The meeting was called to order at 7:00 p.m.

ROLL CALL
Present: Mayor Scrace, Council Members Boettcher, Parthum, Stempfle, Turnbull, Walsh and Weipert

In Attendance: City Manager Dame, Attorneys Fildew and Kennedy, City Clerk Arthurs, Finance Director Kleinow, Public Safety Director Poloni, and Public Service Director Huvaere.

CONSENT AGENDA

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

1. Minutes from the regular Council Meeting held on March 16, 2015.
2. Invoices
   a) Anderson, Eckstein and Westrick, Inc. - 2015 Resurfacing Project, 2.9.15 – 3.8.15, $16,117.73
   b) McKenna - Planning Services, March 2015, $10,782.25
   c) Rizzo - Recycling, April 2015, $5,720
   d) City of Grosse Pointe Park - Dispatch Services, 1/1/15 – 3/31/15, $23,424.30
   e) Utility Services Authority, LLC - SRF Sewer Project, Estimate #4, $97,367.95
   f) LiquiForce Services (USA), Inc. - SRF Sewer Project, Estimate #3, $75,998.12
   g) Fontana Construction, Inc. - SRF Sewer Project, Estimate #6, $69,273.22
   h) City of Detroit - Sewage Disposal, February 2015, $69,500
3. Approval and adoption of National Arbor Day resolution.
4. Adopted resolution setting the public hearing date for the proposed 2015-16 budget for Monday, May 11, 2015 at 7:00 p.m. in the Council Chambers.
5. Adoption of Ordinance No. 418 for amendment of Storm Water Discharge ordinance and approval and adoption of Administrative Rules for City of Grosse Pointe Storm Water Management.

CONSENT AGENDA UNANIMOUSLY ADOPTED.

The City Council convened as the Zoning Board of Appeals.

PUBLIC HEARING – ZONING BOARD OF APPEALS – 387 NEFF ROAD

Council Member Andrew Turnbull recused himself from this agenda item.

Mayor Scrace indicated that this was the time set for a public hearing by the Zoning Board of Appeals to hear a request by Andrew Turnbull, 387 Neff Road, to decrease the minimum rear yard setback for accessory structures from 6 ft. to 2 ft. in the R-1B Single Family Residential District, with the following determination:

1. The Zoning Board of Appeals will make a determination as to whether the applicant has demonstrated the requested variance meets the standards in Sec. 90-101(4).

The City Clerk advised notice of the variance request had been provided in accordance with State law and City ordinance. The Mayor declared the public hearing open.

City Planner Jackson made the following report:

The applicant, Andrew Turnbull proposes to reconstruct the existing detached garage and maintain the existing footprint which is setback 2'-0" from the rear property line. Section 90-25 requires that detached
accessory structures shall not be located closer than 6'-0" feet to any adjoining rear lot line. The house at 387 Neff Road is zoned as the R-1B District, which requires the following dimensional standards for accessory structures:

<table>
<thead>
<tr>
<th>ACCESSORY STRUCTURE (GARAGE)</th>
<th>Setback: Required</th>
<th>Setback: Proposed</th>
<th>In Compliance?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear Yard</td>
<td>6 feet</td>
<td>2 feet</td>
<td>No</td>
</tr>
<tr>
<td>Side Yard</td>
<td>3 feet</td>
<td>3 feet on one / 7 feet on other</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum Lot Coverage: Permitted</td>
<td>65 percent of rear yard</td>
<td>Approximately 26 percent</td>
<td>Yes</td>
</tr>
<tr>
<td>800 sq. ft. maximum</td>
<td>800 sq. ft.</td>
<td></td>
<td>Yes</td>
</tr>
</tbody>
</table>

Based on the plot plan, the accessory structure (garage) is in compliance with the coverage and setback requirements of the R-1B District, with the exception of the rear yard setback. Additionally, the proposed accessory structure with a 2'-0" setback will maintain the existing development pattern of garages on the block. As shown on the following page, the proposed garage mirrors the layout of the adjacent residential garages to the north and south, among other residences on the Neff Road. The garage reconstruction with a 2'-0" rear yard setback will not impact the vehicular traffic on and off-site in the neighborhood and the garage abuts a parking lot. The everyday use of the residential garage at 387 Neff is not anticipated to negatively impact occupants of adjacent residential uses with dust, noise, fumes, vibration, smoke or lights. The location of the garage along the rear yard will provide a screen and buffer for the single-family residential use from the adjacent parking lot and its proposed placement at 2'-0" from the rear lot line will allow the applicant to enjoy greater use of the property. The proposed reconstruction of the garage and lot location is compatible with the adjacent land uses and buildings as the site directly abuts a parking lot. The proposed location is in-keeping with the existing built character of the neighborhood as many of the garages are built within 2'-0" of the rear lot line.

A 6’0” rear yard setback is required in order to provide a transition zone between residential properties and provide access to utilities. In this case, no utilities are located at the rear of the property and the adjacent use is a parking lot. Applying a 6’0” rear yard setback would restrict the applicant’s use of their property for access to the garage and usable outdoor space and does not further the intent of the Ordinance, as discussed below. As a result, we find a practical difficulty for the garage to be reconstructed with a 6’0” rear yard setback, given the adjacent use, the lack of utilities, and the existing built environment. The proposed variance request is within the spirit of the Ordinance and the newly updated Master Plan. The intent of the Ordinance and 2012 Master Plan is to promote compatibility in zoning districts, provide harmonious development patterns, and to protect residences. The reconstruction of the garage with a 2’0” rear lot setback is in-keeping with the existing development pattern for the neighborhood and the garage will provide screening for the adjacent parking lot. Granting a 2’-0” rear yard setback for the garage is unlikely to have a detrimental impact as unique conditions pertain to this request, including its present location (adjacent to a parking lot), and the existing pattern of garages on the block.

Based on review of the Ordinance and on the neighborhood development patterns and the accessory structure’s relationship to surrounding parcels, the City Planner recommended variance is granted to permit the reconstruction of the residential garage at 387 Neff Road.

Mayor Scrace opened the hearing for public comment. The following comment was made:

Russell Shelby, representing the Grounds Committee of the Unitarian Church, expressed concern regarding the garage being so close to the lot line. There was an issue last year with control of the plant growth between the garage and the fence in that area along the church parking lot. Mr. Shelby stated a survey would be helpful to determine the property line.

Hearing no further comments, the public comment was closed.

Board discussion took place regarding the depth of the lot, the lack of utilities underground in the area and that the proposed garage will be built on the same footprint as the existing garage. It was noted that the proposed garage would be built to meet the side yard setback which is not exactly the same footprint as the existing
garage. It was noted that if the garage was built with a 6 ft. rear yard setback the use of the lot would be difficult.

Motion by Council Member Weipert second by Council Member Boettcher to grant the variance to permit the reconstruction of the residential garage at 387 Neff Road based on the following determination and conditions:

1. There are no underground utilities in the area behind the garage.
2. No abutting structures behind garage.
3. Proposed garage is in character with surrounding properties in district.
4. Compliance with the ordinance would create a practical difficulty of minimizing the useable space in the rear yard and the spirit of the ordinance is being followed due to the special factors listed above.
5. Applicant will get survey to determine rear property line
6. Applicant will take steps to ensure there is a clear area between fence and garage upon which vegetation cannot grow.

Ayes: Boettcher, Parthum, Stempfle, Walsh, Weipert, Mayor Scrace
Nays: None.

MOTION CARRIES.

The Zoning Board of Appeals reconvened as the City Council.

PUBLIC HEARING – 2015 SINGLE LOT ASSESSMENTS

Mayor Scrace convened the public hearing for the 2015 single lot assessment roll. Treasurer Kleinow reviewed the roll and stated that this process provides for the collection of delinquent water and sewage charges as well as for other expenses incurred by the City in providing various services. The unpaid charges and penalties are then considered a lien against the property and are placed on the 2015 City tax bill for collection.

Mayor Scrace called for public comment. There were no public comments. Mayor Scrace closed the public hearing.

Motion by Council Member Stempfle second by Council Member Parthum, that the 2015 Single Lot Assessment Roll is approved as submitted.

UNANIMOUSLY ADOPTED.

PUBLIC HEARING – ADOPTION OF A ZONING ORDINANCE TO REGULATE CERTAIN USES

Mayor Scrace convened the public hearing for the proposed zoning ordinance to regulate certain uses. The proposed ordinance governs, limits and restricts, to the degree possible, commercial uses that are generally recognized as objectionable in the C-1 Local Business district. The ordinance amendment provides regulations which reduce the concentration of these uses in any one area, site plan and planning commission review, background checks, separation requirements between permitted with approval uses and other standards intended to insure that the proposed use is compatible with surrounding areas.

Mayor Scrace called for public comment. There were no public comments. Mayor Scrace closed the public hearing.

Motion by Council Member Weipert second by Council Member Parthum that the following ordinance be adopted:

ORDINANCE ADOPTION

ORDINANCE NO. 418
An Ordinance to repeal Sections 42-90 to 42-94 of the Code of Ordinances and add Article X, Chapter 90; to regulate certain uses in the City of Grosse Pointe
BID AWARD – 2015 CDBG – ADA ACCESSIBLE SIDEWALK RAMPS

City Manager Dame made the following report:

Bids were received for the 2015 ADA Accessible Sidewalk Ramp for the handicap detectible warning platform project on April 2, 2015. This project will allow the City to install tactile surfaces for people with visual disabilities at street intersections. Following are the two bids received for the CDBG project:

<table>
<thead>
<tr>
<th>Company</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Century Cement Company</td>
<td>$262,941</td>
</tr>
<tr>
<td>Italia Construction, Inc.</td>
<td>$268,600</td>
</tr>
</tbody>
</table>

The City Engineer has reviewed the bidders’ qualifications and finds the low bidder qualified for this project. The intersections have been selected to coordinate with this year’s road project on Chalfonte and to coordinate with future year’s road projects. To reduce engineering fees and obtain lower pricing for a larger amount of work, the total bid amount was for CDBG sidewalk work in Grosse Pointe City, Farms, and Park. This project also combines several years of CDBG funding from the City. The City portion of this bid amount is $96,610. However, to keep the project in line with available funding, one intersection will be removed from the original scope of work and the proposed contracted amount for City sidewalks is $79,787.

Motion by Council Member Stempfle second by Council Member Turnbull to approve the recommendation of the City Engineer and award the bid to Century Cement Co. in the amount of $79,787 for the 2015 ADA Accessible Sidewalk Ramp project.

UNANIMOUSLY ADOPTED.

EXTENSION OF WATER MAIN BID – WASHINGTON BETWEEN KERCHEVAL AVE. AND ST. PAUL

Public Service Director Huvaere made the following report:

The City contracted with F.D.M. Contracting to replace the water main on Chalfonte from Fisher Road to Rivard at a very good price, a project currently underway. The city has also recently contract with a different contractor to fix a number of City streets starting within the month as part of the new City road improvement program approved by voters including Washington from Kercheval to St. Paul. The City also has had plans over the next several years to replace all of the water main on Washington between Mack Avenue and Maumee Avenue. Finally, street resurfacing of the entire length of St. Paul from Fisher to Cadieux is tentatively planned as part of next year’s road improvement program. In reviewing these plans, it makes sense to replace the water main on the block of Washington between Kercheval and St. Paul prior to road work on that same block. That way, driveway aprons replaced as part of the planned street project this year will not be torn up again by a subsequent water main project.

The City Engineer approached the contractor for Chalfonte and the contractor is willing to extend the contract price on the Chalfonte work to the one block of Washington. The contractor is able to start immediately after concluding the Chalfonte work later next week, avoiding remobilization costs. The proposed extension is for the replacement of the existing 6 inch water main on Washington with a new 12 inch water main between Kercheval and St. Paul. The proposed construction cost for the contract modification is $175,831 and design and construction administration cost is approximately $20,600 bringing the total to approximately $196,431. This extension of an existing contract will allow the project to be done earlier, preserving the excellent pricing for water main work, for a total cost less than the engineering estimate. It was noted that sufficient funds are available in the Water and Sewer fund for this project.

Motion by Council Member Parthum second by Council Member Turnbull that the contract extension is awarded to F.D.M. Contracting, Inc., for installing the water main on Washington between Kercheval Avenue and St. Paul.

UNANIMOUSLY ADOPTED.

Minutes – Council Meeting – April 20, 2015
PRESENTATION BY CITY ENGINEER – CITY HALL ROOF, INSULATION AND PAINTING PROJECT

Stephen Pangori, City Engineer, Anderson, Eckstein & Westrick, and Jason Arlow, Architect, Anderson, Eckstein & Westrick, presented a PowerPoint presentation regarding a review and comprehensive plan to repair, insulate and paint the City Hall roof and related soffits and windows. It was noted the roof is ten years old, the roof is leaking causing interior damage, ice dams are a recurring problem, and there is heat loss through light fixtures, duct work and plumbing in the City Hall attic. The attic is an extremely narrow, tight space which creates difficulty in insulation and making repairs. The existing roof plan and photos of problem areas were reviewed. A proposed roof plan was discussed showing a new roof, ice and water shield, installation of a hot edge, spray foam insulation, cellulose insulation (where needed due to space issues) and installation of heat tape in gutters and downspouts. Samples of suggested materials were reviewed. An estimate of probable costs for the project were submitted and reviewed for roofing, painting, hot edge installation and insulation improvements with a total project construction cost of $194,050.

Council discussion took place regarding the proposed plan. Concern was expressed about the total project cost. It was suggested that an overall plan for other City building repairs and updates, that would be necessary in the near future, be developed. The overall plan will help determine a long range facilities management schedule. Additional discussion took place regarding options within the proposed City Hall roof project that could be bid as an alternate. It was the consensus of the City Council to move forward with developing bid documents for the City Hall roof, insulation and painting project.

RECEIVE AND FILE.

PUBLIC COMMENT

Mary Catherine Ashley, 38 Cranford Lane, addressed Council regarding the Beaumont Medical Office Building project and stated that Beaumont continues to meet with the neighbors to discuss the project. She stated Beaumont has made adjustments and has been receptive to neighbor concerns. She also stated that she felt Council did not state an opinion about the value of the Medical Office Building but only commented about the hospital as a whole during the special use hearing. Ms. Ashley also relayed traffic study details conducted between 6:30 – 7:30 am by Brian Taylor, a resident on Cadieux Road. It was noted that the new office building project is an additional structure and it will have an impact on the neighborhood. Ms. Ashley asked that the Council continue to be aware and partner with the neighbors and hospital to work toward solutions.

STAFF REPORTS

Public Safety Director Poloni reported that the Little League parade is this coming weekend. A march will be conducted in May in honor of Paige Stalker. City Clerk Arthurs stated that Mayor’s Prayer Breakfast tickets are available at City Hall and updated Council on election preparations. Finance Director Kleinow reported that a draft budget has been submitted to Council in accordance with City Charter requirements. City Manager Dame stated that Glen Watson, resident and former member of the City’s Ad Hoc Citizens Budget Committee, has volunteered his time to assist and work toward upgrading the City’s bond rating. The Council thanked Mr. Watson and welcomed his assistance.

COUNCIL COMMENT

The City Council commented on the following topics:

- Council Members made various comments with regard to Beaumont Hospital, it’s recent construction projects and expressed their continuing due diligence with regard to the betterment of the community as a whole as well as considering the impact on adjacent residents.

On Motion, the meeting was adjourned at 8:31 p.m.