

**MINUTES OF THE GROSSE POINTE CITY COUNCIL MEETING HELD IN THE  
CITY COUNCIL CHAMBERS, 17145 MAUMEE AVENUE, GROSSE POINTE, MICHIGAN ON  
MONDAY, FEBRUARY 9, 2009.**

The meeting was called to order at 7:05 p.m.

ROLL CALL

Present: Mayor Scrace, Council Members Parthum, Stempfle, Stevens, Walsh and Weipert

In Attendance: City Manager Dame, Attorneys Fildew and Kennedy, Public Service Director Weitzel, Assistant City Manager Fincham, Public Safety Director Fox, Public Service Supervisor Schulte and City Planner Jackson.

Motion by Council Member Weipert second by Council Member Parthum that Council Member Pfaehler be excused from the meeting for personal reasons.

UNANIMOUSLY ADOPTED.

CONSENT AGENDA

Motion by Council Member Weipert second by Council Member Parthum to approve the Consent Agenda consisting of the following:

- a. Minutes from the regular City Council meeting held January 26, 2009.
- b. Invoices
  1. City of Detroit Water Commissioners – Sewage Disp. Service, Dec. 2008, \$51,902.41
  2. McKenna Associates Inc. – Professional Planning Services - \$6,108.50
  3. John Deere Government & National Sales – Purchase of loader - \$65,280.06
  4. Anderson, Eckstein & Westrick – SRF Project Plan Preparation - \$6,398.31 and 2007 Sewer Cleaning & TV Inspection S2 Grant - \$6,960.76
- c. Approval of the execution of a contract for ambulance service with Beaumont Medical Transportation.

CONSENT AGENDA UNANIMOUSLY ADOPTED.

The Council convened as the Planning Commission.

SITE PLAN REVIEW – 18120 MACK AVENUE – RAY DIXON M.D.

City Planner Jackson made the following report:

The applicant is proposing a wall sign to be located on the building façade adjacent to the entry door to the business. The sign is a panel, with a burgundy background and white lettering. The sign detail notes the sign face is ALM Pan. This type of material must be further clarified. Natural materials such as wood and metal are more appropriate. The ordinance notes that wall signs should be located on the upper portion of the building within or just above the storefront opening. Due to the architecture of the existing building, a sign above the entry door is not feasible. The City Council may permit the sign location at the side of the entry door, as proposed. In response to a question from Council, it was stated that the sign would not be lit.

Motion by Council Member Weipert second by Council Member Parthum to approve the Site Plan and sign location for 18120 Mack Avenue, as submitted.

UNANIMOUSLY ADOPTED.

## PUBLIC HEARING – SPECIAL USE REQUESTS – KROGER COMPANY

Mayor Scrace announced a public hearing, on two Special Use requests of the Kroger Company of Michigan for a retail use over 5,000 square feet and an outdoor café, with the Council sitting as the Planning Commission.

John Benardo of Cole & Russell Architects, Cincinnati, Ohio, made a presentation on behalf of the applicant. He described the project by reference to site plan documents dated December 5, 2008, as revised January 29, 2009.

Chris Rogers, Kroger's real estate manager, described the limited land area of the site. Kroger is proposing the project so it can offer its customers a broader range of upscale merchandise. The focus will be on getting more revenue from current Grosse Pointe customers. Kroger will pay special attention to the fixture layout. Kroger has run a sophisticated marketing scenario to support the cost of the store.

John Jackson, City Planner, discussed the history of the Village Master Plan. He discussed that an improved grocery store was a desire of many who participated in the Master Plan process. The Master Plan envisioned greater density in the Village. Mr. Jackson stated that the proposal is consistent with the intent of Village Zoning.

Mr. Jackson discussed his review letters of February 6, 2009. He noted that retail stores in excess of 5,000 sq. ft. are permitted as a special use in the C-2 district. The proposed plan includes a 54,816 sq. ft. grocery store (including basement for non-sales use). The proposed Kroger store replaces the existing store at the same location and will provide similar services albeit at a larger scale. The proposed parking garage will be owned and operated by Kroger. The existing parking lot is a key component to the Village parking system and can be used by all Village users. As part of the new structure, Kroger may ensure adequate parking is available for their customers by regulating the pricing system and similar measures; however public parking will not be excluded. Public parking rates will not be less than the City's rates. An outdoor display area is proposed on Kercheval and will be a significant improvement from the existing display/storage area, including seasonal displays. Mr. Jackson discussed the detailed truck delivery plan. It was noted that the applicant has agreed to contribute 50% of the cost of replacing the remaining portions of 6 in. water main in Notre Dame due to the increased demand generated by the parking structure and store expansion, if necessary, after a flow test. It was also noted that the current design of the building is well suited for the Village district and the proposed parking garage is of a similar scale to the proposed grocery store as well as the planned development on the east side of Notre Dame.

Mr. Jackson addressed the proposed resolutions of concerns in his report. Mr. Jackson stated that the proposed project was compatible with the Village in intensity and design. He further discussed conditions to approval of the special use request for a retail store in excess of 5,000 square feet and emphasized that Kroger's must provide adequate parking for their store in the proposed parking structure. Mr. Jackson reported that the applicant had agreed to revise internal parking circulation in the parking structure in general agreement with the proposal of the City's parking consultant. The City parking consultant's report and sketches of February 4, 2009, were accepted for the record. Mr. Jackson also reported that the applicant had agreed to provide a school crossing guard at the Cadieux alley entrance during construction. Mr. Jackson also discussed the variances requested by the applicant those being display windows, maximum building height, parking deck height, parking deck setback requirements and commercial loading/unloading spaces.

Mayor Scrace called for public comment. Those in attendance made the following comments:

1. James Bellanca commended Kroger on its efforts. Mr. Bellanca expressed concern with the quantity of parking. One parking spot per 200 sq. feet of retail space is the general standard. This project appears to have one parking spot per 260 sq. feet. Mr. Bellanca expressed concern regarding access routes into the store. He is concerned an increased number of customers will be overflowing into surface lots.
2. Anneliese Bajer questioned the route of construction truck deliveries.

3. Peter Leto, 702 Notre Dame, questioned the location of the parking structure entrance opposite to his driveway across Notre Dame. Expressed safety concerns. Mr. Leto is also concerned about the parking structure setback and the visual impact of the parking structure on his property.
4. It was discussed that the entire store will be used by Kroger.
5. A question was asked regarding deliveries to the store.
6. Manager Dame directed responses to the questions.

Mike Labadie, of Wells & Associates, discussed his parking/traffic study prepared for Krogers. He explained the rationale for a 150 space parking structure. His report was accepted for the record.

Adam Crane, Kroger's project manager, discussed delivery schedules. DSD trucks would be limited to 7:00 a.m. to 12:00 p.m., weekdays. Larger trucks would deliver after 7:00 p.m. at night.

The City parking consultant, David Allyn, of the Traffic Improvement Association, confirmed the adequacy of the parking structure to serve projected traffic volume. His memorandum was accepted for the record. The City and Kroger agreed to consult with adjacent property owners regarding shut down and traffic flow in the alley.

7. Adam Crane addressed the issue of parking validation. Kroger wants a convenient parking place for their customers.
8. Paula Leto inquired with regard to the construction time line. Adam Crane estimated an 11-month construction schedule.
9. Jacques Bajer asked about construction safety and site security.
10. Kim Liatos, with children at Maire School, requested a stop light at Notre Dame and Waterloo.

A petition from students at Maire School to preserve the pine trees adjacent to the construction area was noted for the record. It was stated that the issue of the pine trees would be addressed between Kroger and the School Board and that Kroger would likely be responsible to protect or replace the trees.

#### Council Comments

Councilmember Walsh: Confirmed that the internal circulation design of the City's parking structure consultant, Rich & Associates, would form the basis for the internal parking structure design. He discussed in-store validation. Kroger confirmed that validation/payment stations would be available at each cash register and at the service counter. It was requested that the City be allowed to approve Kroger's parking rates. Kroger responded that they want unilateral control of parking rates, although Kroger has agreed to charge no less than what the City charges for comparable parking. He confirmed with Kroger that the alley will be repaved for the length of the Kroger property. He requested that Kroger improve the appearance of the alley.

Councilmember Weipert: Commends the project. Suggests exit out of parking structure be right turn only to improve traffic flow. Emphasizes importance of adhering to truck delivery schedules.

Councilmember Stempfle: Asked about security in the parking structure. Kroger responds that there will be cameras, panic buttons, special lighting and routine police patrols. Asked questions about outside seating. Kroger states that outdoor café will close at dusk.

Councilmember Stevens: Fantastic project. Thanked Kroger for financing the project without a City contribution. Asked if there will be a cart escalator. Kroger responds that a final decision on a cart escalator has not been made.

Councilmember Parthum: Commends project. Questions construction traffic flow. Wants construction traffic to avoid residential portion of Notre Dame. City states that it will regulate construction traffic.

Mayor Scrace: Commends project. Believes the project is consistent with design guidelines.

Hearing no additional public comment, Mayor Scrace closed the public hearing.

Motion by Councilmember Parthum, second by Councilmember Stempfle to approve the Special Use request of Kroger to operate a retail store in excess of 5,000 sq. feet in accordance with the Kroger site plan of December 5, 2008, as revised January 29, 2009, subject to factual statements, conditions and requirements set forth in the City Planner's report of February 6, 2009, and execution by Kroger of a Special Use Permit consistent with same. The conditions are as follows:

1. Conveyance of the easterly 11 feet of the parking lot from the Grosse Pointe Public School Board to the applicant.
2. Conveyance of the easterly 11 feet of the parking lot from the City of Grosse Pointe to the applicant subject to conditions (the license from the School Board to the City, 1953, to be terminated).
3. Conveyance of fee interest or permanent easement to City of Grosse Pointe for the 20-foot strip of land north of the alley on which public vehicular traffic will be allowed.
4. Execution of a license with the City of Grosse Pointe allowing the applicant non-exclusive use of the public alley in accordance with the site plan.
5. Execution of a license with the City of Grosse Pointe allowing the applicant to use the 90 foot by 12-foot area of land north of the alley in accordance with the site plan.
6. Execution of a new encroachment agreement between the City of Grosse Pointe and the applicant for any encroachments into the public right-of-way.
7. Site plan approval.
8. The parking structure will be designed consistent with the City's parking consultant's design including audio warning devices at exit gates to ensure safe pedestrian crossings. Design details are subject to administrative approval.
9. The applicant may ensure adequate parking is available for their customers by regulating the pricing system and similar measures; however public parking will not be excluded.
10. The applicant will pursue an agreement with the school to use school property for truck turn around within the alley during construction.
11. The applicant shall obtain the necessary temporary construction easements from the School District prior to being issued any building permits.
12. The applicant will provide a crossing guard to ensure that school children are safe crossing the alley during construction due to increased two-way traffic.
13. The applicant will contribute 50% of the cost of replacing the remaining portions of 6-inch water main in Notre Dame due to the increased demand generated by the parking structure if it is determined necessary by a hydrant flow test conducted at the applicant's expense.
14. Due to the potential impact on the parking system, the proposed parking structure must be constructed prior to or at the same time as the store.

UNANIMOUSLY ADOPTED.

Motion by Councilmember Weipert, second by Councilmember Walsh, to approve the Special Use request of Kroger to operate an outdoor café in accordance with the site plan of December 5, 2008, as revised January 29, 2009, subject to factual statements, conditions and requirements set forth in the City Planner's report of February 6, 2009, and execution by Kroger of a Special Use Permit consistent with same.

The conditions are as follows:

1. Liability issues for use of the public sidewalk are addressed to the satisfaction of the City Attorney.
2. A minimum of two outdoor trash receptacles will be provided to serve the outdoor café.
3. The applicant must add a maintenance schedule for the outdoor café to the site plan.

UNANIMOUSLY ADOPTED.

The Planning Commission now convened as the Zoning Board of Appeals.

PUBLIC HEARING – ZONING BOARD OF APPEALS – 16919 KERCHEVAL AVENUE – KROGER CO.

Mayor Scrace announced a public hearing on four variance requests by the Kroger Company of Michigan.

John Benardo, of Cole & Russell Architects, Cincinnati, Ohio, made a presentation on behalf of the applicant. He described the project by reference to site plan documents dated December 5, 2008, and revised January 29, 2009.

John Jackson, City Planner, discussed his Variance Review letter dated February 6, 2009. He noted that the applicant is proposing a new two-story grocery store with associated parking structure. The grocery store will be located in the same location as the existing store and the parking structure would be built on the existing surface parking lot. The applicant is requesting that the ZBA grant four variances as follows:

1. Parking structure height: Section 90-330; allows a maximum height of 30 feet. The applicant is proposing a maximum height of 50 feet requiring a variance of 20 feet.
2. Parking structure setback: Section 90-330; requires a minimum setback of 15 feet plus one foot for each foot the parking structure exceeds 10 feet in height or, based on a 50 foot parking deck, a total setback of 55 feet from the adjacent residentially zoned property. The applicant is proposing a 10-foot setback adjacent to the residentially zoned property necessitating a 45-foot setback variance.
3. Storefront opening: Section 90-305(4)b; requires that all facades maintain a minimum of 70% clear windows between one and eight feet from the ground. The applicant is requesting a 43% variance along Kercheval, 4% variance along Notre Dame, and 31% along the rear façade.
4. Number of loading spaces: Section 90-160; requires a minimum of six 12 x 50 loading spaces. The applicant is proposing one loading space and other designated loading areas. The applicant is requesting a variance from the loading requirement.

The proposed grocery store and parking structure are located within the Village, and the site was designated in the Master Plan for a mid-rise (two-story retail) and parking. The proposed height modification for the parking structure is consistent with the permitted height of the grocery store. Further, the structure is located across the street from a planned mixed-use project which is designated as "core" (three-story commercial/residential in the Master Plan). Maire School occupies the residentially zoned parcel to the north and west and there are no plans for the site to be developed for single family residential use. All truck loading/unloading will be done in the alley north of the building, and a truck plan has been provided. The structure height and setback will not impact the adjacent use as it is used for open space. The proposed use will increase the parking supply for the grocery store and a minimum 19 ft. wide clear path in the alley will be maintained, thus allowing for two passing vehicles. Adequate improvements to the alley, provision of a crossing guard, adequate site distance, and mirrors or audible alarms at the structure will ensure vehicular and pedestrian traffic is no more hazardous than is normal for the district involved. The design of the building is in character with other buildings in the Village and provides an attractive street frontage façade along Kercheval.

Mr. Jackson emphasized the practical difficulty of combining the permitted uses on the site with the necessary parking to serve the permitted uses. These practical difficulties include the limited space available, the location of the public alley, and the City's policy of providing for parking. Mr. Jackson stated that the side yard setback variance would have little impact due to the proximity of the Marie school playground. Mr. Jackson recommended the variances be granted.

Mayor Scrace asked for public comment. There were no comments from the public. Mayor Scrace asked for Council comment. There were no comments from the Council. Mayor Scrace noted that all presentations, comments, third party reports, and discussions considered in connection with the Kroger Special Use requests would be incorporated into the record of the Zoning Board of Appeals. Mayor Scrace closed the public hearing.

Motion by Councilmember Stempfle, second by Councilmember Stevens to approve the variance requests of Kroger to construct a new Kroger store and parking structure in accordance with the site plan of December 5, 2008, as revised January 29, 2009, subject to factual statements, conditions and requirements set forth in the City Planner's report of February 6, 2009.

The conditions are as follows:

1. Conveyance of the easterly 11 feet of the parking lot from the Grosse Pointe Public School Board to the applicant.
2. Conveyance of the easterly 11 feet of the parking lot from the City of Grosse Pointe to the applicant subject to conditions (the license from the School Board to the City, 1953, to be terminated).
3. Conveyance of fee interest or permanent easement to City of Grosse Pointe for the 20-foot strip of land north of the alley on which public vehicular traffic will be allowed.
4. Execution of a license with the City of Grosse Pointe allowing the applicant non-exclusive use of the public alley in accordance with the site plan.
5. Execution of a license with the City of Grosse Pointe allowing the applicant to use the 90 foot by 12-foot area of land north of the alley in accordance with the site plan.
6. Execution of a new encroachment agreement between the City of Grosse Pointe and the applicant for any encroachments into the public right-of-way.
7. Site plan approval.
8. Special use approval for a business over 5,000 sq. ft.
9. The parking structure will be designed consistent with the City's parking consultant's design including audio warning devices at exit gates to ensure safe pedestrian crossings. Design details are subject to administrative approval.
10. Public parking will not be excluded. Public parking rates will not be less than the City's rates.
11. The applicant will provide a crossing guard to ensure that school children are safe crossing the alley during construction due to increased two-way traffic.
12. The applicant shall obtain the necessary temporary construction easements from the School District prior to being issued any building permits.
13. The applicant will contribute 50% of the cost of replacing the remaining portions of 6-inch water main in Notre Dame due to the increased demand generated by the parking structure if it is determined necessary by a hydrant flow test conducted at the applicant's expense.
14. Due to the potential impact on the parking system, the proposed parking deck must be constructed prior to or at the same time as the store.

UNANIMOUSLY ADOPTED.

The Zoning Board of Appeals reconvened as the Planning Commission.

#### SITE PLAN REVIEW – 16919 KERCHEVAL AVENUE – KROGER COMPANY OF MICHIGAN

Mayor Scrace announced the Planning Commission will consider the request of the Kroger Company of Michigan for site plan approval for a new grocery store and parking structure pursuant to the December 5, 2008, site plan, as revised January 29, 2009.

John Jackson, the City Planner, presented his review letter of February 6, 2009. Mr. Jackson stated that the proposed site plan shows a two-story grocery store along with a basement (non-sales area) with a total gross floor area of 54,816 sq. ft. The preliminary layout of the parking structure provides for four levels of parking including street level providing 150 parking spaces (the City's parking consultant's design will provide 175 spaces). A minimum 5 ft. clear path will be maintained along the Notre Dame sidewalk, incorporating both the street trees and light poles. Parking structure height and setback variances previously approved were discussed. The site data table on Sheet SP-1 must be updated to include the zoning of the parking structure parcel, along with the associated setbacks. The proposed Kroger store will consist of a brick façade, architectural stone base, cast stone trim, decorative concrete brick and asphalt shingles. The parking structure will consist of materials to match the Kroger store. A material sample board was provided to the Commission. The transparency requirements for the three facades and the maximum permitted building height were discussed. Mr. Jackson discussed the traffic and parking numbered 1-8, the proposed landscaping, signage, lighting and outdoor seating sections of his report dated February 6, 2009.

Mr. Jackson discussed pine tree screening of the parking structure. Mr. Jackson discussed the outdoor sales area to be located on Kercheval and the fact that fixtures for the sales area would be subject to City administrative approval. Mr. Jackson stated that Kroger had agreed to screen the trash compactor in the alley. Site plan approval includes signage approval.

Motion by Councilmember Stevens, second by Councilmember Parthum, to approve the site plan of Kroger to construct a new Kroger store and parking structure in accordance with the site plan of December 5, 2008, as revised January 29, 2009, subject to factual statements, conditions, and requirements set forth in the City Planner's report of February 6, 2009. Further, Kroger will be required to execute a License/Permit for the outdoor sales area on the public right-of-way.

The conditions are:

1. Special Use Approval for a business over 5,000 sq. ft.
2. Special use approval for the outdoor café
3. Zoning Board of Appeals approval for the four requested variances noted above.
4. Conveyance of fee interest or permanent easement to City of Grosse Pointe for the 20-foot strip of land north of the alley on which public vehicular traffic will be allowed.
5. Public parking will not be excluded. Public parking rates will not be less than the City's rates.
6. The sign plan is approved consistent with Section 58-5(d).
7. Lockable gates will be provided to screen the view of the trash area from vehicles traveling east within the alley.
8. All ownership issues must be addressed prior to issuance of any building permits.
9. The applicant shall obtain the necessary temporary construction easements from the School District prior to being issued any building permits.
10. The outdoor sales area is approved consistent with Section 18-241.
11. The existing landscaping adjacent to the fence at the parking structure will be replaced.
12. All site plan and legal requirements noted in the City Planner's report dated February 6, 2009 are addressed to the satisfaction of City staff.
13. Due to the potential impact on the parking system, the proposed parking deck must be constructed prior to or at the same time as the store.

UNANIMOUSLY ADOPTED.

The Zoning Board of Appeals reconvened as the City Council. Mayor Scrace announced that the Council would now consider several legal agreements in connection with the Kroger Development.

#### TRANSFER OF PROPERTY TO KROGER CO. – WITHDRAWAL OF PARKING LICENSE

City Attorney Kennedy stated as follows:

A 30 foot by 11 foot rectangle in the northeast corner of the existing Kroger surface parking lot is owned by the City of Grosse Pointe. Kroger's parking structure plans include construction on this property. Thus, Kroger needs this property to move forward with their construction plans. The property is not required or necessary for public use. The property has no viable use separate from being used in connection with the adjoining parking property and has minimal, if any, fair market value. The benefits to the City of the Kroger project including high quality retail space, additional economic activity in the Village, exceptional architectural quality and concentrated realization of tax revenue, indicate that transfer of the property to Kroger Co. is in the public interest. The Council should find that Section 2-99 of the Grosse Pointe City Code, Exception to Competitive Bidding, is applicable to the proposed transfer and no comparative advantage would result from any other use, disposition or method of disposition of this property. The transfer of the property should be made subject to issuance of a building permit and subject to final authorization in the discretion of the City Manager.

In addition, the City should withdraw from the current parking license by which it operates the Kroger parking lot which was originally executed between the City and the Grosse Pointe Public School Board in 1953. Withdrawal should be at the discretion of the City Manager and will likely occur at the time the surface parking lot is closed in connection with parking structure construction.

Motion by Councilmember Weipert, second by Councilmember Stempfle, to approve the transfer of property subject to issuance of a building permit and subject to final approval in the discretion of the City Manager; and to further approve withdrawal from the current parking license at the discretion of the City Manager.

UNANIMOUSLY ADOPTED.

### LICENSE FROM THE CITY TO KROGER – NON-EXCLUSIVE USE OF THE PUBLIC ALLEY

Mr. Kennedy stated as follows:

The site plan proposed by Kroger calls for construction of a raised concrete sidewalk and a truck loading/unloading area to be located in a portion of the 20 foot public alley north of the Kroger building. The City proposes to give Kroger a non-exclusive license to use the alley for these purposes in accordance with the proposed and subsequently approved site plan.

The execution of the License should be made subject to issuance of a building permit and subject to final authorization in the discretion of the City Manager.

Motion by Councilmember Parthum, second by Councilmember Stevens, to approve the license from the City to Kroger regarding non-exclusive use of the public alley subject to issuance of a building permit and subject to final approval in the discretion of the City Manager.

UNANIMOUSLY ADOPTED.

### LICENSE FROM THE CITY TO KROGER – REFUSE AND TRUCK PARKING AREA

Mr. Kennedy stated as follows:

The City owns a 90 foot by 12 foot strip of land north of the current alley that was acquired by the City from the School Board and is currently used for a trash compactor and storage of various shipping fixtures pursuant to an existing license. The City proposes to grant Kroger a new license to use this area for a trash compactor and merchandise loading/unloading consistent with the approved site plan.

The execution of the License should be made subject to issuance of a building permit and subject to final authorization in the discretion of the City Manager.

Motion by Councilmember Weipert, second by Councilmember Parthum, to approve the license from the City to Kroger regarding the refuse and truck parking area subject to issuance of a building permit and subject to final approval of the City Manager.

UNANIMOUSLY ADOPTED.

### ENCROACHMENT AGREEMENT - PUBLIC RIGHT-OF-WAY BETWEEN THE CITY AND KROGER

Mr. Kennedy stated as follows:

The City and Kroger are currently parties to an Encroachment Agreement that allows Kroger to maintain architectural features that intrude or overhang into the City right-of-way (e.g. decorative brick details, awnings). The City proposes to enter into a new Encroachment Agreement to accommodate the architectural details of Kroger's approved site plan.

The execution of the License should be made subject to issuance of a building permit and subject to final authorization in the discretion of the City Manager.

Motion by Councilmember Stevens, second by Councilmember Parthum, to approve the Encroachment Agreement subject to issuance of a building permit and subject to final approval in the discretion of the City Manager.

UNANIMOUSLY ADOPTED.

EXTENSION OF TEMPORARY OCCUPANCY OF 16919 KERCHEVAL – KROGER CO.

City Manager Dame requested an extension of Kroger's temporary occupancy of the former Bath and Body Works building until February 1, 2010.

Motion by Councilmember Stempfle second by Councilmember Stevens, to approve an extension of Kroger's temporary occupancy of the former Bath and Body Works building until February 1, 2010.

UNANIMOUSLY ADOPTED.

PUBLIC COMMENT

The Mayor called for public comments for items not on the Agenda.

Two questions were asked regarding construction management of the Kroger project. The questions were referred to staff.

COUNCIL COMMENT

Complements to Kroger and City staff on the Kroger project.

Questions to the City Planner whether the Master Plan needs to be updated to stay economically competitive in the current environment. Discussion by the Mayor of the Michigan Municipal League Conference.

On Motion and unanimous adoption, the Mayor declared the Council adjourned at 9:27 p.m.

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Charles S. Kennedy, City Attorney