



AGENDA - Planning Commission

DATE: June 18, 2026 7:00 PM City Council Chambers

- I. Call to Order
- II. Roll Call
- III. Approval of Meeting Minutes
 - I. Approval of April 9, 2026, Minutes
- IV. Public Comment
- V. RRC Update
 - I. Provide Regular Update for the Redevelopment Ready Community Certification Process
- VI. Unfinished Business (NONE)
- VII. New Business (NONE)
- VIII. 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: June 18, 2026

SUBJECT: Approval of April 9, 2026, Minutes

SUMMARY: Approval of draft minutes as presented

FINANCIAL IMPACT:

RECOMMENDATION: Approve minutes as presented

PREPARED BY:

DRAFT Planning Commission Meeting – April 9, 2026

7:00 PM

CALL TO ORDER

Chairperson Coletta called the meeting to order at 7:00 p.m.

ROLL CALL

MEMBERS PRESENT: Chairperson Coletta, Commissioner Faulken, Commissioner Saros, Commissioner Vethacke, Commissioner Stachecki.

Motion by chair Coletta, support from Saros, to excuse Commissioner Kozak from the meeting.

MEMBERS ABSENT: Excused – Commissioner Kozak; Mayor Hodges (later excused)

ALSO PRESENT: Nick Sizeland, City Manager; Laura Haw, Planning Consultant (McKenna Associates)

APPROVAL OF MEETING MINUTES

APPROVAL OF FEBRUARY 18, 2026 MINUTES

Motion by Commissioner Vethacke, seconded by Commissioner Saros, to approve the minutes from February 18, 2026. 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 a brief update on the City's Redevelopment Ready Communities status. No significant changes were reported since the previous meeting. The item will continue to be included under Unfinished Business at future meetings.

NEW BUSINESS

SCHAAP CENTER SITE PLAN AMENDMENT

The City Manager introduced a site plan amendment request for the A. Paul and Carol C. Schaap Center for the Performing Arts, which is nearing completion with a planned grand opening of May 16, 2026.

The amendment primarily addressed changes to emergency access routing and associated landscaping. The applicant proposed relocating the emergency access route from the north (church property) to the west parking lot via a City of Detroit parcel, including the addition of a 20-foot-wide emergency access lane constructed with a grass-paver system. These changes significantly reduced landscaping along the northern property line and impacted the originally proposed patio area.

Planning consultant Laura Haw from McKenna reviewed the amendment and recommended approval with conditions, including replacement of lost trees either on-site or within the City, continued efforts to explore the original northern access route, and coordination with the City of Detroit prior to issuance of a certificate of occupancy.

The applicant's representatives explained that the changes were necessitated by easement restrictions, drainage requirements, and unsuccessful negotiations with the adjacent church property. They noted that stormwater management improvements, including underground detention, had been incorporated into the revised design and confirmed willingness to meet landscaping and coordination conditions.

Commissioners discussed the late-stage nature of the amendment, impacts to landscaping and neighboring properties, and the importance of formal agreements for shared access in future site plans. While concerns were expressed, the Commission acknowledged that the amendment was necessary to meet public safety requirements and that no practical alternatives were available.

Motion by Commissioner Saros, seconded by Commissioner Vethacke, to approve the site plan amendment with conditions as recommended by the City and consultant. The motion passed unanimously by voice vote.

2025 ANNUAL REPORT & 2026 WORK PROGRAM

The City Manager presented the 2025 Planning Commission Annual Report and 2026 Work Program in accordance with the Michigan Planning Enabling Act.

Highlights from 2025 included fulfillment of statutory duties, no zoning amendments or major development applications, and progress toward Redevelopment Ready Communities certification (approximately 86% complete). The City also advanced its

Capital Improvement Plan and continued pursuing environmental initiatives such as a citywide tree inventory.

The 2026 Work Program will focus on continued zoning ordinance implementation, completion of RRC certification, advancement of the Capital Improvement Plan, and streamlining development application processes.

Motion by Commissioner Stachecki, seconded by Commissioner Faulken, to receive and file the report. The motion passed unanimously by voice vote.

ADDITIONAL ACTIONS

Motion by Commissioner Stachecki, seconded by Commissioner Vethacke, to excuse Mayor Hodes from the meeting. The motion passed unanimously by voice vote.

ADJOURNMENT

Motion by Commissioner Chairperson Coletta, seconded by Commissioner Falken, to adjourn the meeting. The motion passed unanimously by voice vote. The meeting adjourned at approximately 7:46 p.m.



PLANNING COMMISSION MEETING

DATE: June 18, 2026

SUBJECT: Provide Regular Update for the Redevelopment Ready Community Certification Process

SUMMARY: Nothing new to report at this time. Work continues in the areas of Public Participation Plan and Internal Review Process.

FINANCIAL IMPACT:

RECOMMENDATION: No action required

PREPARED BY: Cindy Paparelli, Assistant City Manager