

**CITY OF GROSSE POINTE WOODS, MICHIGAN**  
**20025 Mack Plaza Dr.**  
**Planning Commission Meeting**  
**Tuesday, September 24, 2019**  
**7:00 p.m.**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **ACCEPTANCE OF AGENDA**
5. **RECOGNITION OF COUNCIL REPRESENTATIVE/S**
6. **APPROVAL OF MINUTES:**
  - Planning Commission – 08/27/19 – (Not ready – will be distributed at mtg)
7. **PUBLIC HEARING UNDER THE PROVISIONS OF PUBLIC ACT 110 OF 2006 MICHIGAN COMPILED LAWS, SECTION 125.3101 AS AMENDED, AND GROSSE POINTE WOODS CITY CODE OF 2017, SECTION 50-88. APPLICATION REQUIRES SPECIAL LAND USE APPROVAL PURSUANT TO SECTIONS 50-32 AND 50-371(5) CONCERNING THE APPLICATION TO TRANSFER OWNERSHIP AND LOCATION OF AN SDD LICENSE TO THE KROGER CO. OF MICHIGAN, 20422 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN:**
  - A. Letter – 02/13/19 – City Attorney (C. Berschback)
  - B. Special Land Use Application SDD Transfer – Kroger Co. – 06/12/19
  - C. Letter – 06/11/19 – Clark Hill (J. R. Canvassar)
    - (1) Existing Floor Plan
    - (2) Proposed Floor Plan
    - (3) Beverage/Liquor/Alcohol Layout Plan
  - D. Letter – 09/16/19 - City Attorney (C. Berschback)
    - (1) PC Resolution Recommending Approval with Conditions
    - (2) PC Resolution Recommending Disapproval
  - E. PC Excerpt – 08/27/19
  - F. Affidavit of Legal Publication – 09/05/19
  - G. Affidavit w/List of Property & Utility Companies Notified (3 pgs) – 09/10/19
  - H. GIS Maps (2) – 500' radius – 09/09/19
  - I. Memorandum – 09/10/19 – Building Inspector (Tutag)
8. **GENERAL DISCUSSION: DESIGN STANDARDS:**
  - Section #50-373 Design Standards
9. **BUILDING OFFICIAL'S MONTHLY REPORT:**
  - Building Department Reports – August 2019
10. **COUNCIL REPORT/s:**
  - September – Bailey

**11. INFORMATION ONLY: COUNCIL REPRESENTATIVE FOR NEXT MEETING:**  
October - Ketels

**12. NEW BUSINESS: Subcommittees:**

- A. 2020 Plan (Chair Hamborsky/Vitale/Fuller/Gilezan)
- B. Branding (Chair Profeta/Hamborsky/Ketels)
- C. Crosswalk/Pocket Park (Chair Fuller/Vaughn/Vitale)
- D. Streetscape (Chair Rozycki/Gilezan/Hamborsky)

**13. PUBLIC COMMENT:**

**14. ADJOURNMENT:**

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

Notice: 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 said meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or calling the A.D.A. Coordinator or the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2445; or Telecommunications Device for the Deaf (TDD) (313) 343-9249.

**CHARLES T. BERSCHBACK**  
ATTORNEY AT LAW  
24053 EAST JEFFERSON AVENUE  
ST. CLAIR SHORES, MICHIGAN 48080-1530

(586) 777-0400  
FAX (586) 777-0430  
blbwlaw@yahoo.com

CHARLES T. BERSCHBACK

DON R. BERSCHBACK  
OF COUNSEL

February 13, 2019

**VIA EMAIL ONLY**

Clark Hill PLC  
Lori L. Gatzke, Paralegal  
500 Woodward Ave., Suite 3500  
Detroit, MI 48226

RE: Kroger's Request for SDD License / Grosse Pointe Woods

Dear Ms. Gatzke:

You have asked for an update on the procedures relating to the request by Kroger Co. to transfer an SDD license into the City of Grosse Pointe Woods.

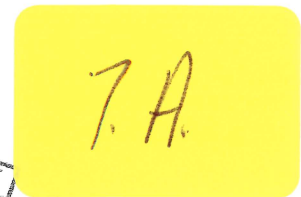
As I have mentioned previously, Chapter 4 of the Grosse Pointe Woods Code regarding liquor licenses makes clear that Chapter 4 does not specifically apply to SDD license applications. However, Chapter 50 of our Zoning Ordinance (specifically Sec. 50-371) applies, because 50-371(5) indicates that no SDD use shall be approved if the proposed use is within 500 feet of an existing SDD or SDM establishment, or within 500 feet from a Church or school.

Accordingly, the procedure for your request would be as follows:

1. I understand that you have already submitted a copy of the material submitted to the LCC and a check in the amount of \$500.00 to the Clerk's office. That check will be credited to the total fees due as outlined in this letter. You will need to complete the application for Special Land Use approval and submit the application to the Building Inspector Gene Tutag (with a copy to the City Clerk). See attached form, Site Plan Review, Special Land Use. The special land use request follows the procedures in Sec. 50-32.
2. The Building Inspector will prepare a report on whether the proposal meets all applicable requirements of this Chapter and any additional requirements recommended by him. Sec. 50-32(4).
3. The Planning Commission would set a date for a public hearing on the special land use (only), and provide notice of the hearing to the property owners within 500 feet.
4. At the public hearing, the Planning Commission would "pass a resolution" setting forth its findings as to whether to recommend to the City Council approval, approval with



FILE COPY



conditions, or disapproval. Sec. 50-32(6). The City Council then reviews the Planning Commission's recommendations regarding the Special Land Use request.

5. In addition, because of the limitations imposed by 50-371(5), you will also need to request a use variance under Sec. 50-371(5). See attached form "Application to the Zoning Board of Appeals". Our City Council sits as the Zoning Board of Appeals. Sec. 50-32(7) states "if a variance is also requested in conjunction with a special land use application, the Planning Commission shall first issue its recommendation on the special land use application only."
6. The second public hearing (with 500 foot notices) will be noticed at the Council/ZBA level for both review of the variance request and the special land use recommendation from the Planning Commission.
7. Sec. 50-32(8) provides the procedure and standards to be utilized by the City Council in reviewing the request for a special land use. Use variance standards are contained in Sec. 50-149(b).
8. As to the special land use requirements under 50-371, this is not new construction, so a full site plan is not required. However, the design standards set forth in 50-373 discuss exterior design, so any application should include proposed signage, and additional information to provide the Planning Commission and City Council with the interior design and location of the shelving to be utilized for the proposed use.
9. The fee for the Special Land Use is \$500.00; for the ZBA public hearing use variance \$500.00. The fee for the SDD license review is \$500.00. So you would submit an additional 1,000.00.

Please feel free to call if you have any questions. Thank you.

Very truly yours,



CHIP BERSCHBACK

CTB:gmr

cc: Bruce Smith, City Administrator  
Lisa Hathaway, City Clerk  
Gene Tutag, Building Inspector



7. B.

CITY OF GROSSE POINTE WOODS  
Building Department  
20025 Mack Plaza, Grosse Pointe Woods, MI 48236  
Ph 313.343.2426/Fax 313.343.2439

**SITE PLAN REVIEW**  
**SPECIAL LAND USE**

**COMMERCIAL – Zoned As – Please Check One:**

(X) C-Commercial Business ( ) RO-1 – Restricted Office ( ) P-1 – Vehicular Parking  
( ) CF-Community Facilities ( ) C-2 High Intensity City Center

Property Owner Name: Kroger Co. of Michigan, Store #454 Date May 5, 2019

GPW Property Address: 20422 Mack Ave., Grosse Pointe Woods, MI 48236

e-mail: jcanvasser@clarkhill.com

Work#: 313.965.8257 Home/Cell#: \_\_\_\_\_

Contractor/Applicant Name: Kroger Co. of Michigan, Store #454

Telephone # 313.965.8257 Fax # 313.309.6898 Mobile/Cell # \_\_\_\_\_

Address: 20422 Mack Ave., Grosse Pointe Woods, MI 48236

MI Builder's License # : n/a MI Driver's License # : n/a

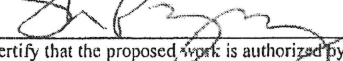
e-mail address: jcanvasser@clarkhill.com

**SPECIFY NATURE OF PROPOSED WORK:**

Transfer of ownership and location of SDD license and Sunday Sales Permit (License # L-000163816)

Value of Construction \$ \_\_\_\_\_

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

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

Revised 05/22/17

221593017.1 07317/335357

RECEIVED

JUN 12 2019

CITY OF GROSSE PTE. WOODS  
BUILDING DEPT

7.C.

# CLARK HILL

Jason R. Canvasser  
T 313.965.8257  
F 313.309.6987  
Email: jcanvasser@clarkhill.com

Clark Hill PLC  
500 Woodward Avenue  
Suite 3500  
Detroit, MI 48226  
T 313.965.8300  
F 313.965.8252  
clarkhill.com

June 11, 2019

## VIA OVERNIGHT MAIL

City of Grosse Pte Woods Building Department  
Attn: Gene Tutag, Building Inspector  
20025 Mack Ave  
Grosse Pte Woods, MI 48236

Re: The Kroger Co. of Michigan ("Kroger")  
Application to Transfer Ownership and Location of SDD License from T & S Liquor Store, Inc.  
located at 3300 Joy Rd, Detroit, MI 48206 to Kroger located at 20422 Mack Ave, Grosse Pte  
Woods, MI 48236

Dear Gene:

In follow up to correspondence from Chip Berschback dated February 13, 2019, please find enclosed the Site Plan Review/Special Land Use and the proposed interior design of the shelving and placement of the liquor.

Kindly prepare a report in order for the Planning Commission to schedule a public hearing, advising the date and time of the hearing. Additionally, let me know if you need anything further.

Please feel free to contact me with any questions or concerns.

Sincerely,

CLARK HILL PLC

Jason R. Canvasser

JRC/sr

Enclosures

cc: Chip Berschback, City Attorney  
Lisa Hathaway, City Clerk  
Bruce Smith, City Administrator

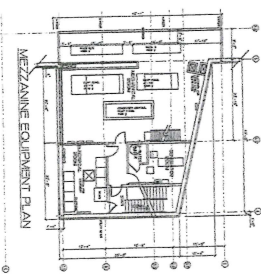
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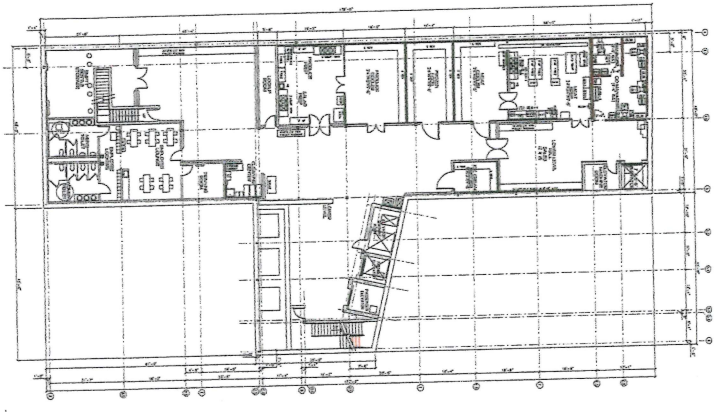
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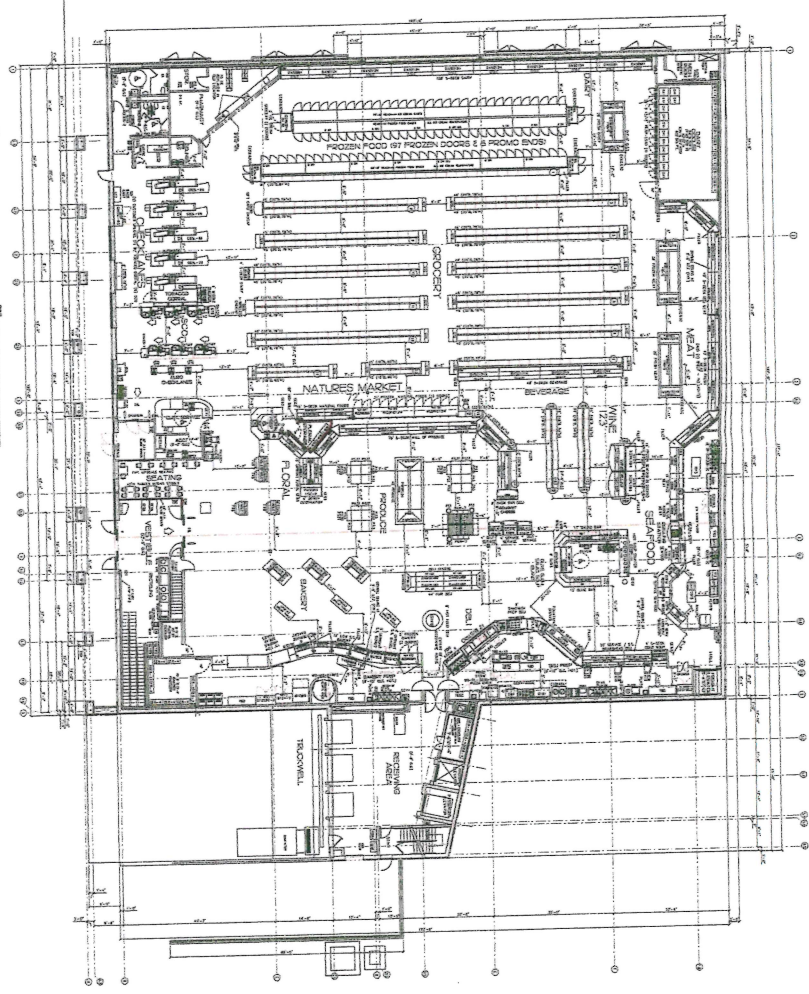
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LOWER LEVEL EQUIPMENT PLAN



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**D-454**  
SE CORNER SUNNINGDALE + MACK  
GROSSE POINTE WOODS, MI

Kroger  
GENERAL OFFICE  
FACILITY ENGINEERING

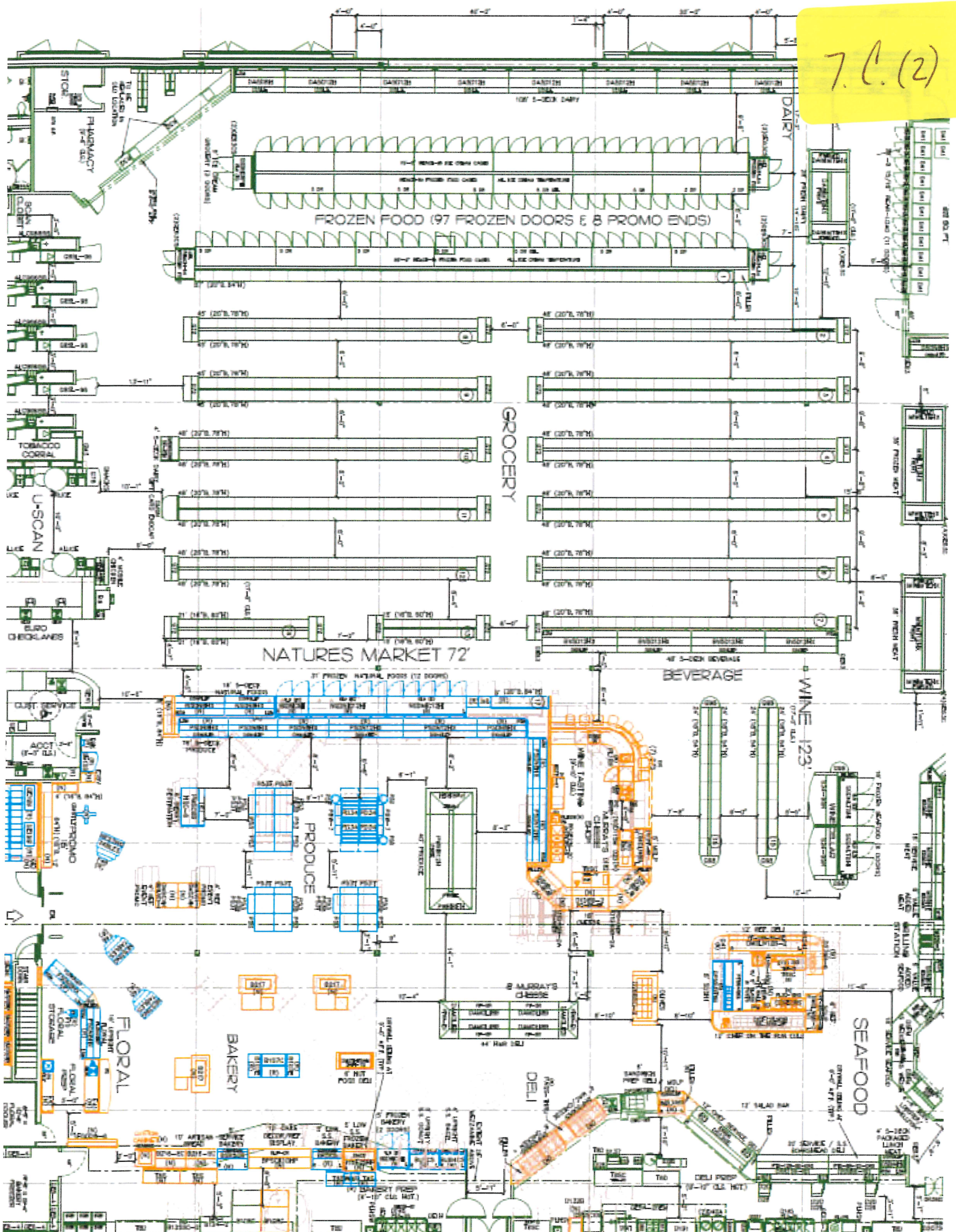
**MICHIGAN FRESH FARE**  
20395 GRAND BLVD AVENUE  
NOVA, MICHIGAN  
PH: 481 957-2154 FAX: 481 957-2155

RECEIVED  
 JUN 12 2019  
 CITY OF GROSSE PTE WOODS  
 BUILDING DEPT

7.C.(2)



7. (2)







7.D.

**CHARLES T. BERSCHBACK**

ATTORNEY AT LAW

24053 EAST JEFFERSON AVENUE

ST. CLAIR SHORES, MICHIGAN 48080-1530

(586) 777-0400

FAX (586) 777-0430

btblaw@yahoo.com

CHARLES T. BERSCHBACK

DON R. BERSCHBACK  
OF COUNSEL

September 16, 2019

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

RE. Kroger's Public Hearing

Dear Chairperson Profeta and Planning Commission:

The September 24<sup>th</sup> agenda contains an application to transfer ownership and location of an SDD license to the Kroger Co. of Michigan. The Planning Commission's package includes the application from August 10, 2018, diagrams of the proposed in-store installation, and Mr. Tutag's Memo.

I have attached my letter dated February 13, 2019 in which I outlined the procedures for this type of application. This is a relatively unique request since it essentially only involves reconfiguring shelving within the Kroger store for the purpose of adding alcohol to the existing beer and wine displays.

In general, SDD licenses are not subject to review by the Council under Chapter 4 Alcoholic Liquor see Sec. 4-22(b). However, the Zoning Chapter (and the Planning Commission) come into play in this case because Sec. 50-371 provides that SDD licenses are subject to the special land use provisions of the Zoning Chapter. Sec. 50-371(5) states that no SDD shall be approved within the Commercial District if the proposed use is within a 500 foot distance from an existing SDD or SDM establishment, or within a 500 foot distance from a church or school.

The procedures for filing for special land use approval are found in Sec. 50-32. As mentioned in my February 13, 2019 letter, because of the 500 foot prohibition involved in this case, the applicant will also need to request a variance from the Zoning Board of Appeals.

Sec. 50-32(7) states "If a variance is also requested in conjunction with a special land use application, the Planning Commission shall first issue its recommendation on the special land use application only. The Zoning Board of Appeals shall then address the variance request." Accordingly, the Planning Commission's review of this application is limited to the special land use issues, not any variance issues.

Sec. 50-32(6) indicates the Planning Commission's responsibility for this application is to "pass a resolution setting forth its findings regarding the standards set forth in this chapter, and recommend to City Council either approval, approval with conditions, or disapproval with its reasons."

I have taken the liberty of preparing two resolutions. I have not included a third resolution which would simply recommend approval, because a variance is required, so a blanket approval recommendation from the Commission is inappropriate under our ordinances in this case. Thank you.

Very truly yours,

A handwritten signature in cursive script that reads "Chip Berschback".

CHIP BERSCHBACK

CTB:nmg

Enclosures

cc: Bruce Smith  
Lisa Hathaway  
Gene Tutag  
Sue Stewart

7. D. (1)

**PLANNING COMMISSION RESOLUTION  
REGARDING RECOMMENDING APPROVAL WITH CONDITIONS OF  
KROGER'S SDD APPLICATION**

Minutes of a regular meeting of the Planning Commission of the City of Grosse Pointe Woods, County of Wayne, State of Michigan, held on September 24, 2019, at 7:00 o'clock p.m., Eastern Standard Time.

PRESENT: Members \_\_\_\_\_

ABSENT: Member \_\_\_\_\_

The following preamble and resolution were offered by Member \_\_\_\_\_ and seconded by Member \_\_\_\_\_.

**WHEREAS**, Kroger Co. of Michigan ("Kroger") has submitted an application for a special land use regarding the transfer of an SDD license; and,

**WHEREAS**, Sec. 50-371(5) indicates that no SDD use shall be approved if such proposed use is within a 500 foot distance from an existing SDD, or Church or school; and

**WHEREAS**, the facts indicate that an existing SDD, a school and 2 Churches are within the 500 foot distance; and

**WHEREAS**, the Planning Commission finds that addition of this SDD at the requested location shall not have an adverse affect on the immediate neighborhood or the City of Grosse Pointe Woods as a whole based in part on the fact that Kroger is already selling beer and wine at its current location.

**NOW THEREFORE IT IS HEREBY RESOLVED** that the Planning Commission recommends to the City Council that the application be approved upon the condition that the Zoning Board of Appeals approves the variance required under Sec. 50-371(5).

1. Immediate Certification: This motion is immediately certified.

AYES:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED

\_\_\_\_\_



**CERTIFICATION**

I, \_\_\_\_\_, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Planning Commission on September 24, 2019, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and will be, or have been, made available as required by said Act.

\_\_\_\_\_

7.D.(2)

**PLANNING COMMISSION RESOLUTION  
REGARDING RECOMMENDING DISAPPROVAL OF  
KROGER'S SDD APPLICATION**

Minutes of a regular meeting of the Planning Commission of the City of Grosse Pointe Woods, County of Wayne, State of Michigan, held on September 24, 2019 at 7:00 o'clock p.m., Eastern Standard Time.

PRESENT: Members \_\_\_\_\_

ABSENT: Member \_\_\_\_\_

The following preamble and resolution were offered by Member \_\_\_\_\_ and seconded by Member \_\_\_\_\_.

**WHEREAS**, Kroger Co. of Michigan ("Kroger") has submitted an application for a special land use regarding the transfer of an SDD license; and,

**WHEREAS**, Sec. 50-371(5) indicates that no SDD use shall be approved if such proposed use is within a 500 foot distance from an existing SDD, or Church or school; and

**WHEREAS**, the facts indicate that an existing SDD, a school, and 2 Churches are within the 500 foot distance.

**NOW THEREFORE IT IS HEREBY RESOLVED** that the Planning Commission recommends to the City Council that the application be disapproved.

1. Immediate Certification: This motion is immediately certified.

AYES:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED

**CERTIFICATION**

I, \_\_\_\_\_, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Planning Commission on September 24, 2019, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act being Act 267, Public Acts of Michigan,

1976, and that the minutes of said meeting have been kept and will be, or have been, made available as required by said Act.

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7.E.

PLANNING COMMISSION EXCERPT  
08-27-19

The next item was **Schedule a Public Hearing for September 24, 2019: The Kroger Company of Michigan, 20422 Mack Avenue: Special Land Use Request for Transfer of SDD License:** The Building Official provided an overview of Kroger Company's request for a Public Hearing. He also stated that the State has already approved the request, but still needed an approval/denial from the Planning Commission. Churches and schools are within the 500' buffer, therefore requiring a variance. Further discussion ensued regarding the differences between a Specially Designated Distributor (SDD) License and a Specially Designated Merchant (SDM) License.

Motion by Vitale, seconded by Gilezan, to **Schedule a Public Hearing for September 24, 2019: The Kroger Company of Michigan, 20422 Mack Avenue: Special Land Use Request for Transfer of SDD License.**

Motion carried by the following vote:

YES:	Bailey, Fuller, Gilezan, Hamborsky, Ketels, Profeta, Vaughn, Vitale
NO:	None
ABSENT:	Rozycki

7.F.

AFFIDAVIT OF LEGAL PUBLICATION

# Grosse Pointe News

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

COUNTY OF WAYNE  
STATE OF MICHIGAN, SS.

Shelley Owens

being duly sworn deposes and says that attached advert

City of Grosse Pointe Woods

was duly published in accordance with instructions, in t  
the following date:

September 5, 2019

#1 GPW 9/5 PHN TRANSFER LIQUOR

and knows well the facts stated herein, and that she i  
Manager of said newspaper.

Shelley Owens 9/5/19

Subscribed and sworn to before me this 5<sup>th</sup> day of Septer

Barbara Vethacke Sep

City of Grosse Pointe Woods, Michigan

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Grosse Pointe Woods Planning Commission, under the provisions of Public Act 110 of 2006, MCL 125.3101 as amended, and Grosse Pointe Woods City Code of 2017 Section 50-88, will hold a Public Hearing on September 24, 2019, at 7:00 p.m. in the Council/Court Room of the Municipal Building, 20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236 concerning the application to transfer ownership and location of an SDD license to the Kroger Co. of Michigan ("Kroger") located at 20422 Mack Avenue, Grosse Pointe Woods, MI, from T&S Liquor Store, Inc., 3300 Joy Rd, Detroit, MI 48206. The application requires special land use approval pursuant to Secs. 50-32 and 50-371(5) of the Grosse Pointe Woods Code. The Planning Commission's recommendation is subject to City Council approval to be scheduled at a later date. Agenda documents are available for inspection at the City Clerk's Office, 20025 Mack Plaza, between 8:30 a.m. and 5:00 p.m., Monday through Friday. All interested persons are invited to attend and will be given 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, up to the close of business preceding the hearing. A group spokesperson is encouraged on agenda items concerning organized groups. 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.

**Lisa Kay Hathaway**  
City Clerk

G.P.N.: 9/5/2019

Barbara Vethacke  
Notary Public of Michigan  
Macomb County  
Expires 04/26/2024  
Acting in the County of Wayne

## AFFIDAVIT OF PROPERTY OWNERS & UTILITY COMPANIES NOTIFIED

Re: 20422 Mack Ave.

# The Kroger Company of Michigan

State of Michigan )  
 ) ss.  
County of Wayne )

**I HEREBY CERTIFY that the notice of Hearing was duly mailed First Class Mail on 09/10/19 to the following property owners within a 500 foot radius of the above property in accordance with the provisions of the 2017 City Code of Grosse Pointe Woods. A Hearing fee of \$1,000.00 has been received with receipt # 353161.**

**Lisa Kay Hathaway, CMMC/MMC**  
**City Clerk**

**See attached document for complete list.**

City Of Grosse Pointe Woods  
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Grosse Pointe Woods Planning Commission, under the provisions of Public Act 110 of 2006, MCL 125.3101 as amended, and Grosse Pointe Woods City Code of 2017 Section 50-88, will hold a Public Hearing on September 24, 2019, at 7:00 p.m. in the Council/Court Room of the Municipal Building, 20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236 concerning the application to transfer ownership and location of an SDD license to the Kroger Co. of Michigan ("Kroger") located at 20422 Mack Avenue, Grosse Pointe Woods, MI, from T&S Liquor Store, Inc., 3300 Joy Rd, Detroit, MI 48206. The application requires special land use approval pursuant to Secs. 50-32 and 50-371(5) of the Grosse Pointe Woods Code. The Planning Commission's recommendation is subject to City Council approval to be scheduled at a later date. Agenda documents are available for inspection at the City Clerk's Office, 20025 Mack Plaza, between 8:30 a.m. and 5:00 p.m., Monday through Friday. All interested persons are invited to attend and will be given 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, up to the close of business preceding the hearing. A group spokesperson is encouraged on agenda items concerning organized groups. 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.

Lisa Kay Hathaway  
City Clerk

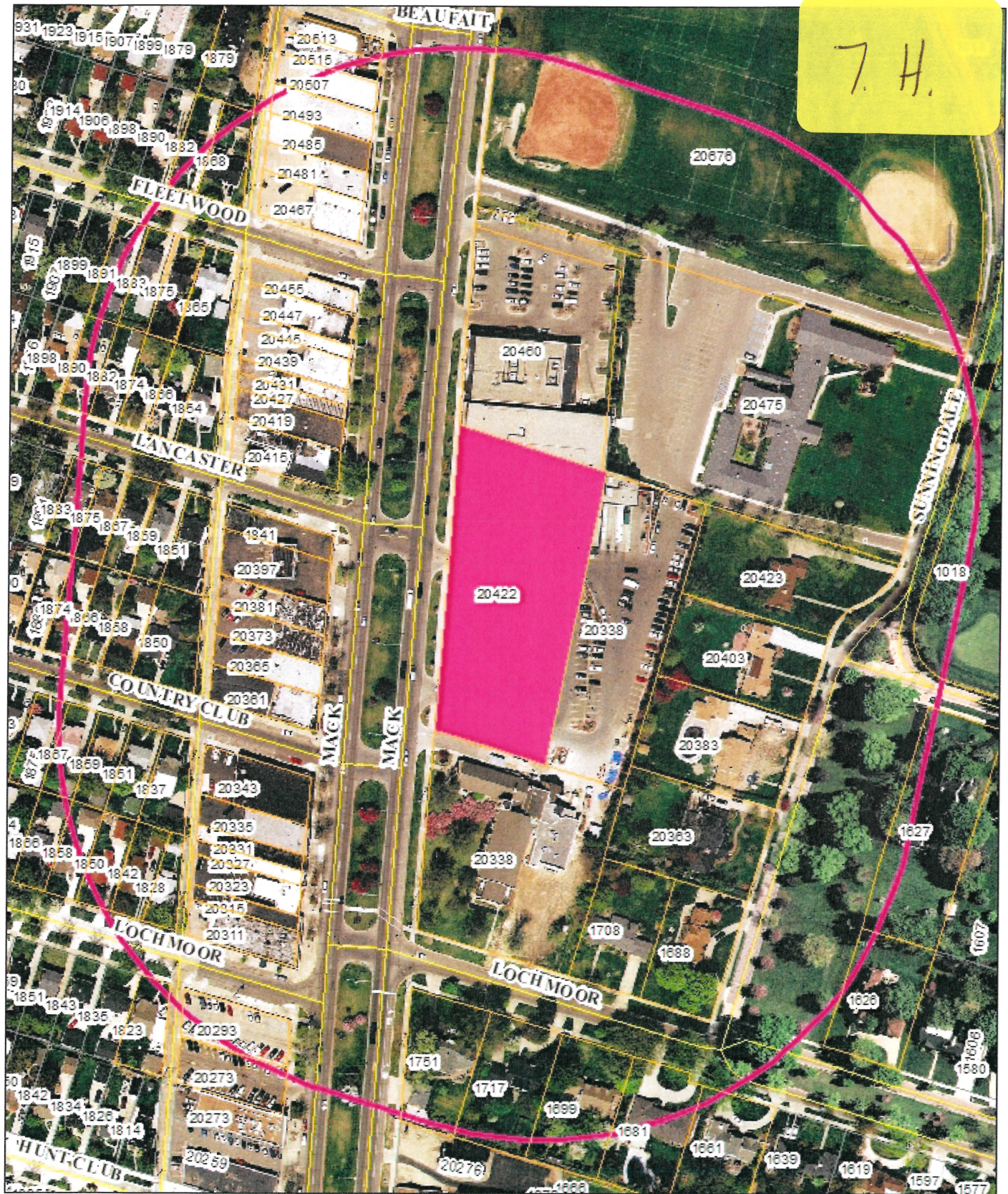
7. G.



OwnerName1	OwnerName2	OwnerStreet	OwnerCity	OwnerState	OwnerZip	PropAddress1
OPH II LLC	OPH II LLC	PO BOX 1809	BIRMINGHAM	MI	48009	20273 MACK AVE
CACTUS KID LLC	CACTUS KID LLC	20273 MACK AVE	GROSSE POINTE WOODS	MI	48236	20273 MACK AVE
KROGER COMPANY OF MICHIGAN THE	KROGER COMPANY OF MICHIGAN THE	500 S OLD WOODWARD	BIRMINGHAM	MI	48009	20419 MACK AVE
KROGER COMPANY OF MICHIGAN THE	KROGER COMPANY OF MICHIGAN THE	20419 MACK AVE	GROSSE POINTE WOODS	MI	48236	20419 MACK AVE
KROGER COMPANY OF MICHIGAN THE	KROGER COMPANY OF MICHIGAN THE	1014 VINE	CINCINNATI	OH	45202	20338 MACK AVE
KROGER COMPANY OF MICHIGAN THE	KROGER COMPANY OF MICHIGAN THE	20338 MACK AVE	GROSSE POINTE WOODS	MI	48236	20338 MACK AVE
YOUNGBLOOD PAUL K	YOUNGBLOOD PAUL K	1014 VINE ST, PROPERTY TAX 7TH FLR.	CINCINNATI	OH	45202	20422 MACK AVE
GROSSE POINTE PUBLIC SCHOOL SYSTEM	GROSSE POINTE PUBLIC SCHOOL SYSTEM	20422 MACK AVE	GROSSE POINTE WOODS	MI	48236	20422 MACK AVE
GROSSE POINTE PUBLIC SCHOOL SYSTEM	GROSSE POINTE PUBLIC SCHOOL SYSTEM	322 MCKINLEY	GROSSE POINTE WOODS	MI	48236	1851 COUNTRY CLUB DR
FLEETWOOD INVESTMENTS LLC	FLEETWOOD INVESTMENTS LLC	1851 COUNTRY CLUB DR	GROSSE POINTE WOODS	MI	48236	1851 COUNTRY CLUB DR
BARBERI EDWARD FAMILY LLC	BARBERI EDWARD FAMILY LLC	389 SAINT CLAIR ST	GROSSE POINTE WOODS	MI	48236	20676 MACK AVE
ANDRZEJCZAK KEVIN	ANDRZEJCZAK DEBORAH	20676 MACK AVE	GROSSE POINTE WOODS	MI	48236	1865 FLEETWOOD DR
EURS ASSOCIATES, LLC	EURS ASSOCIATES, LLC	239 RIDGE RD	GROSSE POINTE WOODS	MI	48236	10 SHEPHER PL
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1865 FLEETWOOD DR	GROSSE POINTE FARMS	MI	48236	20327 MACK AVE
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1879 BEAUFAT DR	GROSSE POINTE FARMS	MI	48236	1879 BEAUFAT DR
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1879 BEAUFAT DR	GROSSE POINTE PARK	MI	48236	1353 BISHOP ROAD
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1353 BISHOP ROAD	GROSSE POINTE WOODS	MI	48236	20485 MACK AVE
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	20485 MACK AVE	GROSSE POINTE WOODS	MI	48236	64 WOODLAND SHORE DR
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	64 WOODLAND SHORE DR	GROSSE POINTE WOODS	MI	48236	20431 MACK AVE
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	20431 MACK AVE	GROSSE POINTE SHORES	MI	48236	64 WOODLAND SHORE DR
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	64 WOODLAND SHORE DR	GROSSE POINTE WOODS	MI	48236	20439 MACK AVE
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	20439 MACK AVE	GROSSE POINTE WOODS	MI	48236	64 WOODLAND SHORE DR
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	64 WOODLAND SHORE DR	GROSSE POINTE WOODS	MI	48236	20445 MACK AVE
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	20445 MACK AVE	GROSSE POINTE WOODS	MI	48236	20445 MACK AVE
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	20445 MACK AVE	GROSSE POINTE WOODS	MI	48236	20447 MACK AVE
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	20447 MACK AVE	GROSSE POINTE WOODS	MI	48236	1018 SUNNINGDALE DR
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1018 SUNNINGDALE DR	GROSSE POINTE WOODS	MI	48236	1628 LOCHMOOR BLVD
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1628 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236	1627 SUNNINGDALE DR
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1627 SUNNINGDALE DR	GROSSE POINTE WOODS	MI	48236	1661 LOCHMOOR BLVD
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1661 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236	1681 LOCHMOOR BLVD
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1681 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236	1688 LOCHMOOR BLVD
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1688 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236	1699 LOCHMOOR BLVD
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1699 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236	1708 LOCHMOOR BLVD
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1708 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236	1717 LOCHMOOR BLVD
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1717 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236	1751 LOCHMOOR BLVD
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1751 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236	1828 LOCHMOOR BLVD
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1828 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236	1837 COUNTRY CLUB DR
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1837 COUNTRY CLUB DR	GROSSE POINTE WOODS	MI	48236	1842 LOCHMOOR BLVD
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1842 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236	1850 COUNTRY CLUB DR
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1850 COUNTRY CLUB DR	GROSSE POINTE WOODS	MI	48236	1851 LOCHMOOR BLVD
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1851 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236	1851 LANCASTER ST
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1851 LANCASTER ST	GROSSE POINTE WOODS	MI	48236	1854 LANCASTER ST
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1854 LANCASTER ST	GROSSE POINTE WOODS	MI	48236	1858 COUNTRY CLUB DR
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1858 COUNTRY CLUB DR	GROSSE POINTE WOODS	MI	48236	1859 COUNTRY CLUB DR
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1859 COUNTRY CLUB DR	GROSSE POINTE WOODS	MI	48236	1866 COUNTRY CLUB DR
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1866 COUNTRY CLUB DR	GROSSE POINTE WOODS	MI	48236	1866 LANCASTER ST
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1866 LANCASTER ST	GROSSE POINTE WOODS	MI	48236	1866 LOCHMOOR BLVD
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1866 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236	1867 COUNTRY CLUB DR
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1867 COUNTRY CLUB DR	GROSSE POINTE WOODS	MI	48236	1867 LANCASTER ST
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1867 LANCASTER ST	GROSSE POINTE WOODS	MI	48236	1868 FLEETWOOD DR
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1868 FLEETWOOD DR	GROSSE POINTE WOODS	MI	48236	1874 COUNTRY CLUB DR
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1874 COUNTRY CLUB DR	GROSSE POINTE WOODS	MI	48236	1874 LANCASTER ST
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1874 LANCASTER ST	GROSSE POINTE WOODS	MI	48236	1875 COUNTRY CLUB DR
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1875 COUNTRY CLUB DR	GROSSE POINTE WOODS	MI	48236	1875 FLEETWOOD DR
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1875 FLEETWOOD DR	GROSSE POINTE WOODS	MI	48236	1875 LANCASTER ST
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1875 LANCASTER ST	GROSSE POINTE WOODS	MI	48236	1882 COUNTRY CLUB DR
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1882 COUNTRY CLUB DR	GROSSE POINTE WOODS	MI	48236	1882 FLEETWOOD DR
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1882 FLEETWOOD DR	GROSSE POINTE WOODS	MI	48236	1883 LANCASTER ST
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1883 LANCASTER ST	GROSSE POINTE WOODS	MI	48236	1883 FLEETWOOD DR
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1883 FLEETWOOD DR	GROSSE POINTE WOODS	MI	48236	1880 LANCASTER ST
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1880 LANCASTER ST	GROSSE POINTE WOODS	MI	48236	1891 FLEETWOOD DR
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	1891 FLEETWOOD DR	GROSSE POINTE WOODS	MI	48236	20293 MACK AVE
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	20293 MACK AVE	GROSSE POINTE WOODS	MI	48236	20323 MACK AVE
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	20323 MACK AVE	GROSSE POINTE WOODS	MI	48236	20331 MACK AVE
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	20331 MACK AVE	GROSSE POINTE WOODS	MI	48236	20338 MACK AVE
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	20338 MACK AVE	GROSSE POINTE WOODS	MI	48236	20343 MACK AVE
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	20343 MACK AVE	GROSSE POINTE WOODS	MI	48236	20361 MACK AVE
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	20361 MACK AVE	GROSSE POINTE WOODS	MI	48236	20363 SUNNINGDALE PARK
PATANIS PROPERTIES LLC	PATANIS PROPERTIES LLC	20363 SUNNINGDALE PARK	GROSSE POINTE WOODS	MI	48236	20363 SUNNINGDALE PARK

owner/name	owner/sna_1	OwnerName2	owner/stree	owner/city	owner/state	owner/zipco	property/st
BLACKPOLL WARBLER, LLC		BLACKPOLL WARBLER, LLC	20331 MACK AVE	GROSSE POINTE WOODS	MI	48236	20381 MACK AVE
HURST LAWRENCE		LAWRENCE HURST	20333 SUNNINGDALE PARK	GROSSE POINTE WOODS	MI	48236	20383 SUNNINGDALE PARK
ADDY TIMOTHY		TIMOTHY ADDY	20403 SUNNINGDALE PARK	GROSSE POINTE WOODS	MI	48236	20403 SUNNINGDALE PARK
JANTZ ENTERPRISES LLC		JANTZ ENTERPRISES LLC	20415 MACK AVE	GROSSE POINTE WOODS	MI	48236	20415 MACK AVE
GORMELY LOUIS JR		LOUIS GORMELY	20423 SUNNINGDALE PARK	GROSSE POINTE WOODS	MI	48236	20423 SUNNINGDALE PARK
QUINT PROPERTIES LLC		QUINT PROPERTIES LLC	20427 MACK AVE	GROSSE POINTE WOODS	MI	48236	20427 MACK AVE
SURSIDE GROUP LLC		SURSIDE GROUP LLC	6111 ROSLYN RD	GROSSE POINTE WOODS	MI	48236	20467 MACK AVE
ST MICHAEL'S EPISCOPAL CHURCH		ST MICHAEL'S EPISCOPAL CHURCH	20475 SUNNINGDALE PARK	GROSSE POINTE WOODS	MI	48236	20475 SUNNINGDALE PARK
A & R GROUP LLC		A & R GROUP LLC	2200 VERNIER RD	GROSSE POINTE WOODS	MI	48236	20507 MACK AVE
ALFONSI CAROL		CAROL ALFONSI	20513 MACK AVE	GROSSE POINTE WOODS	MI	48236	20513 MACK AVE
20515 MACK LLC		20515 MACK LLC	20515 MACK AVE	GROSSE POINTE WOODS	MI	48236	20515 MACK AVE
DEFOUR INC		DEFOUR INC	P O BOX 401	HARRISVILLE	MI	48740	20565 MACK AVE
OCUPANT		OCUPANT	20365 MACK AVE	GROSSE POINTE WOODS	MI	48236	20455 MACK AVE
DICLEMENTE ANTOINETTE		ANTOINETTE DICLEMENTE	19481 BLACK OAK DR	MACOMB TOWNSHIP	MI	48044	
OCUPANT		OCUPANT	20455 MACK AVE	GROSSE POINTE WOODS	MI	48236	20335 MACK AVE
AR MACK PROPERTIES LLC		AR MACK PROPERTIES LLC	5479 WEST DARTMOOR	MONROE	MI	48161	
OCUPANT		OCUPANT	20335 MACK AVE	GROSSE POINTE WOODS	MI	48236	20373 MACK AVE
METROPOLITAN INVESTMENT COMPANY		METROPOLITAN INVESTMENT COMPANY	46030 PRIVATE SHORE DR	NEW BALTIMORE	MI	48047	
OCUPANT		OCUPANT	20373 MACK AVE	GROSSE POINTE WOODS	MI	48236	
PANAGOS BILL		PANAGOS CONSTANTINE	1632 SPRINGVIEW CT	GROSSE POINTE WOODS	MI	48307	20311 MACK AVE
FUSCIARDI PROPERTY MANAGEMENT LLC		FUSCIARDI PROPERTY MANAGEMENT LLC	20311 MACK AVE	GROSSE POINTE WOODS	MI	48236	
OCUPANT		OCUPANT	52480 SHELBY RD	SHELBY TOWNSHIP	MI	48316-3163	20481 MACK AVE
20397 MACK LLC		20397 MACK LLC	20481 MACK AVE	GROSSE POINTE WOODS	MI	48236	
OCUPANT		OCUPANT	24001 TELEGRAPH RD	SOUTHFIELD	MI	48033	1841 LANCASTER ST
20397 MACK LLC		20397 MACK LLC	1841 MACK AVE	GROSSE POINTE WOODS	MI	48236	
OCUPANT		OCUPANT	24001 TELEGRAPH RD	SOUTHFIELD	MI	48033	
20397 MACK LLC		20397 MACK LLC	20397 MACK AVE	GROSSE POINTE WOODS	MI	48033	20397 MACK AVE
OCUPANT		OCUPANT	15104 RENDA DR	STERLING HEIGHTS	MI	48313	20315 MACK AVE
DIVEN DONALD A		DONALD & ORIS DIVEN	20315 MACK AVE	GROSSE POINTE WOODS	MI	48236	
OCUPANT		OCUPANT	755 W BIG BEAVER RD STE 2300	TROY	MI	48064-0231	20460 MACK AVE
BURBACH CORPORATION		BURBACH CORPORATION	20460 MACK AVE	GROSSE POINTE WOODS	MI	48236	
OCUPANT		OCUPANT	4632 ROCHESTER RD	TROY	MI	48085-5716	20493 MACK AVE
KENLYN PROPERTIES GROSSE POINTE LLC		KENLYN PROPERTIES GROSSE POINTE LLC	20493 MACK AVE	GROSSE POINTE WOODS	MI	48236	
OCUPANT		OCUPANT	100 S. MAIN RD. ROOM 314	MT. CLEMENS	MI	48043	
AT & T - TIM BLACK		AT & T - TIM BLACK	ONE ENERGY PLAZA, 1510 WCB	DETROIT	MI	48043	
DTE ENERGY - SAUNDRA ROBERTS		DTE ENERGY - SAUNDRA ROBERTS	17150 ALLEN RD.	MELVINDALE	MI	48226	
DTE ENERGY - GAS - WILLIAM HARVEY		DTE ENERGY - GAS - WILLIAM HARVEY			MI	48122	





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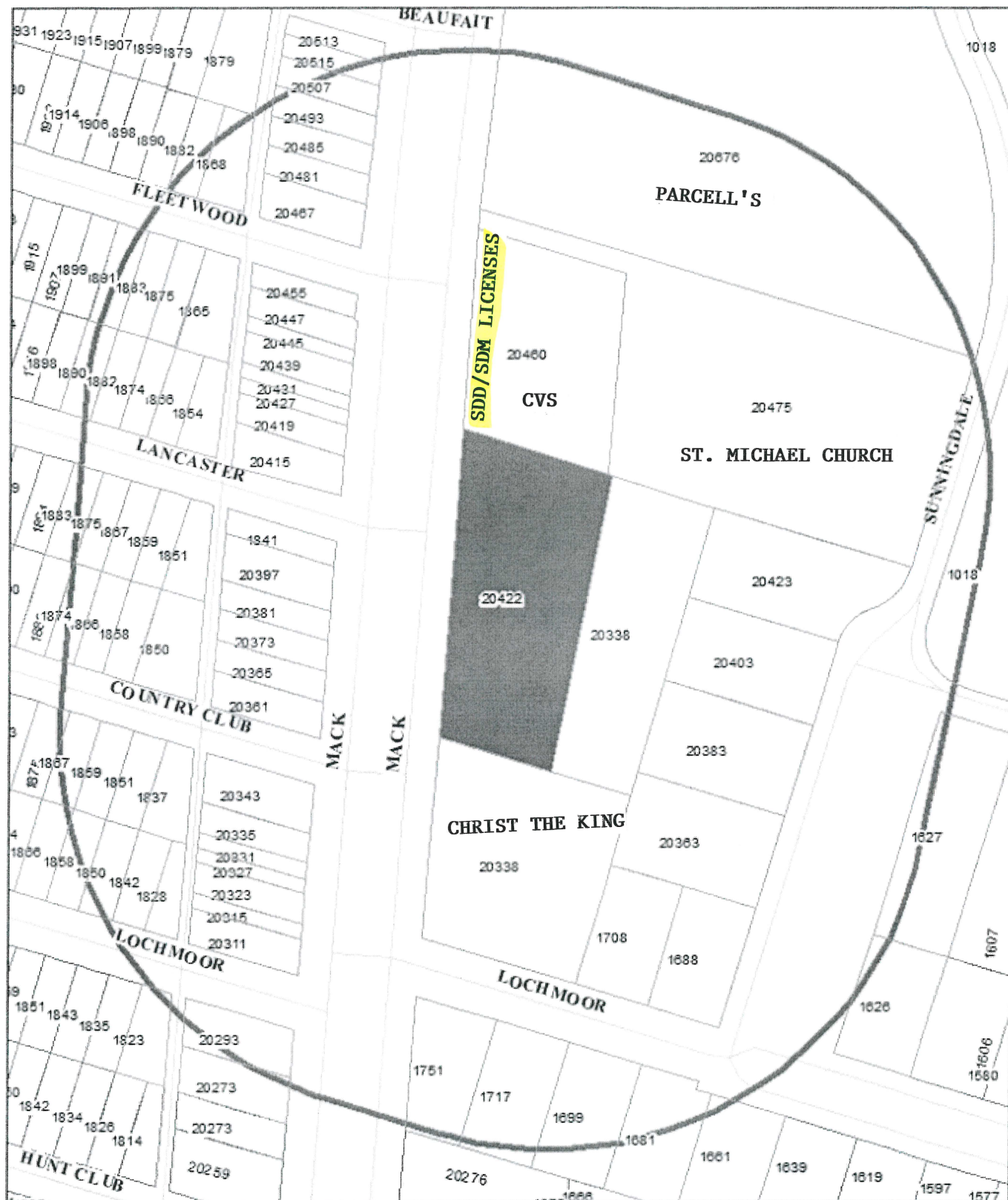
INFORMATION TECHNOLOGY DEPARTMENT  
 Geographic Information Systems (GIS) Division

Subject: 20422 Mack

Date: 09/09/19







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INFORMATION TECHNOLOGY DEPARTMENT  
Geographic Information Systems (GIS) Division

Subject: 20422 Mack

Date: 09/09/19



7.I.

**CITY OF GROSSE POINTE WOODS  
BUILDING DEPARTMENT  
MEMORANDUM**

**DATE:** September 10, 2019  
**TO:** Planning Commission  
**FROM:** Gene Tutag, Building Official  
**SUBJECT:** Special Land Use, Kroger, 20422 Mack Avenue,  
SDD (Specially Designated Distributor) License Request

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The attached application and supporting documentation for a Special Land Use regarding the transfer of a SDD (Specially Designated Distributor) License to Kroger's at 20422 Mack Avenue has been reviewed for compliance with Chapter 50 of the City's Code.

The property at 20422 Mack is zoned 'C' Commercial Business and according to Section 50-371(5) Businesses where packaged liquors are sold for the consumption off the premises are permitted as a Special Land Use, provided no SDD or SDM use shall be approved within this district if the proposed use or establishment is within a 500-foot distance of an existing SDD or SDM establishment or within a 500-foot distance from a church or an elementary, junior or senior high school site.

As shown on the attached drawing a Junior High School (Parcells - 20676 Mack Avenue), an establishment with a SDD and SDM License (CVS - 20460 Mack) and 2 Churches (St. Michaels - 20475 Sunningdale Park and Christ the King - 20338 Mack) all exist within the 500-foot exclusionary parameter required by the Ordinance.

The only changes proposed within the building involves the rearrangement of retail space to accommodate the proposed sale of alcohol. None of the requirements of Section 50-34 for Site Plan Review are applicable since the request does not involve new construction and remodeling of, or additions to, the existing structure.

The Building Department cannot support a recommendation to approve the Special Land Use Application as compliance with Section 50-371(5) cannot be met due to the location's proximity to Schools, Churches and the existing SDD/SDM Licenses all within 500-foot of the proposed license transfer location.