026	P v Williams - Rec and Rev email w/ incident report and request for S/C; Reply email	0.50	$155.00	$77.50
Service	11/02/2026	Prepare and attend municipal prosecutions	2.30	$155.00	$356.50
				Total	**$2,557.50**

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
501	12/02/2026	$2,557.50	$0.00	$2,557.50
			Outstanding Balance	**$2,557.50**
			Total Amount Outstanding	**$2,557.50**

Please make all amounts payable to: Tomlinson & McGrail, PLLC

Please pay within 30 days.

101-266-801.100

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MCKENNA

Memorandum

TO: Honorable Mayor Bryant and City Council, City of Grosse Pointe Woods

FROM: Laura Mangan, Planner
(with attendance on November 9th by Jeremy Collins, Building Official)

SUBJECT: **20485 Mack Avenue: Special Land Use & Site Plan for a Fitness Studio (Peach Lab)**

DATE: November 5, 2026

PROJECT SUMMARY

The applicant, Nikolaos Moschouris, has submitted a special land use and site plan request for a fitness studio in the existing 3,243 square foot 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.

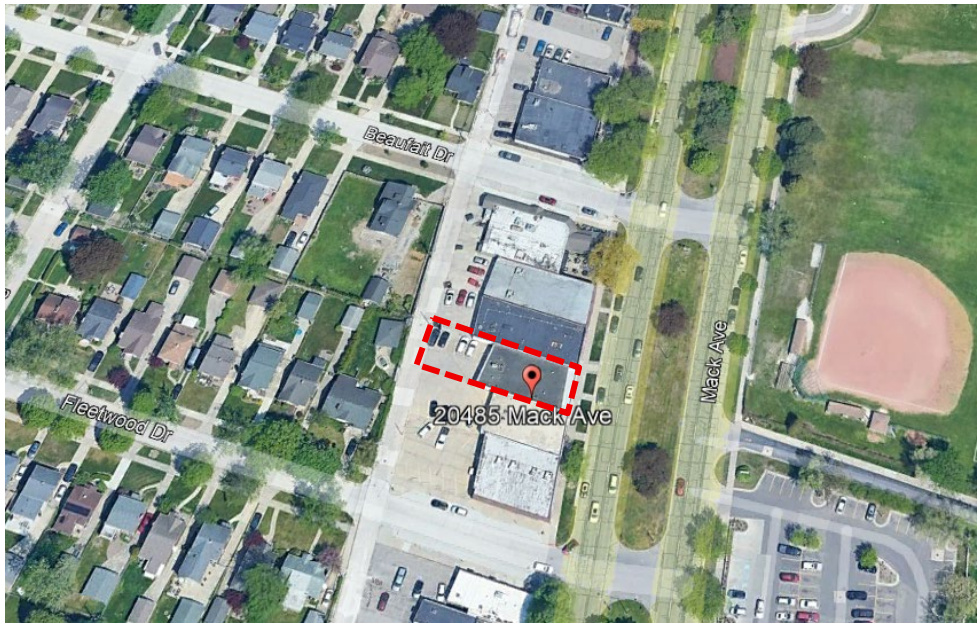
The applicant proposes hosting daily classes, with morning and evening classes on weekdays, and morning only classes Friday - Sunday. All classes will comply with the building's maximum occupancy of 18 individuals, with a maximum of two employees and 16 members on site at any given time.

Parking is supported by five dedicated spaces at the rear of the building and metered street parking on Mack Avenue.

Proposed exterior improvements are limited to business signage (which will be submitted in full detail at a later date), and exterior lighting at the rear of the building.

The site is located on Mack Avenue between Beaufait and Fleetwood Drives (shown in red) and is zoned the C, Commercial Business District.

Special Land Uses require a public hearing and consideration before the Planning Commission, followed by final review from City Council.



DETROIT
211 W. Fort Street
Suite 1310
Detroit, Michigan 48226

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PLANNING COMMISSION REVIEW & RECOMMENDATION

Special Land Use Review:

On October 27th the Commission held a public hearing on this application. No public comments were made.

The Commission then recommended **special land use approval** to Council, with the condition that site plan approval is also granted.

Site Plan Review:

On October 27th the Commission also reviewed the site plan. After discussion and finding that the parking is sufficient for the site, the Commission granted **site plan approval**, with the following conditions:

1. *A note is added to the site plan stating: "No signage is approved as part of this site plan; signage will be submitted under separate cover."*
2. *One of the rear dedicated parking spaces is converted into an ADA space.*

Both reviews for the Special Land Use and the Site Plan are enclosed.

City Attorney Walling was also present at the October 27th Planning Commission meeting and had **no objections or concerns** with this application.

REQUEST OF CITY COUNCIL

At the November 9th City Council meeting, it is recommended that the Council open and close the required public hearing and grant **special land use and site plan approval**, 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 will be limited to 18 individuals on site at any given time to ensure that traffic levels do not disturb the adjacent residential properties.*

C. ***No Anticipated Nuisance or Public Hazard.*** *The nature of the business (a fitness studio offering group workouts and an accessory juice bar for members) will not 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 fitness studio facility is consistent with the intent of the C, Commercial Business District to support local business development that benefits both residents and merchants.*

Special Land Use Review

1. HARMONY WITH THE MASTER PLAN

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 table below details the existing land use, current zoning and future land use designations.

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". The facility offers membership-based fitness classes, which may serve members of the community.

Location	Existing Land Uses	Zoning Districts	Future Land Use Designations
Subject Site	Vacant	C, Commercial Business	Corridor Mixed Use
North	Retail	C, Commercial Business	Corridor Mixed Use
South	Miscellaneous Business Establishment (off-ice training facility)	C, Commercial Business	Corridor Mixed Use
East	School (across Mack Avenue)	C.F., Community Facilities	Institutional
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 will not generate hazardous or disruptive levels of nuisance. The hours of operation are limited to the following (see next page):

Proposed Hours of Operation:		
Day of Week	**Morning Hours**	**Afternoon Hours**
Monday - Thursday	5:30 – 9:45 AM	4:30 – 6:30 PM
Friday	5:30 – 9:45 AM	Closed
Saturday and Sunday	7:15 – 9:30 AM	Closed

The applicant also proposes the limited accessory sale of juice drinks. These offerings are not anticipated to generate additional customer traffic beyond studio members.

The use will not to create hazardous or disruptive conditions for surrounding properties.

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 proposed business provides an opportunity for community recreation and fitness. The facility will occupy an existing storefront along Mack Avenue, which is designed to facilitate pedestrian traffic and a mix of commercial establishments and services. The windows and doors parallel to Mack Avenue are intended to remain unblinded and uncovered by glass advertising clings / decals. Activity inside will be visible from Mack Avenue, contributing to a positive street presence.

The existing building is also compliant with the dimensional standards of the C, Commercial Business District.

Ultimately, this facility may serve local residents and encourages orderly business development along Mack Avenue.

Site Plan Review

1. ZONING

The table 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	Retail	C, Commercial Business	Corridor Mixed Use
South	Miscellaneous Business Establishment (off-ice training facility)	C, Commercial Business	Corridor Mixed Use
East	School (across Mack Avenue)	C.F., Community Facilities	Institutional
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 the Special Land Use review in the previous section.

2. DIMENSIONAL REQUIREMENTS

Findings: Complies.
The table below details the required dimensional standards. No changes are proposed.

Standard Type	Requirement Details	Required	Existing / Proposed Condition	Notes
Min. Front Setback	No front yard is permitted where the use is specified in 50-4.9: Retail businesses.	0 ft.	0 ft.	Complies
Min. Side Setback	No side yard is required on the street side of corner lots.	0 ft.	0 ft.	Complies
Min. Rear Setback	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.	1 story, ~17 ft.	Complies

3. ARCHITECTURE & 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.

Findings: Complies.

The applicant does not propose any façade alterations. The existing light brick will be maintained, as well as both primary entrances adjacent to Mack Avenue. The "Please Use Other Door" labeling on the northernmost door will remain.

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

Per Section 50-5.3(H), there is not a specific definition and parking requirement for the proposed use of a limited class-based fitness studio. There are standards for a fitness/training center, however the proposed studio operation is not a traditional gym that is open to the public at all hours.

For this use, it is recommended that the portion of the parking standard from a fitness/training center that requires "one space for each two persons allowed within the maximum occupancy load as established by the building code" is applied (detailed below).

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.
0.5 spaces for each occupant, based on the maximum occupancy load (18 individuals are permitted onsite at any given time) **= 9 parking spaces required / 50%** **= 5 off-street spaces**	5 off-street parking spaces (behind the building)	34 parking spaces directly along Mack Avenue (11), Fleetwood (12), and Beaufait (11) Drives	39 parking spaces

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 applicant provides the necessary 5 off-street parking spaces required for their specific use. However, one of the five spaces provided in the rear of the building must be converted into ADA parking (there is adequate space at the rear to accommodate this).

The existing rear alley is sufficient for deliveries. The applicant has stated that there will be no large deliveries, and supplies will be delivered via Amazon couriers.

5. LANDSCAPING (SEC. 50-6.1)

Findings: Complies.

No additional landscaping or screening is proposed. The applicant will maintain the existing planters and vegetation.

6. LIGHTING

Exterior lighting must 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: Complies.

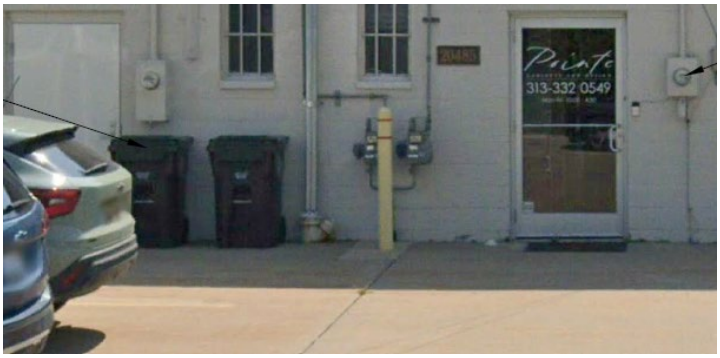
No changes to the exterior site lighting on the building's front façade are proposed (there are three existing wall-mounted fixtures which are Ordinance compliant). The applicant proposes installation of two fully shielded, downward directed, wallpack lighting fixtures at the building's rear.

7. TRASH RECEPTACLE

Trash receptacles must be screened with quality materials that complement the site and adjacent properties.

Findings: N/A.

The applicant proposes utilizing the existing trash bins outside of the building's rear entrance for waste disposal (see image). These are expected to meet the needs of the proposed use. No commercial dumpster is proposed at this location that would require screening.



8. SIGNS (CHAPTER 32 OF THE CODE OF ORDINANCES)

Findings: To be reviewed under separate cover.

The applicant proposes replacing the existing wall signage above the building's primary entrance with an approximately 3.5- by 9-foot sign. A note on sheet A2.0 states that the existing sign's dimensions will be verified in the field to ensure the replacement sign is the same size. No signage is approved as part of this application.

All exterior signage must be submitted under separate cover for administrative review and approval.

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

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 read 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

AFFIDAVIT OF PROPERTY OWNERS NOTIFIED

Re: 20485 Mack Avenue
300' Buffer

State of Michigan)
) ss.
County of Wayne)

I HEREBY CERTIFY that the notice of Hearing was duly mailed First Class Mail on 10/23/26 to the following property owners in accordance with the provisions of the 2017 City Code of Grosse Pointe Woods.

Paul P. Antolin, MiPMC
City Clerk

See attached document for complete list.

City of Grosse Pointe Woods, Michigan

Notice is hereby given that the Grosse Pointe Woods City Council, under the provisions of Public Act 110 of 2006, MCL 125.3101 as amended, and Grosse Pointe Woods City Code of 2022 Chapter 50, Article 7, Section 50-7.15, will hold a Public Hearing on Monday, November 9, 2026, at 7:00 p.m., at City Hall in the Council Chamber/Courtroom (20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236) for the purpose of considering a special land use (fitness studio, Peach Lab) at 20485 Mack Avenue. The subject site is zoned the C, Commercial Business District.

All interested persons are invited to attend and will be given the opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's Office at 20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236, or at cityclerk@gpwmi.us up to close of business preceding the hearing. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at (313) 343-2440 seven days prior to the meeting. The agenda and pertinent documents will be available at www.gpwmi.us.

For additional project information, contact the Building and Planning Department at (313) 343-2426 or e-mail: building@gpwmi.us.

Paul P. Antolin
City Clerk

20485 MACK AVE - 300 FT RADIUS

PARCEL NUMBER	PARCEL ADDRESS	OWNER	OWNER ADDRESS	CITY, STATE, ZIP
007 04 0012 000	20431 MACK AVE	EIRE MANAGEMENT LLC	41 FONTANA LN	GROSSE POINTE SHORES, MI 48236
		OCCUPANT	20431 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 02 1902 000	1878 BEAUFAIT DR	TOCCO, NICHOLAS	1878 BEAUFAIT DR	GROSSE POINTE WOODS, MI 48236
007 02 1899 000	20531 MACK AVE	FRANCES M FREDAL TRUSTEE OF THE	42327 LITTLE ROAD	CLINTON TOWNSHIP, MI 48036
		OCCUPANT	20531 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 03 0036 001	20455 MACK AVE	DICLEMENTE, ANTOINETTE	19481 BLACK OAK DR	MACOMB TOWNSHIP, MI 48044
		OCCUPANT	20455 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 03 0159 000	1883 FLEETWOOD DR	TEMPLE, RYAN & VANESSA	1883 FLEETWOOD DR	GROSSE POINTE WOODS, MI 48236
007 03 0156 000	1907 FLEETWOOD DR	WESTMEIER, ANNE & TED	1907 FLEETWOOD DR	GROSSE POINTE WOODS, MI 48236
007 03 0043 000	1868 FLEETWOOD DR	FRAZIER, TYRONE & MARY LOUISE	1868 FLEETWOOD DR	GROSSE POINTE WOODS, MI 48236
007 03 0160 000	1875 FLEETWOOD DR	WRONSKI, ALMA	1875 FLEETWOOD DR	GROSSE POINTE WOODS, MI 48236
007 03 0155 000	1915 FLEETWOOD DR	FORTUNATE, ANN MARIE	1915 FLEETWOOD DR	GROSSE POINTE WOODS, MI 48236
007 02 1898 000	20539 MACK AVE	GPW LEGACY GROUP LLC	42327 LITTLE ROAD	CLINTON TOWNSHIP, MI 48036
		OCCUPANT	20539 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 02 1989 000	20493 MACK AVE	KENLYN PROPERTIES GROSSE POINTE LLC	16152 MAPLEWOOD CT	NORTHVILLE, MI 48168
		OCCUPANT	20493 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 02 1985 000	1879 BEAUFAIT DR	ANDRZEJCZAK, KEVIN & DEBORAH	1879 BEAUFAIT DR	GROSSE POINTE WOODS, MI 48236
010 01 0099 000	20676 MACK AVE	GROSSE POINTE PUBLIC SCHOOL SYSTEM	20601 MORNINGSIDE	GROSSE POINTE WOODS, MI 48236
007 02 1986 002	20515 MACK AVE	20515 MACK LLC	20515 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 02 1904 000	1890 BEAUFAIT DR	KRAFT, KENNETH J & DEBORAH J	1890 BEAUFAIT DR	GROSSE POINTE WOODS, MI 48236
007 03 0037 001	20467 MACK AVE	SURFSIDE GROUP LLC	611 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	20467 MACK AVE	GROSSE POINTE WOODS, MI 48236
008 99 0002 000	20460 MACK AVE	BURBACH CORPORATION	305 W BIG BEAVER SUITE 200	TROY, MI 48084
		OCCUPANT	20460 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 03 0161 000	1865 FLEETWOOD DR	FLEETWOOD INVESTMENTS LLC	239 RIDGE RD	GROSSE POINTE FARMS, MI 48236
		OCCUPANT	1865 FLEETWOOD DR	GROSSE POINTE WOODS, MI 48236
007 04 0013 000	1854 LANCASTER ST	STEWART, PARRIS	1854 LANCASTER ST	GROSSE POINTE WOODS, MI 48236
007 03 0039 001	20481 MACK AVE	20481 MACK LLC	20710 MACK AVENUE	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	20481 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 02 1905 000	1906 BEAUFAIT DR	ONUSKO, TERESA & BRIAN R	1906 BEAUFAIT DR	GROSSE POINTE WOODS, MI 48236
007 04 0015 000	1874 LANCASTER ST	BORAWSKI, SEAN & TOMASI, MEGAN	1874 LANCASTER ST	GROSSE POINTE WOODS, MI 48236
007 03 0158 000	1891 FLEETWOOD DR	DONOVAN, CYNTHIA A	1891 FLEETWOOD DR	GROSSE POINTE WOODS, MI 48236
007 02 1987 002	20507 MACK AVE	20507 MACK LLC	20507 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 04 0014 000	1866 LANCASTER ST	PERRY, ANN	1866 LANCASTER ST	GROSSE POINTE WOODS, MI 48236
007 03 0041 001	20485 MACK AVE	EURS ASSOCIATES, LLC	1353 BISHOP ROAD	GROSSE POINTE PARK, MI 48230
		OCCUPANT	20485 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 02 1906 000	1914 BEAUFAIT DR	SCHOCK, STEPHEN & GRETCHEN	1914 BEAUFAIT DR	GROSSE POINTE WOODS, MI 48236
007 03 0044 000	1882 FLEETWOOD DR	STALLARD, NEIL A	1882 FLEETWOOD DR	GROSSE POINTE WOODS, MI 48236
008 99 0003 000	20475 SUNNINGDALE PARK	ST MICHAEL'S EPISCOPAL CHURCH	20475 SUNNINGDALE PARK	GROSSE POINTE WOODS, MI 48236
007 03 0033 000	20445 MACK AVE	PATANIS PROPERTIES LLC	64 WOODLAND SHORE DR	GROSSE POINTE SHORES, MI 48236
		OCCUPANT	20445 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 02 1901 000	20525 MACK AVE	GPW LEGACY GROUP LLC	42327 LITTLE ROAD	CLINTON TOWNSHIP, MI 48036
		OCCUPANT	20525 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 03 0157 000	1899 FLEETWOOD DR	SCHORE, PATRICIA A	1899 FLEETWOOD DR	GROSSE POINTE WOODS, MI 48236
007 03 0034 000	20447 MACK AVE	PATANIS PROPERTIES LLC	64 WOODLAND SHORE DR	GROSSE POINTE SHORES, MI 48236
		OCCUPANT	20447 MACK AVE	GROSSE POINTE WOODS, MI 48236

007 02 1986 001	20513 MACK AVE	ALFONSI, TONY	20513 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 03 0048 000	1914 FLEETWOOD DR	SMITH, JUAN & TIJUANA	1914 FLEETWOOD DR	GROSSE POINTE WOODS, MI 48236
007 03 0031 000	20439 MACK AVE	LEAD PROPERTY GROUP LLC	885 LAKE SHORE RD	GROSSE POINTE SHORES, MI 48236
		OCCUPANT	20439 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 03 0047 000	1906 FLEETWOOD DR	HOWEY, SUSAN M	1906 FLEETWOOD DR	GROSSE POINTE WOODS, MI 48236
007 02 1982 000	1907 BEAUFAIT DR	SMIGIELSKI-MCHENRY, JEFFREY	1907 BEAUFAIT DR	GROSSE POINTE WOODS, MI 48236
007 03 0046 000	1898 FLEETWOOD DR	JOHNSON, FLORETTA	1898 FLEETWOOD DR	GROSSE POINTE WOODS, MI 48236
007 03 0045 000	1890 FLEETWOOD DR	MILLER, ZACHARY & ANNA	1890 FLEETWOOD	GROSSE POINTE WOODS, MI 48236
007 03 0049 000	1922 FLEETWOOD DR	WEIDENTHALER, CAMERON	1922 FLEETWOOD DR	GROSSE POINTE WOODS, MI 48236
007 02 1981 000	1915 BEAUFAIT DR	HAYNES, BRUCE W	1915 BEAUFAIT DR	GROSSE POINTE WOODS, MI 48236
007 02 1984 000	1879 BEAUFAIT DR	ANDRZEJCZAK, KEVIN & DEBORAH	1879 BEAUFAIT DR	GROSSE POINTE WOODS, MI 48236
007 02 1983 000	1899 BEAUFAIT DR	ASCLEPIUS HOMES, LLC	102 MERRIWEATHER	GROSSE POINTE FARMS, MI 48236
		OCCUPANT	1899 BEAUFAIT DR	GROSSE POINTE WOODS, MI 48236
007 02 1979 003	1923 BEAUFAIT DR	ADAMS, JUDY L TRUST	1923 BEAUFAIT DR	GROSSE POINTE WOODS, MI 48236



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20485 Mack Avenue

RECEIVED
OCT 21 2026
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

AFFIDAVIT OF LEGAL PUBLICATION

Grosse Pointe News

16980 Kercheval Pl
Grosse Pointe, Michigan 48230
(313)882-3500

COUNTY OF WAYNE
STATE OF MICHIGAN, SS.

Melanie Mahoney
being duly sworn deposes and says that attached advertisement of

CITY OF GROSSE POINTE WOODS

was duly published in accordance with instructions, In the GROSSE POINTE NEWS on the following date: OCTOBER 22, 2026

#5 GPW 10/22 SPECIAL LAND USE 20485 MACK AVE

and knows well the facts stated herein, and that she is the Administrative Assistant of said newspaper.

Melanie Mahoney

Notary Public

MICHELLE MCEACHIN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires May 15, 2028
Acting in the County of Wayne

City of Grosse Pointe Woods, Michigan

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Grosse Pointe Woods City Council, under the provisions of Public Act 110 of 2006, MCL 125.3101 as amended, and Grosse Pointe Woods City Code of 2022 Chapter 50, Article 7, Section 50-7.15, will hold a Public Hearing on Monday, November 9, 2026, at 7:00 p.m., at City Hall in the Council Chamber/Courtroom (20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236) for the purpose of considering a special land use (fitness studio, Peach Lab) at 20485 Mack Avenue. The subject site is zoned the C, Commercial Business District.

All interested persons are invited to attend and will be given the opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's Office at 20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236, or at cityclerk@gpwmi.us up to close of business preceding the hearing. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at (313) 343-2440 seven days prior to the meeting. The agenda and pertinent documents will be available at www.gpwmi.us.

For additional project information, contact the Building and Planning Department at (313) 343-2426 or e-mail: building@gpwmi.us.

Paul P. Antolin
City Clerk

G.P.N.: 10/22/26

PEACH LAB - GROSSE POINTE WOODS

20485 MACK AVENUE, GROSSE POINTE WOODS, MI 48236

PROJECT TEAM

ARCHITECT
MARUSICH ARCHITECTURE
36880 WOODWARD AVENUE, SUITE 100,
BLOOMFIELD HILLS, MI 48304
T: 248.792.2949
E: JOHNM.MARUSICHARCHITECTURE@GMAIL.COM
PROJECT ARCHITECT: JOHN MARUSICH

OWNER:
MMD ACQUISITIONS LLC
NEW OWNER: NIKOLAOS MOSCHOURIS
876 HORACE BROWN DR
MADISON HEIGHTS, MI 48071
T: 313.580.2261
A: NIKO@MMDCO.COM

GENERAL CONTRACTOR:
TBD

PROJECT INFORMATION

Project Description:
Buildout of an existing facility into an exercise fitness center.

Site Data:

Zoning:	C - COMMERCIAL BUSINESS
Parcel ID:	007 03 0041 001
Legal Description:	WDW41A 42A LOTS 41 AND 42 EXCEPT THE ELY PART THEREOF MEASURING 11.04 FT ON THE SLY LINE OF LOT 41 AND 13.04 FT ON THE NLY LINE OF LOT 42 ARTHUR J SCULLYS EASTERN SUPER HIGHWAY SUB PC 183 393.577 611

Building Data:

Occupancy:	A-3
Construction Type:	III-B Unsprinkled
Building Sq. Ft.:	3,243 S.F. Gross Floor Area for Building Unit
Existing Height/Stories:	17' Height / 1 Story (Existing To Remain)
Occupant Load:	18 Occupants Total
Required Exits Per Sec. 1006:	2021 MBC

Building Code Review:

Building:	2021 MI BUILDING CODE
Energy:	2021 MI ENERGY CODE
Fire:	2015 INTERNATIONAL FIRE CODE
Mechanical:	2021 MI MECHANICAL CODE
Electrical:	2023 NEC + PART 8
Plumbing:	2021 MI PLUMBING CODE

SHEET INDEX

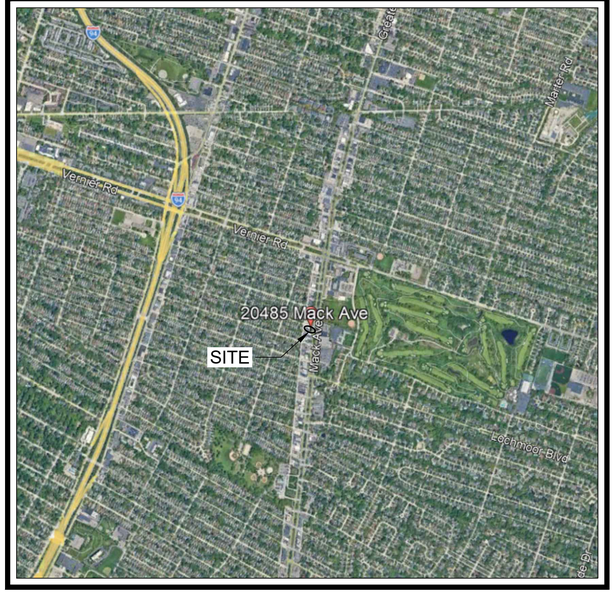
	SITE PLAN APPROVAL / SPECIAL LAND USE REV. 1 - 2026.09.03	SITE PLAN APPROVAL / SPECIAL LAND USE - 2026.08.28	OWNER REVIEW I - 2026.08.25	STUDY 1 - 2026.08.24	
				○	SHEET ISSUED
				△	REVISED
				●	SHEET REISSUED
General					
G1.0 COVER SHEET	●	●	●	○	
Site					
AS1.0 SITE PLAN	●	●	●	○	
AS1.1 PARCEL PLAN	●	●			
AS1.2 ZONING MAP	●	○			
Architectural					
A1.0 PROPOSED FLOOR PLAN	●	●	●	○	
A1.1 PROPOSED AREA PLAN	●	●	○		
A2.0 ELEVATIONS	●	○			
A3.0 EXTERIOR LIGHTING SPECS	●	○			

STATEMENT FROM SELECTED DESIGN PROFESSIONAL

THESE DOCUMENTS WERE PREPARED IN COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF THE PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS THAT ARE INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES ISSUED AND APPROVED CODE MODIFICATIONS AND/OR MUNICIPAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

N
4" = 1 MILE

VICINITY/LOCATION MAP



MARUSICH ARCHITECTURE

36880 WOODWARD AVENUE
BLOOMFIELD HILLS, MI 48304
SUITE 100

OFFICE: (248) 792-2949
CELL: (313) 482-0645

www.marusicharchitecture.com
johnm.marusicharchitecture@gmail.com

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THE IDEAS AND DESIGN CONCEPT EXPRESSED HERE IN AND THE GRAPHICALLY DISPLAYED ARRANGEMENT OF THIS DRAWING HAVE BEEN DEVELOPED FOR THE EXCLUSIVE USE OF THIS SPECIFIED PROJECT AND LOCATION. THE DRAWINGS ARE THE SOLE INTELLECTUAL PROPERTY OF THE ARCHITECT. ANY CONVEYANCE OR DISCLOSURE OF THE IDEAS OR DESIGN CONCEPTS OR THE USE OF THESE GRAPHICALLY DISPLAYED ARRANGEMENTS OR THEIR COMPONENTS SHALL BE AT THE DISCRETION OF AND ONLY THROUGH THE EXPRESSED WRITTEN CONSENT OF MARUSICH ARCHITECTURE LLC.

IN THE ABSENCE OF A WRITTEN AIA CONTRACT ACCEPTANCE AND/OR USE OF THESE DOCUMENTS BY THE OWNER/CLIENT OR HIS AGENTS SHALL CONSTITUTE TO BE BINDING CONTRACT BETWEEN THE OWNER/CLIENT AND THE ARCHITECT IN ACCORDANCE TO ALL CONDITIONS CONTAINED WITHIN AIA B151 AND B141 CONTRACTS. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED BY OR REPRESENTED BY THE DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF MARUSICH ARCHITECTURE LLC. AND THE SAME MAY NOT BE DUPLICATED, USED, TRANSFERRED, OR DISCLOSED TO ANY PERSON, FIRM, CORPORATION, OR AGENCY WITHOUT A WRITTEN CONTRACT OR WRITTEN CONSENT OF THE ARCHITECT AND MARUSICH ARCHITECTURE.

ALL DIMENSIONS ARE WRITTEN AND SHALL NOT BE SCALED OFF THE DRAWING.

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OWNER

MMD ACQUISITIONS LLC

NEW BUYER: NIKOLAOS MOSCHOURIS

876 HORACE BROWN DR,
MADISON HEIGHTS, MI 48071

PROJECT NAME

PEACH LAB - GROSSE POINTE WOODS

20485 MACK AVE.
GROSSE POINTE WOODS, MI 48236

PROJECT #	**26-81**
ISSUE DATE #	**2026.09.03**

REVISION HISTORY

STUDY 1	2026.08.24
OWNER REVIEW I	2026.08.25
SITE PLAN APPROVAL / SPECIAL LAND USE	2026.08.28
SITE PLAN APPROVAL / SPECIAL LAND USE REV. 1	2026.09.03

DRAWN BY:	**RC + MF**
CHECKED BY:	**JM**

SHEET CONTENTS

COVER SHEET

SEAL

STATE OF MICHIGAN
JOHN E. MARUSICH
License No. 1301035747
LICENSED ARCHITECT

8/27/2026

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

_____ DATE:___/___/2026

SHEET #

G1.0



1 SITE PLAN

1:20

MARUSICH ARCHITECTURE

36880 WOODWARD AVENUE
BLOOMFIELD HILLS, MI 48304
SUITE 100

OFFICE: (248) 792-2949
CELL: (313) 482-0645

www.marusicharchitecture.com
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OWNER

MMD ACQUISITIONS LLC

NEW BUYER: NIKOLAOS MOSCHOURIS

876 HORACE BROWN DR,
MADISON HEIGHTS, MI 48071

PROJECT NAME

PEACH LAB - GROSSE POINTE WOODS

20485 MACK AVE,
GROSSE POINTE WOODS, MI 48236

PROJECT #	26-81
ISSUE DATE #	2026.09.03

REVISION HISTORY

STUDY 1	2026.08.24
OWNER REVIEW I	2026.08.25
SITE PLAN APPROVAL / SPECIAL LAND USE	2026.08.28
SITE PLAN APPROVAL / SPECIAL LAND USE REV. 1	2026.09.03

DRAWN BY:	RC + MF
CHECKED BY:	JM

SHEET CONTENTS

SITE PLAN

SEAL

STATE OF MICHIGAN
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License No. 1301035747
LICENSED ARCHITECT

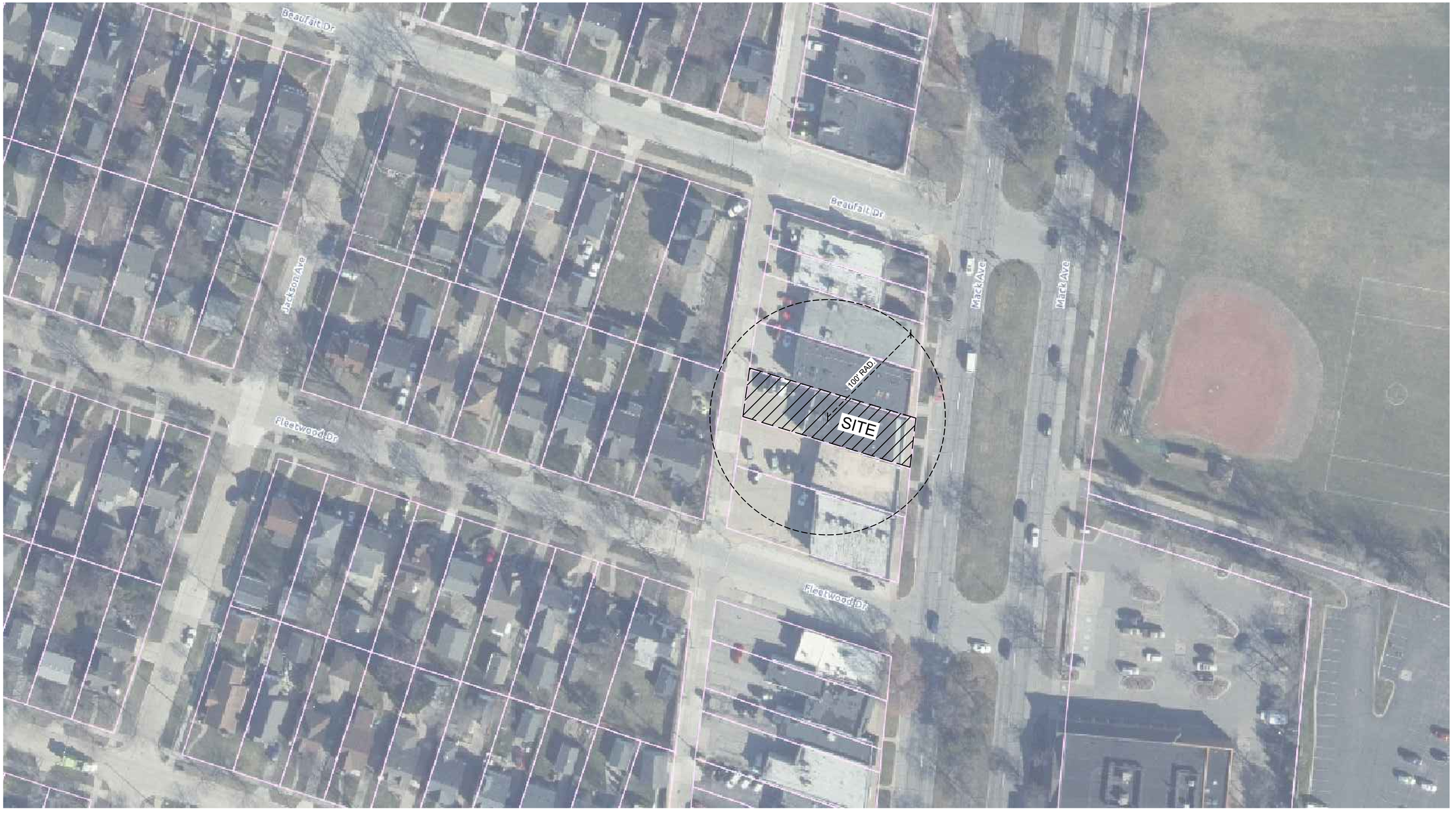
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_____ DATE:___/___/2026

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AS1.0



PER WAYNE COUNTY PARCEL VIEWER

1 PARCEL PLAN

NORTH

1:40

MARUSICH
ARCHITECTURE

36880 WOODWARD AVENUE
BLOOMFIELD HILLS, MI 48304
SUITE 100

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CHECKED BY:	JM

SHEET CONTENTS

PARCEL PLAN

SEAL

STATE OF MICHIGAN
JOHN E. MARUSICH
License No. 1301036747
REGISTERED ARCHITECT

8/27/2026

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

_____ DATE:___/___/2026

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AS1.1

SITE IS ZONED C - COMMERCIAL BUSINESS



PER GROSSE POINTE WOODS ZONING MAP

1 ZONING MAP

NORTH

1:60

MARUSICH ARCHITECTURE

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ZONING MAP

SEAL

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8/27/2026

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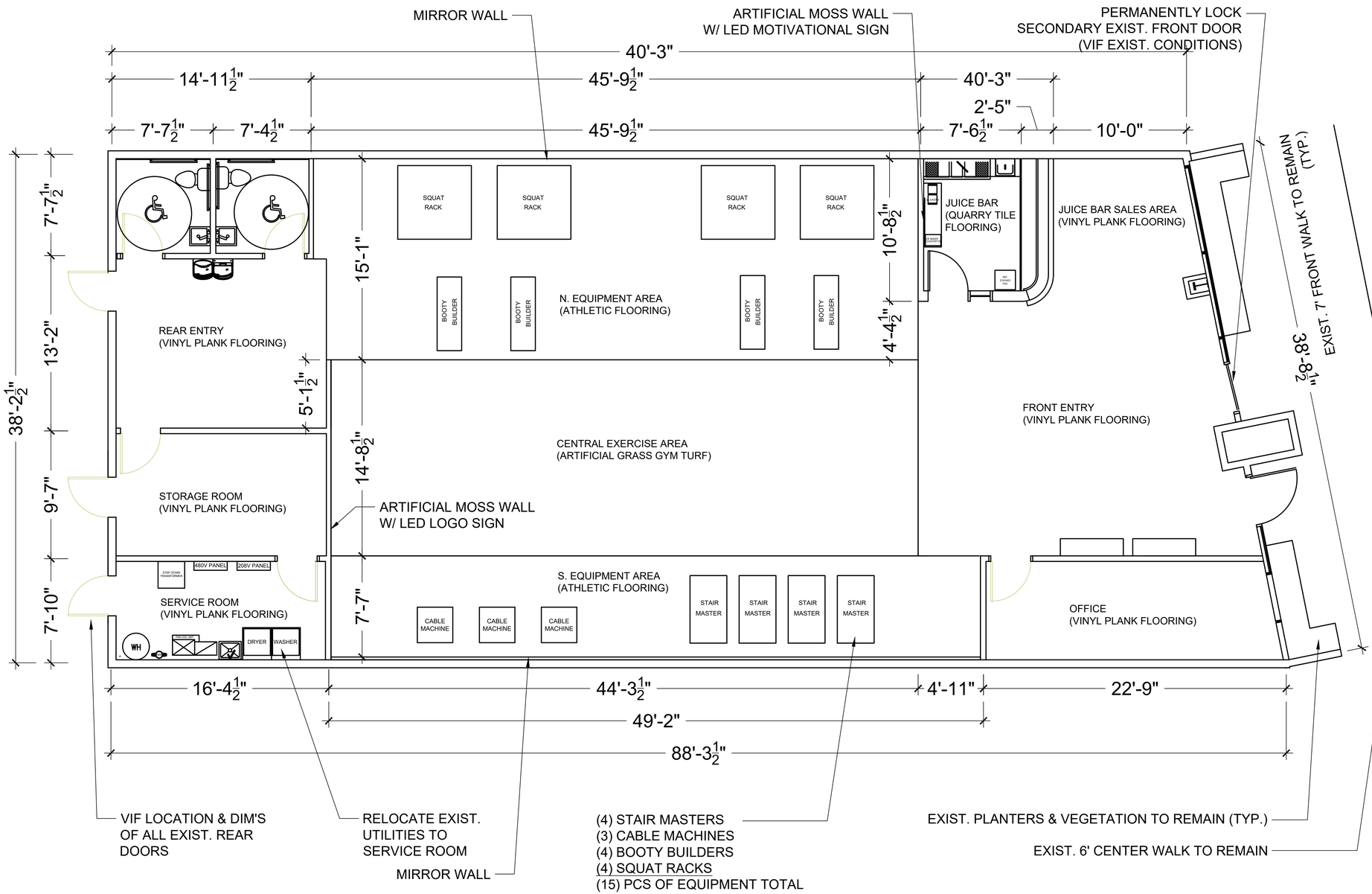
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SHEET #

AS1.2

VIF ALL EXIST. CONDITIONS & DIMENSIONS

EXIST. ALLEY & PARKING
IN REAR (5 SPACES)



1 PROPOSED FLOOR PLAN

NORTH

1/4"=1'

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CHECKED BY:	JM

SHEET CONTENTS

PROPOSED FLOOR PLAN

SEAL



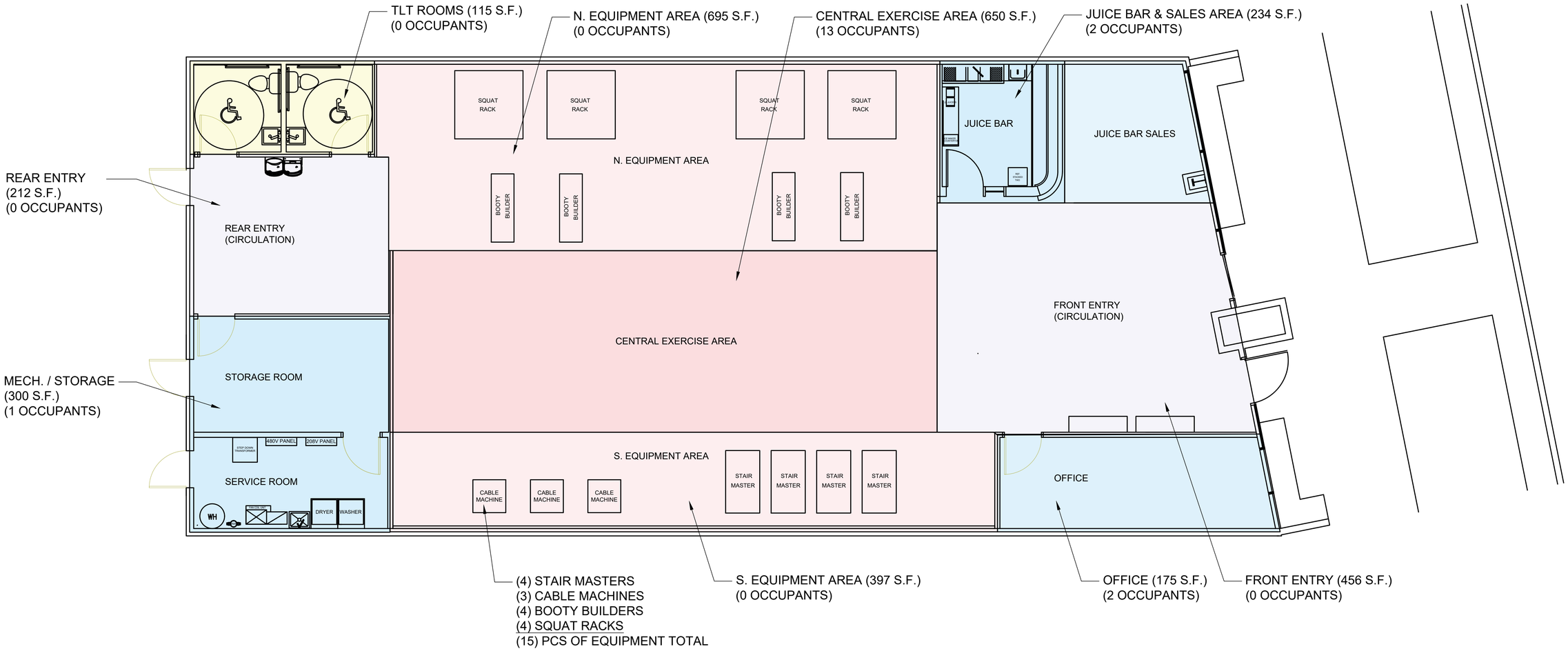
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_____ DATE:___/___/2026

SHEET #

A1.0

VIF ALL EXIST. CONDITIONS & DIMENSIONS



1 AREA PLAN

NORTH

1/4" = 1'-0"

OCCUPANCY (PER TABLE 1004.5)

LOCATION	USE	AREA	FACTOR: SF/PERSON	SUBTOTAL
CENTER EXERCISE AREA	EXERCISE ROOMS	650 SF	1/50 GROSS	13
JUICE BAR & SALES AREA	BUSINESS AREA	243 SF	1/150 GROSS	2
OFFICE	BUSINESS AREA	175 SF	1/150 GROSS	2
MECH. / STORAGE	MECHANICAL / STORAGE	300 SF	1/300 GROSS	1
TLT ROOMS	TLT ROOMS	115 SF	N/A	--
FRONT ENTRY	CIRCULATION	456 SF	N/A	--
REAR ENTRY	CIRCULATION	212 SF	N/A	--
N. EQUIPMENT AREA	EQUIPMENT	695 SF	N/A	--
S. EQUIPMENT AREA	EQUIPMENT	397 SF	N/A	--
	GROSS FLOOR AREA	3,243 SF	TOTAL OCCUPANT LOAD:	18

PARKING REQUIREMENTS (PER TABLE 50-5.3.H.p)

TYPE	FACTOR	COMPONENT	SUBTOTAL
EQUIPMENT	(3) SPACES REQ. EACH FOR FIRST TWO PIECES OF EQUIPMENT	2 PCS OF EQUIPMENT	6
ADDITIONAL EQUIPMENT	(1.5) SPACES REQ. FOR EACH ADDITIONAL PIECE OF EQUIPMENT	13 PCS OF EQUIPMENT	20
OCCUPANTS	(0.5) SPACES REQ. FOR EACH OCCUPANT	18 OCCUPANTS	9
		TOTAL INITIAL PARKING REQ.:	35
	POTENTIAL REDUCTION OF 50%	POTENTIAL REDUCED REQ.:	18
	VERIFY IF REDUCTION APPLIES	TOTAL PARKING PROVIDED:	5

POTENTIAL PARKING REDUCTION (PER 50-5.3.H)

"On all changes of occupancy where a new tenant occupies the building, whether the new tenant continues the same use or not, in structures existing prior to the adoption of the ordinance from which this subsection is derived, the off-street parking requirements shall conform to at least 50 percent of the requirements specified in this subsection, provided that the total area of the original structure remain unchanged. If the total area of an existing building is changed, the building must conform to the requirements specified in this subsection. Any and all buildings constructed after the adoption of the ordinance from which this chapter is derived must conform to the requirements of this subsection."

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

_____ DATE:___/___/2026

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CHECKED BY:	JM

SHEET CONTENTS

PROPOSED AREA PLAN

SEAL

STATE OF MICHIGAN
JOHN E. MARUSICH
License No. 1301036747
REGISTERED ARCHITECT

8/27/2026

SHEET #

A1.1

DESIGN DOES NOT INTEND TO ALTER THE EXISTING BLDG'S EXTERIOR CONDITIONS EXCEPT FOR INSTALLATION OF NEW STOREFRONT PEACH LAB SIGN IN FRONT & SHIELDED EXT. LIGHTING IN REAR (MUST VIF ALL EXIST. EXTERIOR CONDITIONS)

VIF ALL EXIST. CONDITIONS & DIMENSIONS

38'-8"

17'



EXIST. EXTERIOR LIGHTS TO REMAIN

REPLACE EXIST. SIGN W/ NEW 3'-6"X8'-8" PEACH LABS SIGN (VIF DIMENSIONS OF EXIST. SIGN)

EXIST. BRICK WALL TO REMAIN

DOOR TO BE PERMANENTLY LOCKED W/ "PLEASE USE OTHER DOOR" LABELING TO REMAIN

DOOR TO BE PERMANENTLY LOCKED W/ "PLEASE USE OTHER DOOR" LABELING TO REMAIN

EXIST. PLANTERS & VEGETATION TO REMAIN

ALL EXIST. WALKS TO REMAIN

EXIST. GRASS LAWN TO REMAIN

2 FRONT_ELEVATION

1/4"=1'-0"

38'-2"



EXIST. ROOF & ROOF ELEMENTS TO REMAIN

EXIST. TRASH DELIVERY SYSTEM TO REMAIN

EXIST. 9X18 PARKING SPACES TO REMAIN

REPLACE EXIST. EXTERIOR LIGHTS IN REAR W/ NEW SHIELDED EXTERIOR LIGHTS (TYP.)

17'

EXIST. UTILITIES TO REMAIN (TYP.)

EXIST. FACADE TO REMAIN

EXIST. PAVING TO REMAIN

1 REAR_ELEVATION

1/4"=1'-0"

MARUSICH ARCHITECTURE

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ELEVATIONS

SEAL

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8/27/2026

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

_____ DATE:___/___/2026

SHEET #

A2.0

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LED Luminaires

ProLED Select Adjustable Wallpack

- Selectable Color Temperature
- Field adjustable lumens
- Integrated photocell with enable/disable function
- Adjustable head tilts up to 90 degrees
- Dark sky friendly when mounted at 0° setting
- Recessed optics for increased visual comfort



Specifications

Description

The Adjustable Wallpack offers a modern full cut-off design that is a perfect solution for a broad range of outdoor lighting applications. The AWP is designed with ProLED Select technology, that allow users to select between the desired lumens and CCT for their application. The AWP tilting head enables the installer to adjust between 0-90 degrees, putting light where you need it most. The AWP comes standard with an integrated photocell That is easily enabled or disabled, providing dusk-to-dawn controls for even greater energy savings. With ProLED Select Technology, adjustable head and built-in photocell, the AWP is one of the most versatile wallpacks in the market.

Performance

- 15W, 30W, 50W, 80W and 120W base wattage options
- CCT selectable between 3000K-4000K-5000K
- Wattage selectable on 30W-120W models
- High efficacy up to 150 LPW
- L70 lumen maintenance > 100,000 Hours @ 25°C
- 5 year limited warranty
- 0-10V dimming
- 120-277VAC Input

Certifications

- DLC 5.1 premium
- cULus
- IP65 rated
- UL listed for wet locations
- FCC
- RoHs compliant

Construction

- Rugged and modern die-cast housing
- High durability textured bronze powder coat
- Hinged door for easy access and installation.
- Multiple conduit entry points
- Polycarbonate lens
- 0-90 degree adjustable head

Controls

- 0-10 VDC dimming standard
- RF bi-level occupancy sensing

Applications

- Building entrances
- Loading docks
- Walkways
- Storage facilities

Halco Lighting Technologies 2940 Pacific Drive | Norcross, GA 30071 | Toll Free 800.677.3334 | Phone 770.242.3612 | Fax 800.880.0822 | halcolighting.com | Atlanta | Chicago | Cleveland | Houston | Los Angeles | Phoenix © 2020 Halco Lighting Technologies, LLC. All rights reserved. Halco and ProLED are registered trademarks of Halco Lighting Technologies. All sizes and specifications are subject to change

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LED Luminaires

ProLED Select Adjustable Wallpack

Product Description

Ordering Logic: Ex: AWP-2-WS-CS-U-PC

Series	-	Lumen Package	-	Wattage	-	CCT	-	Voltage	-	Controls
AWP = Adjustable Wallpack	-	1 = 2,000 Lumens 2 = 4,000 Lumens 3 = 7,000 Lumens 4 = 11,000 Lumens 5 = 16,000 Lumens	-	[1] 15 = 15 Watts WS = Wattage Selectable	-	CS = 3000K-4000K-5000K (Field Selectable)	-	U = Universal 120-277 VAC	-	PC = Button Photocell (Standard Enable/Disable) [2]MS = Motion Control

[1]AWP-1 is a 15 Watt, non-wattage selectable model
[2]Lead times apply

Ordering Information

Stock SKU's		
Product SKU	**Product Code**	**Product Description**
39874	AWP-1-15-CS-U-PC	Adjustable Wallpack, 15W, CCT Selectable 3000K-4000K-5000K, 120-277VAC, Photocell-Enable/Disable
39875	AWP-2-WS-CS-U-PC	Adjustable Wallpack, 30W, Wattage Selectable, CCT Selectable 3000K-4000K-5000K, 120-277VAC, Photocell-Enable/Disable
39876	AWP-3-WS-CS-U-PC	Adjustable Wallpack, 50W, Wattage Selectable, CCT Selectable 3000K-4000K-5000K, 120-277VAC, Photocell-Enable/Disable
39877	AWP-4-WS-CS-U-PC	Adjustable Wallpack, 80W, Wattage Selectable, CCT Selectable 3000K-4000K-5000K, 120-277VAC, Photocell-Enable/Disable
39878	AWP-5-WS-CS-U-PC	Adjustable Wallpack, 120W, Wattage Selectable, CCT Selectable 3000K-4000K-5000K, 120-277VAC, Photocell-Enable/Disable

Accessories		
Product SKU	**Product Code**	**Product Description**
39980	DCMS-OUT	DC Bi-Level Motion Sensor Outdoor Rated
24876	DCMS-REM	DC Motion Bi-Level Motion Sensor Remote
24910	SEK-SPD	10kVA Surge Protection Device

Made-to-Order		
Product SKU	**Product Code**	**Product Description**
29874	AWP-1-15-CS-U-PC-MS	Adjustable Wallpack, 15W, CCT Selectable 3000K-4000K-5000K, 120-277VAC, Photocell-Enable/Disable with Motion Sensor
29875	AWP-2-WS-CS-U-PC-MS	Adjustable Wallpack, 30W, Wattage Selectable, CCT Selectable 3000K-4000K-5000K, 120-277VAC, Photocell-Enable/Disable with Motion Sensor
29876	AWP-3-WS-CS-U-PC-MS	Adjustable Wallpack, 50W, Wattage Selectable, CCT Selectable 3000K-4000K-5000K, 120-277VAC, Photocell-Enable/Disable with Motion Sensor
29877	AWP-4-WS-CS-U-PC-MS	Adjustable Wallpack, 80W, Wattage Selectable, CCT Selectable 3000K-4000K-5000K, 120-277VAC, Photocell-Enable/Disable with Motion Sensor
29878	AWP-5-WS-CS-U-PC-MS	Adjustable Wallpack, 120W, Wattage Selectable, CCT Selectable 3000K-4000K-5000K, 120-277VAC, Photocell-Enable/Disable with Motion Sensor

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LED Luminaires

ProLED Select Adjustable Wallpack

Specifications Table

	AWP-1-15	AWP-2-WS	AWP-3-WS	AWP-4-WS	AWP-5-WS
Base Wattage	15W	30W	50W	80W	120W
Selectable CCT	3000K-4000K-5000K	3000K-4000K-5000K	3000K-4000K-5000K	3000K-4000K-5000K	3000K-4000K-5000K
Lumens	1,761-1,904	2,138-3,902	3,877-7,016	8,032-11,144	13,110-16,738
Equivalent Wattage	50W MH	50W-100W MH	100W-175W MH	175W MH- 250W MH	250W-400W MH
Efficacy	124-136 LPW	121-148 LPW	125-150 LPW	124-145 LPW	127-148 LPW
Amperage	120VAC(.125A) 277VAC(.05A)	120VAC(.25A) 277VAC(.11A)	120VAC(.42A) 277VAC(.18A)	120VAC(.67A) 277VAC(.29A)	120VAC(1.0A) 277VAC(.43A)
Distribution	Type 3 - Forward throw				
CRI	>70 CRI				
L70 Lifetime (Hrs)	>100,000Hrs at 25°C				
Voltage	Universal 120-277VAC				
Power Factor	>.90				
Dimming	0-10VDC Dimming				
Surge Protection	2.5kV				
Housing	Die-cast aluminum with powder coated finish				
Lens	Polycarbonate Lens				
Op. Temperature	-40°C to 50°C				
Listings	cULus, DLC Premium, FCC				
Environment	IP65, UL Listed for Wet Location				
Weight	3lbs	3lbs	4.4lbs	4.4lbs	6.2lbs
Warranty	5 Years Standard				

Performance Table

		3000K		4000K		5000K	
Product Number	**Selectable Wattage**	**Lumens**	**Efficacy**	**Lumens**	**Efficacy**	**Lumens**	**Efficacy**
AWP-1-15-CS-U-PC	15W	1,761	124	1,904	136	1,852	130
AWP-2-WS-CS-U-PC	15W	2,138	134	2,154	138	2,189	138
	20W	2,629	133	2,823	148	2,706	137
	30W	3,597	121	3,902	138	3,698	124
AWP-3-WS-CS-U-PC	30W	3,877	133	4,422	150	4,017	136
	40W	5,356	130	5,713	146	5,515	134
	50W	6,601	125	7,016	140	6,699	127
AWP-4-WS-CS-U-PC	60W	8,032	131	8,497	145	8,065	137
	70W	8,787	124	9,780	144	9,174	129
	80W	10,284	128	11,144	144	10,835	135
AWP-5-WS-CS-U-PC	100W	13,110	131	13,900	148	13,598	137
	110W	13,831	128	14,936	145	14,159	131
	120W	15,614	127	16,738	143	16,715	136

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DATE: LOCATION:

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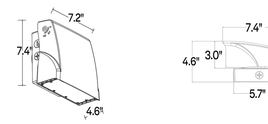
CATALOG #:

LED Luminaires

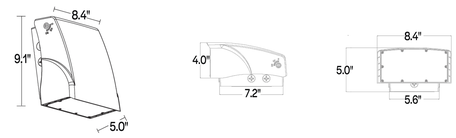
ProLED Select Adjustable Wallpack

Dimensions

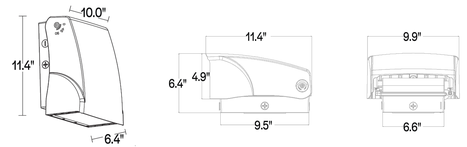
15-30 Watt AWP



50-80 Watt AWP



120 Watt AWP



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REPLACE EXIST. WALL LIGHTS ON REAR FACADE W/ THE ABOVE SPECIFICATION FOR A WALL-MOUNTED, SHIELDED, EXTERIOR DOWNLIGHT OR ARCHITECT APPROVED EQUIVALENT

MARUSICH ARCHITECTURE

36880 WOODWARD AVENUE
BLOOMFIELD HILLS, MI 48304
SUITE 100

OFFICE: (248) 792-2949
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OWNER

MMD ACQUISITIONS LLC

NEW BUYER: NIKOLAOS MOSCHOURIS

876 HORACE BROWN DR.
MADISON HEIGHTS, MI 48071

PROJECT NAME

PEACH LAB - GROSSE POINTE WOODS

20485 MACK AVE.
GROSSE POINTE WOODS, MI 48236

PROJECT # 26-81

ISSUE DATE # 2026.09.03

REVISION HISTORY

STUDY 1	2026.08.24
OWNER REVIEW I	2026.08.25
SITE PLAN APPROVAL / SPECIAL LAND USE	2026.08.28
SITE PLAN APPROVAL / SPECIAL LAND USE REV. 1	2026.09.03

DRAWN BY: RC + MF

CHECKED BY: JM

SHEET CONTENTS

EXTERIOR LIGHTING SPECS

SEAL

STATE OF MICHIGAN
JOHN E. MARUSICH
License No. 1301035747
REGISTERED ARCHITECT
8/27/2026

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

_____ DATE:___/___/2026

SHEET #

A3.0

October 24, 2026

Dear Mayor Bryant,

After thirty plus years as a member of the Historical Commission, I am offering my resignation from that commission. During that time, we accomplished much, such as the Cook School, small pamplet on the parks and the Memorial Day ceremonies. Part of that time, you were our Council rep and your advice was most appreciated.

I am leaving, not only the commission but, for reasons of health, the city and moving to Lake Orion. I will certainly miss our lovely city.

Respectfully,
Colleen D'Agostino

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