



AGENDA - Planning Commission

DATE: April 9, 2026 7:00 PM City Council Chambers

- I. Call to Order
- II. Roll Call
- III. Approval of Meeting Minutes
 - I. Approval of February 18, 2026 Minutes
- IV. Public Comment
- V. Unfinished Business
- VI. New Business
 - I. Site Plan Amendment Schaap Center
 - II. 2025 Annual Planning Report of Planning Commission Activities and 2026 Work Program
- VII. Adjournment

Public Comment: Public Comments are limited to three minutes.

Live Stream: The meeting will be livestreamed to the Official City of Grosse Pointe Park YouTube Channel.



PLANNING COMMISSION MEETING

DATE: April 9, 2026

SUBJECT: Approval of February 18, 2026 Minutes

SUMMARY: Draft Minutes of the 2/18/2026 are provided for review and approval.

FINANCIAL IMPACT:

RECOMMENDATION: Approve / adopt February 18, 2026 Plannign Commission meeting minutes.

PREPARED BY: Cindy Paparelli, Assistant City Manager

Planning Commission Meeting – February 18, 2026
7:00 PM

CALL TO ORDER

Vice Chair Mike Vethacke called the meeting to order at 7:00 p.m.

ROLL CALL

MEMBERS PRESENT: Vethacke, Saros, Faulken, Stachecki, Hodges

MEMBERS ABSENT: Excused Absences Coletta, Kozak

ALSO PRESENT: Nick Sizeland, City Manager

APPROVAL OF MEETING MINUTES

APPROVAL OF MEETING MINUTES:
APPROVAL OF NOVEMBER 17, 2025
MINUTES

Motion by Vethacke, seconded by Commissioner Stachecki, to approve the minutes from November 17, 2025. The motion passed unanimously by voice vote.

PUBLIC COMMENT

No public comments were given.

UNFINISHED BUSINESS

REDEVELOPMENT READY COMMUNITIES (RRC) UPDATE

The City Manager provided an update on the City's progress in the Michigan Economic Development Corporation (MEDC) Redevelopment Ready Communities program, including current alignment levels, remaining items needed for completion, and the anticipated benefits for grant competitiveness and development process transparency. Commissioners discussed certification requirements and potential clarifications with MEDC regarding partially-aligned items, and identified aspirational best practices such as improved public-facing process visibility and project tracking. The City Manager stated that an RRC update will continue under Unfinished Business at future meetings.

NEW BUSINESS

None

The City Manager noted that an updated Capital Improvement Plan (CIP) is expected to be presented at the next Planning Commission meeting for review in advance of the budget process.

ADJOURNMENT

Motion by Hodges, seconded by Commissioner Stachecki, to adjourn the meeting. The motion passed unanimously by voice vote. The meeting adjourned at 7:18 PM.



PLANNING COMMISSION MEETING

DATE: April 9, 2026

SUBJECT: Site Plan Amendment Schaap Center

SUMMARY:

The A. Paul and Carol C. Schaap Center for the Performing Arts and the Richard and Jane Manoogian Art Gallery are nearing completion of construction and preparing to open their facility. The applicant is requesting approval of a site plan amendment; the original site plan was approved by the Planning Commission in August 2020.

The submitted packet includes the following materials:

- Report from the City's third-party planning consultant, McKenna
- Update from the Schaap Center's consultant, SmithGroup
- Public Safety recommendations regarding fire egress and access
- 2026 Site Plan and Landscaping Plan (Schaap Center)
- 2020 Site Plan and Landscaping Plan (Schaap Center)

To address any questions from the Planning Commission, representatives in attendance will include a consultant from McKenna, Building Official Gene Tutag, City Manager Nick Sizeland, and a representative of the applicant.

FINANCIAL IMPACT:

RECOMMENDATION: Should the Planning Commission grant approval of the Schaap Center site plan amendment, it is recommended that the following conditions be applied:

1. The applicant must install additional trees, with the final landscape plan subject to administrative review for compliance with the City's Zoning Ordinance. If it is determined that the required landscaping cannot be reasonably accommodated on-site, the applicant must coordinate with the City to install an equivalent number of trees within the DDA district, subject to administrative approval, to ensure continued enhancement of the public realm.
2. The applicant must continue to work with relevant stakeholders to evaluate the feasibility of re-establishing fire access through the St. Ambrose Church property or otherwise demonstrate that the approved emergency access configuration provides an

equivalent level of service.

3. No Certificate of Occupancy will be issued until the west parking lot located within the City of Detroit has received all required approvals

PREPARED BY: Nick Sizeland, City Manager



Memorandum

TO: City of Grosse Pointe Park
FROM: Laura (Haw) Mangan, AICP, NCI
SUBJECT: **Schaap Center – Site Plan Amendment**
DATE: April 2, 2026

BACKGROUND

We have reviewed the site plan amendment for the Schaap Center regarding emergency access and landscaping. The site plan was previously approved by the City in 2020. In that approved plan set, the fire access route was originally located to the north, connecting to the St. Ambrose Church parking lot.

Since then, emergency access has been rerouted through the southwest parking lot and no longer connects to the Church property; the applicant is seeking approval for this site plan amendment.

Parking Lot Impact and Reconfiguration

The west parking lot is located within the City of Detroit (while the remainder of the site is within Grosse Pointe Park) and this lot maintains access via Alter Road. Originally, the west lot provided a total of 53 parking spaces; that number has been slightly reduced to 49 spaces to accommodate an entry feature at the corner of Alter Road and Jefferson Avenue. The east parking lot retains the originally approved 44 spaces and maintains the same access points to both Jefferson Avenue and Maryland Street.

Along the northern portion of the site, an emergency-only access drive is now proposed between the east and west parking lots. A mountable curb is proposed, and the surface will be compacted and reinforced with a grass paver system. This 20-foot-wide grass paver lane will provide additional fire access to the northern portion of the building in the event of an emergency.

Landscaping Impact

The addition of the northern grass pave system will replace the previously approved outdoor Symphony Patio and landscaped areas with numerous trees, as detailed below:

Type of Vegetation Along the Northern Property Line	2020 Approved Site Plan	2026 Site Plan Amendment
Evergreen Trees (<i>arborvitae</i> not included in this count)	5 trees	0 trees
Shade (deciduous) Trees	12 trees	0 trees
Ornamental Trees	15 trees	3 trees
Totals:	32 trees	3 trees



While it is necessary to accommodate the loss of some trees due to the grass pave system, the proposed landscape plan is a significant deviation from the originally approved plan. Only approximately half of the removed trees were relocated to other areas of the site. Additional space appears to be available on the site to accommodate several more replacement trees (i.e. along the Jefferson Avenue sidewalk).

NEXT STEPS AND RECOMMENDATION

Findings:

While the proposed site revisions introduce additional emergency access with the paver system, the previously approved plan included a fire access connection to the St. Ambrose Church property to the north. Given the benefits of that connection for emergency response, site circulation, and the preservation of landscaped areas, it is recommended that the applicant continue to explore opportunities to re-establish fire access through the Church property.

If fire access cannot be provided in the original location, it is strongly recommended that additional landscaping and trees be installed on-site, consistent with the original landscape plan and the City's Zoning Ordinance. The Zoning Ordinance provisions are intended to provide visual buffers, enhance the beautification of Grosse Pointe Park, and encourage the use of native plant materials to improve the natural environment, among other goals. If site constraints limit the ability to add plantings on-site, it is recommended that the applicant coordinate with the City to install the displaced trees within other areas of the DDA district to support streetscape and public realm improvements.

Recommendation:

Should the Planning Commission grant approval of the Schaap Center site plan amendment, it is recommended that the following conditions be applied:

- 1. The applicant must install additional trees, with the final landscape plan subject to administrative review for compliance with the City's Zoning Ordinance. If it is determined that the required landscaping cannot be reasonably accommodated on-site, the applicant must coordinate with the City to install an equivalent number of trees within the DDA district, subject to administrative approval, to ensure continued enhancement of the public realm.*
- 2. The applicant must continue to work with relevant stakeholders to evaluate the feasibility of re-establishing fire access through the St. Ambrose Church property or otherwise demonstrate that the approved emergency access configuration provides an equivalent level of service.*
- 3. No Certificate of Occupancy will be issued until the west parking lot located within the City of Detroit has received all required approvals and has been fully constructed and finalized in accordance with City of Detroit requirements.*



**GROSSE POINTE PARK
DEPARTMENT OF PUBLIC SAFETY**

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FAX (313) 822-4543

ADMINISTRATION
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James A. Bostock
Director of Public Safety

publicsafety@grossepointepark.org

March 20, 2026

Planning Commission Members,

I am writing on behalf of the Grosse Pointe Park Department of Public Safety to provide our formal recommendation regarding the fire egress and access improvements for the Schaap Center development.

Public Safety officials have thoroughly reviewed the engineered geo-textile grid fire egress lane system submitted for this project. We are satisfied that the proposed system fully meets all applicable requirements of the Fire Code (including NFPA 1 and the International Fire Code as adopted by the State of Michigan) for emergency vehicle access and egress. The geo-textile grid design provides a stable, permeable surface capable of supporting the weight of fire apparatus under all weather conditions while maintaining the required load-bearing capacity and surface friction.

In addition, this system exceeds the original approved plan for both egress and access for fire apparatus. The enhanced grid configuration offers greater flexibility, improved drainage, and a wider effective travel path than originally contemplated, thereby providing a higher level of safety and operational efficiency for responding emergency vehicles.

The Department of Public Safety therefore recommends that the Planning Commission approve the geo-textile grid fire egress lane as presented. We confirm that public safety concerns related to fire apparatus access have been adequately addressed.

Please note that issuance of the final Certificate of Occupancy for the Schaap Center should remain contingent upon the satisfactory completion and inspection of appropriate mountable curb cuts and grading at all designated fire apparatus access points. These features must be verified by the City prior to occupancy to ensure seamless transition onto the geo-textile grid lane.

Director of Public Safety
Grosse Pointe Park

James A. Bostock

Fire Inspector
Grosse Pointe Park

Thomas Card

SMITHGROUP

March 13, 2026

Planning Commission
15115 East Jefferson Avenue
Grosse Pointe Park, MI 48320

Project Name: Schaap Center for the Performing Arts

The Schaap Center Team has been made aware of a request to present the site updates to the Planning Commission. The original site plan was in the summer of 2020. All the bulletins (changes) to the project were provided the building department by the construction manager, PCI-Dailey. Below is a summary of site changes that occurred in each bulletin. The Schaap Center team looks forward to presenting the updates to the planning commission.

Site Plan Approval issued July 29, 2020.

BULLETIN 1 (June 15, 2023) – Revision to stormwater connection based on unforeseen existing conditions.

BULLETIN 2 (July 26, 2023) – Revision routing to water mains. Revised storm sewer location for bioswale to avoid interference with the water line routing.

BULLETIN 3 (August 24, 2023) – Revised gas pipe underground routing to generator. Interior updates.

BULLETIN 4 (September 14, 2023) – Removed two trees in conflict with the bioswale, electrical utility routings to building adjusted, and interior updates.

BULLETIN 5 (September 14, 2023) – Revised site power (receptacles) and interior updates.

BULLETIN 6 (January 19, 2024) – Interior updates.

BULLETIN 7 (March 20, 2024) – Interior updates.

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BULLETIN 8 (April 1, 2024) – Interior updates.

BULLETIN 9 (March 20, 2024) – Interior updates.

BULLETINS 10-12 – Wayne County – Fox Creek Drain Updates:

- Bulletin 10 (September 25, 2024) was an early update to reduce the footprint at the NW corner. Package included new foundations and steel.
- Bulletin 11 (October 29, 2024) included façade updates to the NW corner and a revised patio and landscaping as part of the agreement with Wayne County. Other updates included adjusting the site lighting, transformer and generator locations.
- Bulletin 12 (November 1, 2024) were miscellaneous interior updates related to the redesign.

BULLETIN 13 (March 3, 2025) – Interior updates.

BULLETIN 14 (April 25, 2025) – Interior updates.

BULLETIN 15 (June 23, 2025) – Interior updates.

BULLETIN 16 (July 09, 2025) – City of Detroit (BSEED / Historic District Commission) updates. Revised Parking Lot within City of Detroit Boundaries to include a “pocket park”, adjusted site lighting, revised west parking drainage, increased landscaping with ornamental grasses along Jefferson, extending to driveway. Pocket park included new monument sign at Alter/Jefferson. Driveway off Alter received a mountable curb to prevent left hand turns into and out of the west parking lot. A second Monument sign added to Maryland/Jefferson corner. Added City of Detroit storm sewer design information and utility details.

BULLETIN 17 (August 11, 2025) – Added fire access lane to north side of project. Revised landscaping, north patio, and site lighting. Fire access lane comprised of a grass pave system.

BULLETIN 17R (September 29, 2025) – Revised plant material added in Bulletin 16 (BSEED) along Jefferson from ornamental grasses to a groundcover. Updates to the City of Grosse Pointe Park Building and Life Safety comments. Updates include adjusting trench drains and connections. Balance of changes were interior updates not related to Grosse Point Park comments.

BULLETIN 17R2 (October 23, 2025) – Updates per Grosse Point Park’s engineer (OHM Advisor) comments. Updates included a mountable curb at the grass pave system, adding underdrains that connect to nearby catch basins, and clarified subgrade compaction modified proctor density.

BULLETIN 18 (January 9, 2025) – Revised west parking lot to be concrete in lieu of asphalt.

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BULLETIN 19 (February 5, 2025) – Added a digital sign at the Maryland/Jefferson corner. Digital signage by others. Balance of changes were interior updates.



NATHAN BESSETTE

AIA, NCARB
Associate | Senior Project Architect

T 313.442.8010

SMITHGROUP

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	CONTAINER	NOTES
SHADE TREES							
7	AFJ	ACER X FREEMANNI	AUTUMN BLAZE FREEMANS MAPLE	SEE PLANS	3" CAL	B&B	SINGLE, CENTRAL LEADER
9	PSS	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	SEE PLANS	3" CAL	B&B	SINGLE, CENTRAL LEADER
9	ULF	ULMUS FRONTALIS ELM	FRONTIER ELM	SEE PLANS	3" CAL	B&B	SINGLE, CENTRAL LEADER
19	UPD	ULMUS PARVIFLORA 'DAVESSTRAIGHTUP'	DANNA SPIRE COLUMNAR ELM	SEE PLANS	3" CAL	B&B	SINGLE, CENTRAL LEADER
ORNAMENTAL TREES							
3	MAD	MALUS 'ADIRONDACK'	ADIRONDACK CRABAPPLE	SEE PLANS	8" HT	B&B	MATCHING SPECIMENS
EVERGREEN TREES							
1	LTD	L. THUNIA OCCIDENTALIS 'DEERROOTS SPIRE'	DEERROOTS SPIRE ARBORVITAE	4" O.C.	8" HT	5 GAL	FULL, UNSHEARED
DECIDUOUS SHRUBS							
42	POD	PHYSCARPUS OPULIFOLIUS 'TOMNA MAY'	LITTLE DEVIL NINE BARK	3" O.C.	15" HT	#3 CONT	WELL BRANCHES MIN. 3" CANES
4	POJ	PHYSCARPUS OPULIFOLIUS 'JEFF AMBER'	AMBER, JUBILEE NINE BARK	2" O.C.	3" HT	#3 CONT	FULL, UNSHEARED
151	RAG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	2" O.C.	2" SPACING	#1 CONT	WELL BRANCHES MIN. 3" CANES
EVERGREEN SHRUBS							
27	JPK	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	4" O.C.	4" SPREAD	#3 CONT	FULL, UNSHEARED
GROUNDCOVERS / ORNAMENTAL GRASSES							
412	CAL	CALAMAGROSTIS ACUTIFLORA	KARL FOERESTER REED GRASS	24" O.C.	48"	#1 CONT	WELL ROOTED
1050	HHE	HEDERA HELIX	ENGLISH IVY	8" O.C.	6"	FLATS	WELL ROOTED
60	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	24" O.C.	36" 48"	#1 CONT	WELL ROOTED
7650	VNR	VINCA MINOR	COMMON PERIWINKLE	8" O.C. 3"	3" HT	FLATS	WELL ROOTED

SHEET NOTES

1. LANDSCAPE ARCHITECT WILL REVIEW PLANT MATERIAL AND RESERVES THE RIGHT TO REJECT ANY MATERIAL THAT DOES NOT MEET THE SPECIFICATIONS OR DESIGN REQUIREMENTS OF THE PROJECT. PLANTS INSTALLED THAT DO NOT COMPLY WITH THE SPECIFICATIONS TO BE IMMEDIATELY REMOVED.

2. ALL MATERIAL SUPPLIED FOR AN INDIVIDUAL ITEM OF THE PLANT LIST SHALL MATCH SIZE, SHAPE, FORM AND NOTED COMMENTS. IN ADDITION THE PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS.

3. LANDSCAPE ARCHITECT TO REVIEW PLACEMENT OF PLANT MATERIAL PRIOR TO INSTALLATION, IN RESERVES THE RIGHT TO ADJUST LAYOUT TO ACCOMMODATE SITE CONDITIONS IN DESIGN INTENT AT NO ADDITIONAL COST. ALL PLANTING SHALL BE INSTALLED IN A LOGICAL SEQUENCE WITHIN THE SAME PLANTING TIME FRAME. IF THE PLANT MATERIAL IS INSTALLED WITHOUT PRIOR APPROVAL THE ENGINEER RESERVES THE RIGHT TO REQUEST LAYOUT ADJUSTMENTS AT NO ADDITIONAL COST.

4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT PLANTS AND ENSURE HEALTH AND PLANT QUALITY DURING SHIPMENT, HANDLING, INSTALLATION AN ESTABLISHMENT.

5. ALL LANDSCAPE ADD SHALL RECEIVE 12 INCHES OF PLANTING MIX AND LAST OTHERWISE NOTED.

6. ALL PLANTING SHALL RECEIVE A MINIMUM OF THREE INCHES COMPOSED DOUBLE-PROCESSED SHREDDED HARDWOOD BARK MULCH, WHERE LANDSCAPE BEDS MEET PAVEMENTS OR LAWNS, CUT THE GRADE TO ALLOW FOR MULCH AN ONE INCH DRAINAGE ADJACENT FINISH GRADE. KEEP MULCH 4 INCHES FROM TREE TRUNKS AND SHRUB CROWNS.

7. ALL DISTURBED LAWN AREAS SHALL RECEIVE A MINIMUM OF FOUR INCH DEEP TOPSOIL. TOPSOIL THAT WAS SALVAGE DURING DEMOLITION PREPARATION CAN BE REUSED, HOWEVER IT MUST MEET OR EXCEED THE TOPSOIL REQUIREMENTS IN THE SPECIFICATIONS. ADDITIONAL TOPSOIL REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR FROM OFF-SITE SOURCES.

8. RESTORATION LIMITS ARE APPROXIMATE AND SHALL APPLY TO ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EVEN IF THESE ACTIVITIES EXTEND BEYOND THE SEATING LIMITS APPROXIMATED. CONTRACTOR SHALL FIELD VERIFY ALL SEEDING LIMITS WITH ENGINEER.

9. MINIMIZE CULTIVATION WITHIN THE GEOMETRY PAIR SOIL FOR SEATING AREAS BY MINIMIZING DISTURBANCE TO 4 INCH DEPTH. HAND CULTIVATE WHEN ENCOUNTERING ROOTS. NO HEAVY EQUIPMENT ALLOWED WITHIN DRIP LINES OF EXISTING TREES.

10. ALL SHRUB/PERENNIAL BEDS SHALL HAVE LANDSCAPE EDGING. CONTRACTOR SHALL MARK BED EDGES WITH MARKER PAINT PRIOR TO INSTALLATION FOR APPROVAL BY ENGINEER. ALL LANDSCAPE EDGING SHALL BE INSTALLED AS SHOWN ON DRAWINGS AND SHALL BE STRAIGHT, CONSISTENT, WITH EVEN RADIUS SLASH CURVES AND FREE OF IRREGULARITIES IN ALIGNMENT.
11. INDEPENDENT OF NUMERIC QUANTITIES ON DRAWINGS OR IN THE PLANT SCHEDULE, DETERMINE THE PLANT MATERIAL QUANTITIES REQUIRED BY THE PLANS. SPACE PLANT MATERIALS AS SHOWN ON PLANS AND INDICATED IN PLANT SCHEDULE. PLANT MATERIALS SHALL CONFORM TO PLANT SCHEDULES AND SIZES SHALL BE THE MINIMUM INDICATED ON THE PLANT SCHEDULE OR LARGER. INSTALLATION OF LARGER PLANTS AT NO ADDITIONAL COST TO OWNER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ANLA STANDARDS FOR NURSERY STOCK.

12. PRIOR TO INSTALLATION, DEMARCAT LAYOUT OF ALL PLANTING BEDS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. INCLUDE PERENNIAL GROUPINGS BY SPECIES FOR INTERNAL BED LAYOUTS. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. THE FIELD APPROVER WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAY MAKE MINOR ADJUSTMENTS AS NECESSARY. SUCH ADJUSTMENTS WILL BE AT NO ADDITIONAL COST TO THE OWNER.

13. ALL NEW LAWN SHALL BE SOD. ALL EXISTING LAWN AREAS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH SOD BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

14. REPAIR ANY DISTURBED AREAS TO THE SAME CONDITION AS ORIGINALLY FOUND AND TO THE OWNER'S SATISFACTION. IN AREAS WHERE LAWN IS DISTURBED BEYOND THE LIMITS OF CONSTRUCTION, REPLACE LAWN WITH NEW LAWN (INCLUDING TOPSOIL, SEED AND MULCH) AT NO ADDITIONAL COST TO THE OWNER. REFER TO SPECIFICATIONS FOR SEED MIXES.

15. SHOVEL CUT PLANTING BED EDGES UNLESS LABELED OTHERWISE.

16. A STONE MAINTENANCE EDGE WILL BE FURNISHED BETWEEN ANY PLANTED AREA, LAWN AREA OR ADJACENT HARDSCAPE AND BUILDING FACADE AND INCLUDE A METAL EDGE RESTRAINT.

17. A TWO-YEAR MAINTENANCE AND WARRANTY PERIOD SHALL BE INCLUDED IN THE LANDSCAPE AND IRRIGATION CONTRACT.

18. SEE IRRIGATION ZONE SHEET TO COORDINATE IRRIGATION CONDUIT PLACEMENT TO NOT INTERFERE WITH PLANTING. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONDUIT LOCATION ADJUSTMENTS PRIOR TO INSTALLATION.

CENTER FOR THE
PERFORMING ARTS

CITY OF GROSSE
POINTE PARK
JURISDICTION

CITY OF DETROIT
JURISDICTION

LEGEND

EXISTING TREES

EXISTING TREE LINE / WOODLAND EDGE

DECIDUOUS SHADE TREE

CONIFEROUS EVERGREEN TREE

ORNAMENTAL TREE

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

SOD

MULCH

METAL LANDSCAPE EDGE

STONE MAINTENANCE EDGE

DECORATIVE STONE

EXISTING 100' WIDE FOX
CREEK DRAIN EASEMENT

SOD, TYPICAL

EXISTING
ST. AMBROSE CHURCH

FOX CREEK DRAIN PIPE CENTER LINE
FOX CREEK DRAIN PIPE LIMITS

8'-0" HT (VERTICAL)
STAINLESS STEEL POST
AND GRID LATTICE
SYSTEM WITH
CONCRETE
FOUNDATIONS

HEATED PAVEMENT
MANIFOLD LOCATION

HEATED PAVEMENT
MANIFOLD LOCATION

18" MULCH BAND, TYP.

STONE MAINTENANCE
EDGE, TYP.

SOD, TYPICAL

SOD, TYPICAL

RESERVE FOR
SEASONAL ANNUAL BED
BY OWNER. (MULCH
BED)

JEFFERSON AVE.
RIGHT-OF-WAY
(NORTH)



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A. PAUL AND CAROL C.
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PERFORMING ARTS
AND
THE RICHARD AND JANE
MANOOGIAN ART GALLERY

GROSSE POINTE PARK, MI 48230

SMITHGROUP

201 DEPOT STREET
SECOND FLOOR
ANN ARBOR, MI 48104
734.662.4457
www.smithgroup.com

CBRE



Kirkegaard

ISSUED FOR	REV	DATE
BULLETIN 17r	4	29 SEPT 2025
BULLETIN 17	3	21 AUG 2025
BULLETIN 11	2	29 OCT 2024
WC DPS PERMIT REVIEW	1	07 JUNE 2024

SEALS AND SIGNATURES

KEY PLAN



PROJECT NORTH

DRAWING TITLE

SITE LANDSCAPE PLAN

0' 10' 20' 40'
SCALE: 1" = 20'

SCALE

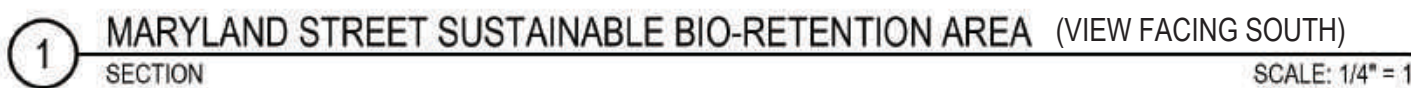
PROJECT NUMBER

WC - LP110

DRAWING NUMBER

LANDSCAPE BEDS SOIL DEPTHS	
Type	Depth
TREES/ORNAMENTAL TREES	Depth: full depth of individual tree pit. Width to be 12" beyond tree ball Trees in rows shall have a continuous trench style tree pit
SHRUB BEDS	Depth: 24", or depth of ball, whichever is greater; Width: 12" beyond root ball Shrubs in continuous rows or massings shall have a continuous profile width for entire planting bed
PERENNIAL BEDS	Depth 12", continuous profile width for entire planting bed

(1 EA.) EVER
SUCH AS W
MATURE SI



1. ALL LANDSCAPE BEDS AND INDIVIDUAL, TREE PLANTINGS WILL HAVE 2" FINELY SHREDED WOOD MULCH.
2. EACH LANDSCAPE BED WILL HAVE 3/8"-60NCH-THICK X 4"-INCH WIDE METAL EDGE RESTRAINTS BETWEEN LAWN AND PLANT BEDS.
3. A STONE MAINTENANCE EDGE WILL BE FURNISHED BETWEEN ANY PLANTED AREA AND BUILDING FACADE AND INCLUDE A METAL EDGE RESTRAINT.
4. MATURE PLANT SIZES ARE DETERMINED BASED ON OPTIMAL CONDITIONS (IRRIGATION, PRUNING, FERTILIZATION, URBAN CONDITIONS, SUCH AS THIS SITE, MAY EFFECT GROWTH).
5. SUGGESTED PLANTS AS SHOWN SUBJECT TO CHANGE BASED ON CONTINUED DESIGN REFINEMENTS, INCLUDING GRADING, DRAINAGE EXISTING SOILS AND PLANT AVAILABILITY AT TIME OF INSTALLATION.
6. MATURE SIZES SHOWN ARE DEPICTED AS H (HEIGHT) X W (WIDTH).
7. ALL PLANT BEDS AND LAWN AREAS WILL BE IRRIGATED VIA NON-DRIP METHODS. IRRIGATION WILL BE ZONED TO MAXIMIZE WATERING EFFICIENCY, BY GENERAL PLANT TYPE AND DROUGHT TOLERANCE.
8. A TWO-YEAR MAINTENANCE AND WARRANTY PERIOD SHALL BE INCLUDED IN THE LANDSCAPE AND IRRIGATION CONTRACT.
9. ALL PLANT BEDS ABUTTING A BUILDING FACADE WITHIN THE SYMPHONY PATIO HAVE TO HAVE A 18" WIDE STONE MAINTENANCE EDGE.

URBAN RENEWAL INITIATIVE
FOUNDATION

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EKAUSKAS
ARCHITECTURE

THEATRE PLANNERS/LIGHTING DESIGNERS
Schuler Shook

SEALS AND SIGNATURES

NOT FOR
CONSTRUCTION



0' 10' 20' 40'

SCALE: 1" = 20'

PROJECT NUMBER

SHEET NUMBER

12345.00

LP100



PLANNING COMMISSION MEETING

DATE: April 9, 2026

SUBJECT: 2025 Annual Planning Report of Planning Commission Activities and 2026 Work Program

SUMMARY: As required by the Michigan Planning Enabling Act, and in accordance with the best practices of the Redevelopment Ready Communities program, an annual report of the Planning Commission's activities for 2025 has been compiled. This report is required to be submitted to the City Council. Included in the report is a proposed work plan for the 2026 calendar year. The Planning Commission is being asked to review and approve the report for submission to the City Council in accordance with the requirements of Section 125.3819(2) of the MPEA as follows: "A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."

FINANCIAL IMPACT:

RECOMMENDATION: Motion to approve the 2025 Planning Commission Annual Report and 2026 Work Plan and authorize submitting the document to the City Council in accordance with the requirements of the Michigan Planning Enabling Act (P.A. 33 of 2008).

PREPARED BY: Cindy Paparelli, Assistant City Manager



**2025 Annual Planning Report of Planning
Commission Activities and 2026 Work Program**

City of Grosse Pointe Park, Michigan

Introduction

APRIL, 2026: The Michigan Planning Enabling Act (MPEA), Public Act 33 of 2008, provides for the creation of the Planning Commission and prescribes the powers and duties assigned thereto. The Michigan Zoning Enabling Act (MZEA), PA 110 of 2006, provides for the adoption of a zoning ordinance, the establishment of zoning districts and the powers and duties of municipal officials, the Planning Commission, and the City Council as it relates to the administration and enforcement of the ordinance.

This report is for submission to the City Council in accordance with the requirements of Section 125.3819(2) of the MPEA as follows: *“A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”*

Commission Members

The following members served throughout the 2025 calendar year. Thank you for your service!

- Patrick Coletta, Chair
- Michael Vethacke, Vice-Chair
- Denzel Faulken
- Michele Hodges
- Jimmy Saros
- Devan Stachecki
- Mike Kozak

Assistant City Manager Warren Rothe and City Manager Nick Sizeland provided staff support throughout the year.

2025 Commission Meetings & Attendance

<u>Member</u>	<u>1/23/25</u>	<u>03/6/25</u>	<u>11/17/2025</u>	<u>2/19/2026</u>
Coletta	X	X		
Faulken	X	X	X	X
Hodges	X	X	X	X
Saros	X			X
Stachecki	X	X	X	X
Vethacke	X	X	X	X
Kozak	X		X	

Responsibilities

The Planning Commission's basic duties and responsibilities include the following:

- Review site plans as required by the Zoning Ordinance.
- Conduct public hearings and make recommendations to the City Council regarding requests for special use permits and rezonings.
- Conduct public hearings and make recommendations to the City Council regarding amendments to the Zoning Ordinance text & map, and the Master Plan.
- Update and maintain the Master Plan in accordance with the MPEA.

- Review and comment on any proposed Master Plans or Master Plan amendments for other communities as required by the MPEA.
- Provide recommendations on capital improvements as required by the MPEA.

Planning Commission Applications

No applications for zoning text and map amendments, site plans, or special land use permits were made in 2025.

Zoning Board of Appeals

The Zoning Board of Appeals (ZBA), consisting of the City Council, met once in 2025 to consider the following request:

Variance Request: 15450 Windmill Pointe Drive – The Zoning Board of Appeals considered a variance request from Section 3.05(a) *Swimming Pools* to allow the installation of an in-ground pool in the side yard of the property. The ZBA unanimously approved the request. This was the first variance request that was analyzed using the standards of the newly adopted zoning ordinance.

2022 Master Plan Implementation and 2026 Work Plan Review

The 2022 Master Plan contains many recommendations and action items to ensure its successful implementation. In 2025, the Planning Commission and City Council have made progress on the following items that were listed as high importance in the Plan and part of the Commission’s 2025 Work Plan.

1. Redevelopment Ready Communities Program – The Master Plan calls for the City to obtain certification through the Michigan Economic Development Corporation’s Redevelopment Ready Communities (RRC) Program. The initial Community Snapshot was completed in January 2023. An informal updated review by the MEDC staff in February 2026 indicates that the City had completed 86% of the requirements to receive the Essentials Certification. The City expects to achieve certification in the first half of 2026. The report also indicates the City is 75% aligned with the RRC Certified pathway .
 - a. Goal: *“The City will foster an environment that is supportive of local businesses and work with its partners to attract and retain small businesses, while maintaining a strong local tax base. New and rehabbed buildings will be consistent with the character and historic nature of Grosse Pointe Park.”*
 - b. Objective: *“Develop Grosse Pointe Park as an activity center for residents and location for new investment and business.”*
 - c. Strategy: *“Coordinate with the Michigan Economic Development Corporation (MEDC) to become certified as a Redevelopment Ready Community (RRC) to capitalize on technical assistance and resources that MEDC can provide.”²*
2. Capital Improvements Plan – The Planning Commission prepared a [six-year capital improvements plan](#) (CIP) to guide the City’s investments for years to come, in accordance with both the MPEA requirements and RRC best practices. The plan

² *Id* – pg. 111

identifies \$41.8 million in potential projects across the six-year period. Of the 26 projects identified for Fiscal Year (FY) 2026, 19 received funding in the FY 2025 budget. Below is a table from the plan summarizing the proposed projects by Program area.

Summary by Program							
Program	Total CIP	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Buildings & Facilities	\$ 1,255,000	\$ 115,000	\$ 680,000	\$ 460,000	\$ -	\$ -	\$ -
Equipment	\$ 2,055,500	\$ 522,500	\$ 880,000	\$ 530,000	\$ 90,000	\$ 19,000	\$ 14,000
Information Technology	\$ 364,600	\$ 39,600	\$ 65,000	\$ 215,000	\$ 15,000	\$ 15,000	\$ 15,000
Streets & Sidewalks	\$ 7,500,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000
Storm Sewer	\$ 2,150,000	\$ 400,000	\$ 250,000	\$ 1,500,000	\$ -	\$ -	\$ -
Sanitary Sewer	\$ 18,500,000	\$ 4,250,000	\$ 250,000	\$ 6,900,000	\$ 200,000	\$ 6,700,000	\$ 200,000
Water Distribution	\$ 9,350,000	\$ 2,850,000	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000
Vehicles	\$ 720,000	\$ 120,000	\$ 80,000	\$ 180,000	\$ 130,000	\$ 130,000	\$ 80,000
Totals:	\$ 41,895,100	\$ 9,547,100	\$ 4,755,000	\$ 12,335,000	\$ 2,985,000	\$ 9,414,000	\$ 2,859,000

“Develop, adopt, and maintain a Capital Improvements Program that includes public infrastructure and facilities upgrades needed to implement the Master Plan.”³

3. Additional Items from the Master Plan : The City applied for a DNR grant to fund the creation of a tree inventory in 2024. While the grant was not awarded, the city will continue to pursue opportunities to fund and fully execute this important project..

2026 Work Plan

The 2026 Work Plan of the Planning Commission entails overseeing the implementation and administration of the newly adopted zoning ordinance, which came into effect at the end of 2024. The Commission, along with relevant staff and stakeholders, will persist in pursuing certification as a Redevelopment Ready Community. As part of the RRC process and in accordance with the MPEA, the capital improvement plan will undergo an update and be presented to the City Council for their final approval. The Planning Commission will continue to review the proposed activities consistent with the City’s Master Plan.

³ *Id* – pg. 118