



AGENDA - Planning Commission

DATE: August 20, 2026 7:00 PM City Council Chambers

- I. Call to Order
- II. Roll Call
- III. Approval of Meeting Minutes
 - I. Approval of June 18, 2026 Minutes
- IV. Public Comment
- V. Unfinished Business
 - I. RRC UPDATE
- VI. New Business
 - I. REZONING / MAP AMENDMENT REQUEST
- 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: August 20, 2026

SUBJECT: Approval of June 18, 2026 Minutes

SUMMARY: Approve June 18, 2026 Planning Commission Minutes as presented

FINANCIAL IMPACT:

RECOMMENDATION: Motion to approve June 18, 2026 Minutes

PREPARED BY: Cindy Paparelli, Assistant City Manager

DRAFT Planning Commission Meeting – June 18, 2026

7:00 PM

CALL TO ORDER

Chairperson Coletta called the meeting to order at 7:05 p.m.

ROLL CALL

MEMBERS PRESENT: Chairperson Coletta, Commissioner Faulken, Commissioner Saros, Commissioner Stachecki, Mayor Hodges.

MEMBERS ABSENT: Commissioner Kozak and Vethacke

Motion by commissioner Saros, support from Stachecki, to excuse Commissioners Kozak and Vethacke from the meeting.

ALSO PRESENT: Cindy Paparelli, Assistant City Manager

APPROVAL OF MEETING MINUTES

APPROVAL OF APRIL 9, 2026 MINUTES

Motion by Commissioner Saros, second by Commissioner Stachecki to approve the minutes from April 9, 2026. The motion passed unanimously by voice vote.

PUBLIC COMMENT

No public comments were given.

UNFINISHED BUSINESS – NONE

REDEVELOPMENT READY COMMUNITIES (RRC) UPDATE

The Assistant 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 - NONE

ADJOURNMENT

Motion by Commissioner Saros, seconded by Commissioner Falken, to adjourn the meeting. The motion passed unanimously by voice vote. The meeting adjourned at approximately 7:10 p.m



PLANNING COMMISSION MEETING

DATE: August 20, 2026

SUBJECT: RRC UPDATE

SUMMARY: RRC progress continues with a focus on the following requirements:

1. Orientation:

Welcome / Onboarding letters to new members of each board or commission that are involved in planning and development for Grosse Pointe Park:

- Planning Commission
- Zoning Board of Appeals
- Tax Increment Finance Authority (TIFA)
- Downtown Development Authority (DDA)
- City Council

The city will issue a "handbook" to new members which will contain this welcome letter, pertinent ordinances and state statutes that apply, membership list and contact information, and if applicable:

- Bylaws
- Current budget (for the board/commission/body)
- Meeting schedule
- Staff contacts

Draft handbooks are in process and available to PC members for review upon request.

2. Public Participation/Community Engagement:

RRC has recently issued a Toolkit which may be used as the basis for this item: [MEDC Community Engagement Toolkit](#)

3. Internal review Process:

Work continues updating applications and forms, which are being developed in coordination with written internal staff instructions and procedures.

FINANCIAL IMPACT:

RECOMMENDATION: N/A - update only

PREPARED BY: Cindy Paparelli, Assistant City Manager



PLANNING COMMISSION MEETING

DATE: August 20, 2026

SUBJECT: REZONING / MAP AMENDMENT REQUEST

SUMMARY: A Map Amendment (rezoning) to 850 Ellair Place from the ER, Estate Residential District to the NR-A, Neighborhood Residential District is proposed. This Zoning Map Amendment would correct a discrepancy in the zoning district boundaries, the uses will remain single-family residential.

FINANCIAL IMPACT:

RECOMMENDATION: The Planning Commission will recommend approval of the zoning map amendment to City Council.

PREPARED BY: Cindy Paparelli, Assistant City Manager



Memorandum

TO: Planning Commission, City of Grosse Pointe Park
FROM: Laura Mangan, AICP
SUBJECT: 850 Ellair Place: Zoning Map Amendment (Rezoning) Request
DATE: August 13, 2026

Initial discussions regarding 850 Ellair Place centered on the potential to divide the existing, vacant residential parcel into two buildable lots for single-unit (family) dwellings. Through review of the property and surrounding neighborhood, it was identified that the zoning of residential properties along the lakeshore blocks of Whittier Road, Park Lane, Edgemont Park, and Bishop Road does not consistently reflect the established residential development pattern.

The subject property is currently zoned ER, Estate Residential District. The applicant is requesting a zoning map amendment to rezone the property to the NR-A, Neighborhood Residential District.

The proposed rezoning would bring the zoning designation of 850 Ellair Place into greater harmony with the surrounding residential zoning and established neighborhood patterns. It would also provide greater flexibility for the future use of the property, including the potential to divide the existing parcel into two residential lots, provided that any future land division and development independently comply with all applicable City requirements.

As a first step, the applicant has applied for a zoning map amendment (rezoning) from the ER to the NR-A District. Based on the review below, approval of the requested map amendment is recommended.



Source: REGRID, 2026



MAP AMENDMENT (REZONING) CRITERIA

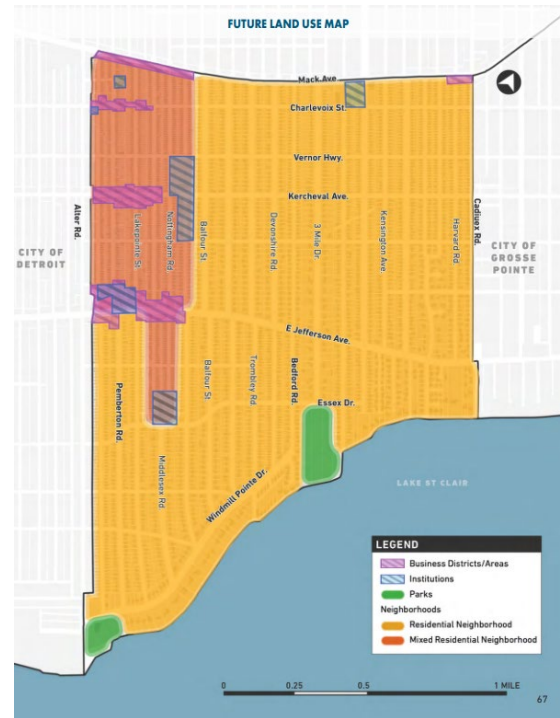
Per Section 11.03: Approval Standards, the following criteria apply to the requested zoning map amendment:

- A. Consistency with Plans.** Consistency with the goals, policies and objectives of Grosse Pointe Park's Master Plan and other city or regional planning documents. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area may be considered.

Findings: Standard Met. The 2022 Master Plan designates all residential areas as "Residential Neighborhood", which is intended to support single-unit detached homes on a variety of lot sizes. The Development Characteristics of this future land use category reads:

"This category makes up the majority of the area of Grosse Pointe Park. Key features include an interconnected street grid and a mix of housing on lots that are typically over 7,200 square feet. Building types include single-family detached residential homes. Single-lot infill development should be of a compatible scale and character with surrounding homes."

The requested NR-A zoning maintains the residential character of the property and is consistent with the surrounding development patterns.



- B. Consistency with Ordinance.** Consistency with the intent and purpose of Grosse Pointe Park's Zoning Ordinance.

Findings: Standard Met. Both the existing ER and proposed NR-A districts are intended for residential development. A rezoning would maintain the existing residential character while applying dimensional standards that better reflect nearby properties and the established pattern of the neighborhood.

- C. Compatibility with the Street System.** The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.

Findings: Standard Met. The property would remain residential, and any potential increase in traffic associated with future development would be nominal.



- D. Sufficient Public Utilities and Services.** The capacity of the City's utilities and services to sufficiently accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of Grosse Pointe Park.

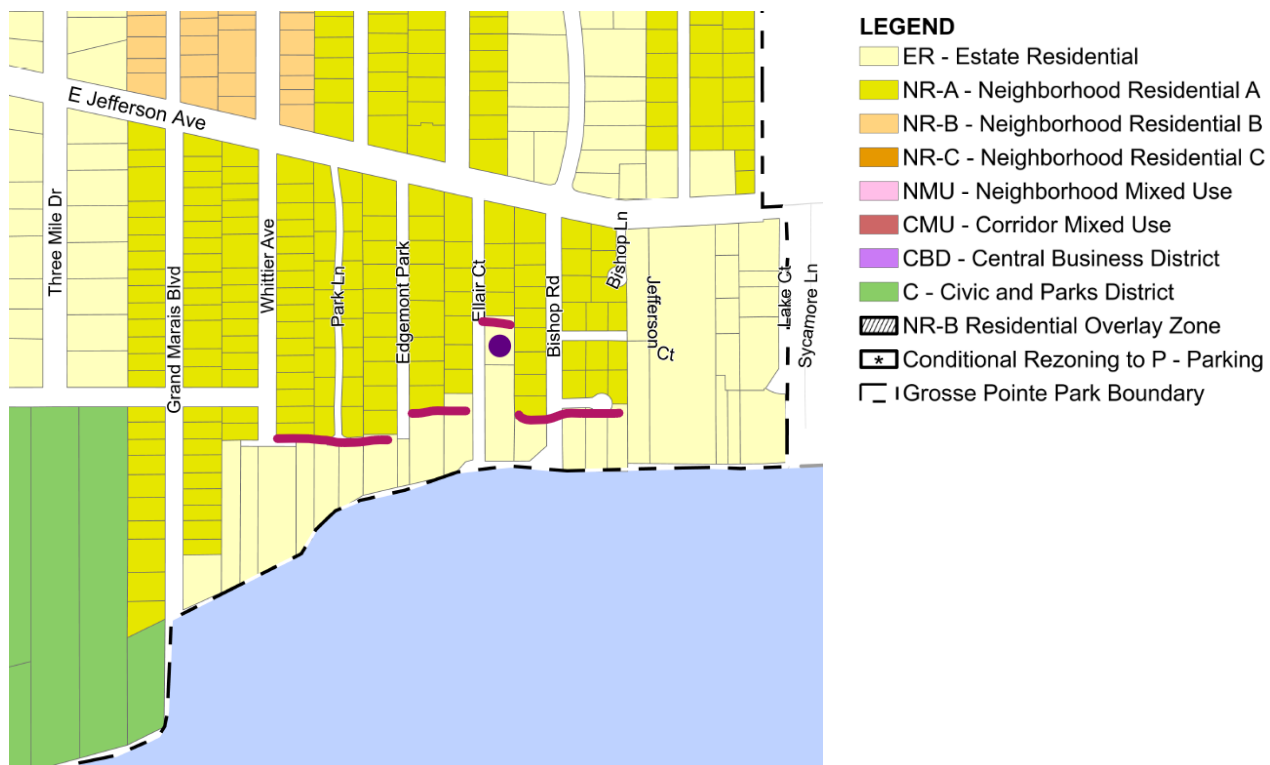
Findings: Standard Met. The property is located within an established residential neighborhood served by existing City utilities and services. The rezoning is not expected to create additional demands that cannot be accommodated by existing infrastructure.

E. Additional Criteria for a Map Amendment:

- 1) Compatibility with Built Form.** Compatibility of the site's physical, hydrological, and environmental features with the uses permitted in the proposed zoning district.

Findings: Standard Met. The property is already designated for residential use, and its size and physical characteristics are compatible with residential development permitted in the NR-A District.

Existing Zoning Map Boundaries





- 2) **Compatibility with Uses.** Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, density, nature of use, traffic impacts, aesthetics, and infrastructure.

***Findings: Standard Met.** The NR-A District permits residential uses that are compatible with the surrounding neighborhood. The rezoning would not introduce a substantially different or more intensive land use.*

- 3) **Compatibility with Zoning District.** Compatibility of the requested zoning district in relationship to surrounding zoning districts, such that future construction can meet the dimensional regulations for the requested zoning district.

***Findings: Standard Met.** NR-A is compatible with the residential zoning and lot patterns found in the surrounding area. The rezoning would help create a more logical and consistent zoning pattern along the lakeshore blocks.*

- 4) **Map Amendment Preferred.** If requested to allow for a specific use, rezoning the land is more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.

***Findings: Standard Met.** A map amendment is appropriate as the request concerns the zoning and dimensional framework applicable to this specific property (rather than a change to the permitted uses of the ER District citywide).*

- 5) **Spot Zoning.** Will not create an isolated or incompatible zone in the city.

***Findings: Standard Met.** The rezoning would not create an isolated or incompatible zoning district. The NR-A District is consistent with the surrounding residential zoning patterns and would improve the overall continuity of the Zoning Map.*

RECOMMENDATION

The requested map amendment of 850 Ellair Place from the ER, Estate Residential District to the NR-A, Neighborhood Residential District is consistent with the Master Plan, compatible with the surrounding residential development pattern, and meets the applicable approval standards of Section 11.03 of the Zoning Ordinance.

Based on these findings, ***it is recommended that the Planning Commission recommend approval of the zoning map amendment to City Council.***

**Please note: the rezoning does not constitute approval of a future lot split. Any future division of 850 Ellair Place must be reviewed separately and demonstrate compliance with all applicable lot area, width, dimensional, utility, land division, and other City requirements in effect at the time of application.*



City of Grosse Pointe Park

FEE: \$500.00 + Escrow Deposit
MAIL TO: CITY OF GROSSE POINTE PARK
BUILDING DEPARTMENT
15115 E. Jefferson
Grosse Pointe Park, MI 48230

REZONING APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, THE REZONING REQUEST WILL NOT BE SCHEDULED FOR A HEARING UNTIL IT HAS BEEN VERIFIED THAT ALL OF THE INFORMATION REQUIRED IS PRESENT AT THE TIME OF THE APPLICATION - NO EXCEPTIONS.

If you have any questions, please call (313)822-6200 or e-mail building@grossepointepark.org.
Please refer to www.grossepointepark.org to find the following information:



- Planning Commission page for meeting schedule
- Zoning Ordinance Section 27-171; Changes and Amendments

APPLICANT CONTACT INFORMATION

PROPERTY OWNER

Name: Owen Maher
Address: [REDACTED]
City, State, Zip: [REDACTED]
Phone #: [REDACTED]
Email: owen.maher@thematerialsgroup.com

APPLICANTS OR REPRESENTATIVES ARE STRONGLY ENCOURAGED TO BE PRESENT AT THE MEETING

APPLICANT/OWNERS REPRESENTATIVE

Name: SAME
Address: _____
City, State, Zip: _____
Phone #: _____
Email: _____

APPLICANTS OR REPRESENTATIVES ARE STRONGLY ENCOURAGED TO BE PRESENT AT THE MEETING

PRE-APPLICATION CONFERENCE

It is strongly encouraged that all applicants and their representatives meet with City of Grosse Pointe Park staff prior to submitting an application for a rezoning. A pre-application meeting with staff allows for a preliminary review of the application procedures, project timelines, compliance with the City Master Plan, and other project criteria, and prevents most situations that usually results in a project being postponed.

PHASING OF APPLICATION

Public hearings before the Planning Commission are held for initial review of a rezoning application. Applications and support materials must be submitted twenty (20) business days prior to the public hearing date. The Planning Commission will make a recommendation to City Council who will take the final action on the application.



City of Grosse Pointe Park

REZONING APPLICATION

PROPERTY INFORMATION

Property Address: 850 ELLAIR PL Property ID Number: 39 003 01 0010 000
Size of property (frontage / depth / sq. ft. or acres): 0.558 acres
Surrounding Zoning Districts: North NR-A South ER East NR-A West NR-A
Legal Description: PKK10 LOT 10 ASSESSOR'S GROSSE POINTE PARK PLAT NO. 1 PC 11,564,585 L66 P84 WCR

PROPOSAL

Current Zoning District: ER Proposed Zoning District: NR-A

Please note: If proposing a Rezoning with Conditions, please attach a separate sheet(s) with your proposed conditions

I hereby certify the following:

1. I am the legal owner of the property for which this application is being submitted, or I have submitted a written statement by the property owner that allows me to apply on their behalf.
2. I desire to apply for a rezoning of the property indicated in this application with the attachments and the information contained herein is true and accurate to the best of my knowledge.
3. The requested rezoning would not violate any deed restrictions attached the property involved in the request.
4. I have read the recommended sections of the Zoning Ordinance and understand the necessary requirements that must be completed.
5. I understand that the payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the plan.
6. I acknowledge that this application is not considered filed and complete until all of the required information has been submitted and all required fees have been paid in full. Once my application is deemed complete, I will be assigned a date for a public hearing before the Planning Commission that may not necessarily be the next scheduled meeting due to notification requirements and Planning Commission Bylaws.
7. I acknowledge that this form is not in itself a rezoning but only an application for a rezoning and is valid only with procurement of applicable approvals.
8. I authorize City Staff, and the Planning Commission and City Council members to inspect the site.

Property Owner Signature: [Signature] Date: 7-29-26

OFFICE USE ONLY:

Parcel ID #: 39 003 01 0010 000 File #: _____ Date: July 20, 2026
Hearing Date Aug. 20, 2026 Application Deadline (including all support material): n/a (already complete)
Receipt #: _____ Check #: 3600 Received by & date: CP July 20, 2026

ADDITIONAL INFORMATION / CONSIDERATIONS FOR Zoning Map Amendment (REZONING)

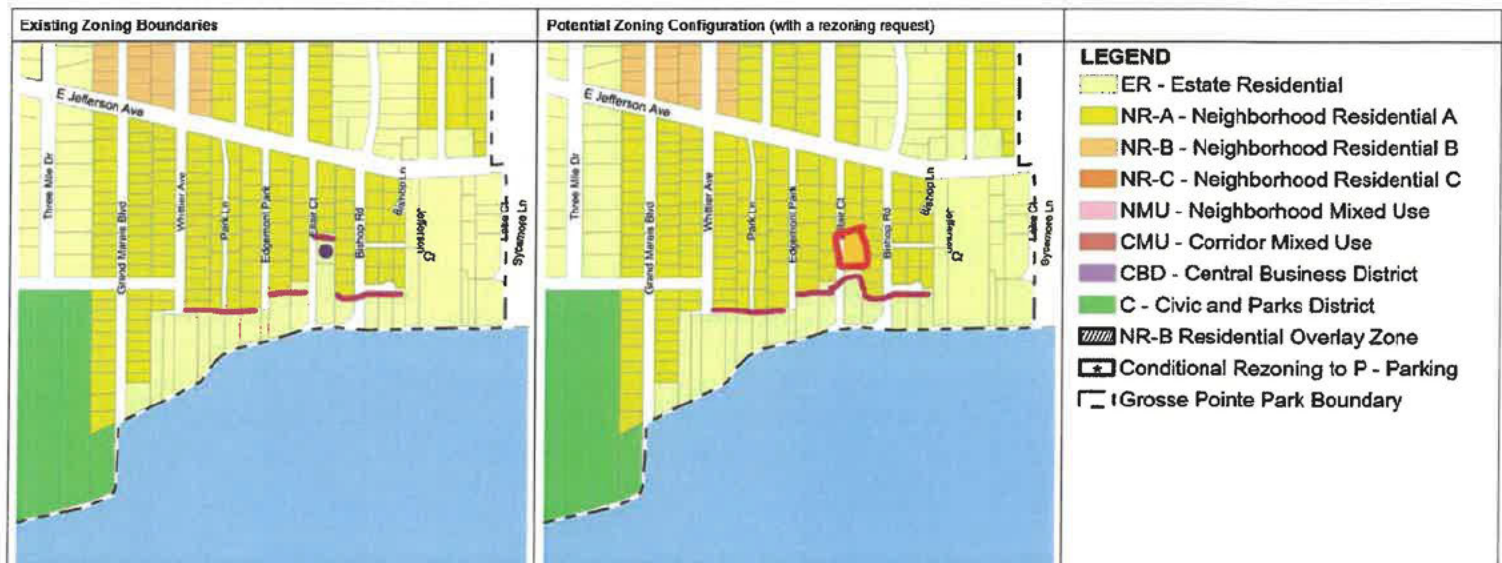
Description of Request / Proposed Change:

Zoning Map Amendment to correct an administrative omission/clerical error by including Parcel ID 39 003 01 0010 000 into the designated Overlay District map boundaries for NR-A

Justification / Reason for Request:

The exclusion of this single parcel from the overlay map was an accidental oversight. Including it fulfills the legislative intent of the Grosse Pointe Park Zoning Ordinance Update and aligns perfectly with the Future Land Use Map.

NOTE: OWNER INTENDS TO APPLY FOR LOT SPLIT TO CREATE TWO RESIDENTIAL PARCELS AND BUILD HOMES





July 20, 2026

City of Grosse Pointe Park, Michigan
Notice of Public Hearing
Zoning Map Amendment (Rezoning) Request at 850 Ellair Place

PLEASE TAKE NOTICE the Planning Commission of the City of Grosse Pointe Park will hold a Public Hearing on Thursday, August 20, 2026, at 7:00 PM in the Council Chamber of City Hall, Fourth Floor, 15115 E. Jefferson Avenue, Grosse Pointe Park, Michigan 48230 on the following matter:

A Map Amendment (rezoning) to 850 Ellair Place from the ER, Estate Residential District to the NR-A, Neighborhood Residential District is proposed. This Zoning Map Amendment would correct a discrepancy in the zoning district boundaries, the uses will remain single-family residential.

Information concerning this request may be obtained from the Public Service Department during regular business hours from 8:00 a.m. to 4:30 p.m., Monday through Friday, or by calling (313)-822-6200. Written comments concerning this request will be received by the Clerk's Office prior to the public hearing or by the Zoning Board of Appeals at the public hearing. Comments can be submitted via email at clerk@grossepointepark.org.

Bridgette Bowdler, City Clerk