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 Service Director Huvaere and City Planner Jackson.

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 February 23, 2015 and the closed session held on February 23, 2015.

2. Invoices
   a) Anderson, Eckstein and Westrick, Inc.
      - SRF Sewer Project, 1.12.15 – 2.8.15, $9,752.40
      - SRF Sewer Project, 1.12.15 – 2.8.15, $9,685.83
      - Chalfonte Pavement & Water Main, 1.12.15 – 2.8.15, $5,067.40
   b) Arbor Pro - Tree Trimming, March 2015, $5,005
   c) Rizzo - Recycling, March 2015, $5,720

3. Approve the rejection of bid from De-Cal, Inc. for the Neff Pump Station backflow gate repair.


5. Agreement with I.T. Right for information technology services.

CONSENT AGENDA UNANIMOUSLY ADOPTED.

The City Council now convened as the Planning Commission.

SITE PLAN REVIEW – AMENDMENT – KERCHEVAL PLACE – 17000 KERCHEVAL AVENUE

Mayor Scrace recused himself from the agenda item. Council Member Weipert called on City Planner Jackson who made the following report.

An application has been submitted to amend the site plan for 17000 Kercheval Avenue, also known as Kercheval Place. The site plan and signage were originally approved in 2006-2007. The applicant is requesting to amend the approved site plan to embellish the building entrances on Kercheval Avenue and Notre Dame and add windows to the second floor on the St. Clair elevation. The applicant is not proposing any changes to the approved uses. Rigid canopies over the common entrances on Kercheval and Notre Dame are proposed. Both canopies are more than 8 ft. above the sidewalk and provide additional visual interest at these entrances. The proposed permanent canopies both encroach into the City right-of-way and the applicant will be required to amend their existing encroachment agreement with the City to allow the proposed canopies. The proposed plan also includes a decorative paved connection between the sidewalk along Notre Dame and the building entrance. It should be noted that a condition of Pet Supplies Plus and Green Zone was that no loading including customers could occur on Notre Dame. That condition will still apply. All deliveries must occur in the designated loading area and staff must assist customers with loading in the parking deck or other customer parking area. The proposal to amend the master sign plan for Kercheval Place is not part of this request and will be brought to the Planning Commission for review at a future date. Council discussion took place regarding the proposed site plan.

Motion by Council Member Parthum second by Council Member Walsh to approve the amendment to the site plan for Kercheval Place, 17000 Kercheval Avenue, subject to the conditions listed in the City Planner’s report.
Ayes: Boettcher, Parthum, Stempfle, Turnbull, Walsh, Weipert
Nays: None.

Motion Carries.

PUBLIC HEARING – SPECIAL USE REQUEST - WILLIAM BEAUMONT HOSPITAL AND GROSSE POINTE MEDICAL OFFICE BUILDING, LLC - CONSTRUCTION OF A BUILDING IN THE HOSPITAL FACILITIES DISTRICT

Mayor Scrace announced that this was the time set for a public hearing on an application for a special land use for a proposed new medical office building development in the Hospital Facilities District (HF-3).

City Planner Jackson made the following report:

A special land use application was received for the construction of a medical office building on the existing Beaumont Hospital campus (south/southeast of the main hospital building). The applicant proposes to construct a two-story building with a fully occupied basement, on part of the existing parking lot parallel to Cadieux Road. The gross floor building area is 62,000 square feet. The subject site is approximately 3.39 acres in size and zoned as the HF-3 (Hospital Facilities) Special Use District where it is currently used as a surface parking lot; a portion of which will be eliminated for the construction of the proposed medical office.

The proposed medical office building complies with all building height and setback requirements of the HF district. The applicant is proposing to maintain the existing screen wall along Cadieux; however one of the existing trees along Cadieux has been removed leaving a clear view into the campus. The applicant is proposing to provide an additional tree in this location that is consistent with the others on this block. The applicant is also proposing a continuous row of shrubs along the northeast edge of the parking lot to ensure that lights from vehicles do not impact the neighbors on Cadieux. The proposed use will contribute to the existing Beaumont Medical campus in the City with a focus on outpatient care and private, community physician care. The proposed facility can be consistent with the intent of this section provided the proposed screening and landscape buffering are installed according to the site plan review.

The proposed medical office building will be consistent with the public services and facilities anticipated from development consistent with the provisions of the HF district. The proposed medical office building is consistent with the intent of the HF district of the Zoning Ordinance, and the Health Care District as described in the City’s Master Plan. The applicant has submitted a community impact study, traffic study, and parking study and the project has been reviewed by the City’s engineering consultant and traffic consultant. Based on a review of the information provided in those studies, the proposed medical office building will not adversely impact the public health, safety or welfare of the City. In addition the proposed medical office building and related property will be subject to real property taxation because the property will be leased to, and the building will be owned by, a for profit entity. The proposed use provides health care facilities in close proximity to an aging population in need of convenient health care options as well as employment opportunities for medical professionals.

According to the traffic study and based on ITE trip generation rates, there will be an additional 176 trips generated during the am peak hour (7-9am) and 134 trips generated during the pm peak (4-6pm). When distributed to Cadieux, Jefferson, Notre Dame, and Maumee, that represents a 2-3% increase in existing traffic volume. Cadieux and Jefferson are both designated Arterial roads and are intended to carry higher volumes of traffic than local roads. There will be no decrease in the level of service on city streets. The applicant has provided an interior sidewalk system to ensure that pedestrians and vehicles do not conflict and they will be required to provide barrier free ramps to serve the proposed barrier free parking spaces closest to the medical office building entrance.

The HF-3 zoning designation allows buildings to be located within 40 feet of Cadieux subject to special use approval. The proposed use will occupy a portion of the existing surface parking lot and at just under 35 feet, will be a noticeable modification to the existing environment. However, as proposed, the building will be constructed to match and complement the architectural design of the Beaumont Medical campus. The proposed building will also allow for the opportunity for greater pervious surfaces with the addition of new lawn areas and landscaping. The proposed development should not negatively impact the character of the adjacent neighborhood.
The proposed building will be designed as an integrated component of the existing medical campus and is expected to be harmonious in terms of use, scale, building character with the majority of access provided from Jefferson resulting in a more harmonious relationship with surrounding residential areas. The remainder of the surface parking lot will be utilized for customer parking for the new facility. In addition, a wall within the interior of the property has been removed which would allow lights from cars within the interior parking lot to shine toward the residences on Cadieux. For this reason, additional screening is recommended for the central parking lot to ensure additional traffic (i.e. noise, glare and the flashing of lights), does not negatively impact residences and that an adequate supply of parking is provided.

The City Planner recommends the Planning Commission grant special land use approval for the proposed Medical Office Building, contingent on:

a. Site plan approval;
b. William Beaumont Hospital and Grosse Pointe Medical Office Building, LLC shall sign a special land use permit in form and substance acceptable to the City Attorney;
c. Documentation of any easements are provided;
d. The applicant shall provide a detailed development schedule and work with the City to minimize impacts on city streets and adjacent neighbors;
e. In no case shall the medical office building be occupied prior to the completion and use of the parking deck;
f. Parking lot screening consisting of a 3 foot continuous hedge and one tree on Cadieux is provided;
g. The existing landscaping and walls along Cadieux and Jefferson shall be preserved and maintained;
h. Utility lines shall be buried;
i. Signage details are provided for future review;
j. A 20 foot wide sanitary easement will be required for the 8” sanitary main on the east side of Cadieux;
k. There shall be no encroachments into utility easements including the 12’ water easement along Matzick;
l. Stormwater quality measures shall be provided for all three of the stormwater systems pursuant to Rule 502 of the City of Grosse Pointe Storm Water Management Administrative Rules; and
m. The water mains on Cadieux and Jefferson are 12”, not 6” as depicted on the plans. This should be corrected.

Rick Swaine, President of Beaumont Hospital Grosse Pointe gave a brief overview of the proposed medical office building. The plan seeks to expand the capabilities of Beaumont Hospital Grosse Pointe to provide quality healthcare by moving forward with the development of the medical office building on the hospital campus. It was noted that due to the elimination of parking stalls caused by the development, construction will not begin until the completion of the parking structure currently underway along Notre Dame. The proposed medical office building will be a two story above ground and one story below grade building. The services planned for the lower level include wound care, endoscopy, minor procedures, volunteer services, medical records and medical equipment. The upper floors will be occupied by private physician practices. Proposed hours of operation are no earlier than 6:30 am and no later than 6:00 pm with core hours being 8:00 am to 5:00 pm Monday through Friday with occasional Saturday mornings.

Anthony Lampasona, Manager for Grosse Pointe Medical Office Building, LLC, discussed the logistics of the medical office building. He discussed market values and leasing of the proposed building.

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

Joan Louwers, 16805 Maumee, expressed concern about office hours of the medical office building and that the traffic study is misleading and inconsistent.

Dave Hohlfeldt, 16913 Maumee, feels the medical office building is proposed for the wrong location and it would be better located in a different district with less residential impact. He feels the project will destroy the neighborhood and construction needs to stop.

Tim Prophit, 552 St. Clair, lived on Cadieux for years and parking has always been insufficient in the area. He feels the construction of the building will add more parking concerns and increase traffic flow. He feels the
Council goes along with what Beaumont wants and wants the Council to do the right thing and not allow the medical office building to be built.

Bob Louwers, 16804 Maumee, stated although there are benefits to having Beaumont in the area. Benefits don't always translate to the neighbors who have endured almost nine years of constant construction.

Gene Agnone, 4 Alger Place, stated that access to quality healthcare is an upgrade and benefit to all residents of the community. He supports the project.

Ellen Chapin, 1003 Harvard, Grosse Pointe Park, stated that 70% of the traffic on Cadieux is from outside of the community. This impacts the surrounding neighborhood traffic patterns and trash. The project will only benefit Beaumont Hospital.

Dr. Dionne, 576 Lincoln supports the medical office building which will bring better healthcare to community.

Joe Ghanam, Grosse Pointe Shores, stated he is a cardiologist and feels putting healthcare in one place is beneficial for patients. He supports the project.

Judith LeBeau, 344 Notre Dame, the small neighborhood surrounding the hospital has been impacted by the noise, digging and dirt over the years. Another project will just continue the problem. She feels the hospital campus does not need to be bigger. The traffic study needs to be reevaluated.

Mary Catherine Ashley, 38 Cranford Lane, expressed concern regarding the impact of the building on the neighborhood and the need for a better traffic study. Parking on remote lots in the area will continue. Concern was also expressed about the ability of the manager to fill leased spaces in the building and if the uses could change. She felt that the project does not benefit the neighborhood and urged the Council to protect the ambiance of the neighborhood.

Zach Price, physician at Beaumont, stated he understand the concerns about traffic and construction but feels the project is a good investment for the community. The building will give physicians the ability to provide patients care in one area.

Colleen Wagner, 46 Cranford Lane, stated there are too many unanswered questions about traffic, traffic delays and noise.

Greg Jakub, 560 Cadieux Road, stated that Beaumont has been transparent during this process, the project will bring more traffic making it difficult to back out of his driveway. It will also bring more noise and he does not support the project.

Luke Elliott, 1252 Yorkshire, stated that the hospital's needs have changed due to changes in overall healthcare regulations and mandates. He feels it is best to look at the big picture and long term benefits to the community.

It was noted that three letters were received regarding the proposed medical office building and were submitted to Council as part of the public hearing record.

Hearing no further comments, the public comment was closed.

City Manager Dame responded to various public comments. It was noted that building hours in general would be as previously noted but based on tenants in the building. Vacancies can also affect traffic flow. The building will strictly be leased to physicians only with no other uses. It is estimated that 18 physicians could utilize two floors. It was noted that hedges and screening are planned to eliminate lights from vehicles shining into residential homes. No other lighting is proposed on the building. It was noted that both Beaumont Hospital and the City performed traffic studies as it relates to the proposed development. Both studies similarly found the traffic impact was minimal and a typical approach for traffic flows was proposed. It was noted that turn restrictions can mitigate certain issues as well as speed.

Council discussion took place regarding the proposed medical office building. The City Planner and project representatives answered questions regarding the uses on each floor of the medical office building. It was
noted that certain outpatient services would be moved from the hospital into the lower floor of the office building freeing up space for more inpatient rooms. Discussion took place regarding the overall site plan, the proposed setbacks, building height, traffic issues, contributions by the hospital to the community and non-profit organizations, and the overall betterment of the community. Concern was expressed regarding the hospital campus and that the proposed development is too large for a small community.

Motion by Council Member Weipert second by Council Member Parthum to approve the special land use for William Beaumont Hospital and Grosse Pointe Medical Office Building, LLC, Grosse Pointe Campus, 468 Cadieux Road, to construct a building in the HF-3 District, subject to the conditions listed in the City Planner’s report and execution of the proposed special use permit drafted by the City Attorney.

ROLL CALL
Ayes: Boettcher, Parthum, Turnbull, Walsh, Weipert, Mayor Scrace
Nays: Stempfle

Motion Carries 6 votes Aye to 1 vote Nay.

SITE PLAN REVIEW – PLANNING COMMISSION – WILLIAM BEAUMONT HOSPITAL AND GROSSE POINTE MEDICAL OFFICE BUILDING, LLC – MEDICAL OFFICE BUILDING AT BEAUMONT GROSSE POINTE CAMPUS

Mayor Scrace indicated that William Beaumont Hospital and Grosse Pointe Medical Office Building, LLC has submitted an application for site plan review to develop and construct a medical office building located along Cadieux Road on the south side of the existing hospital facility. The existing area is currently used for parking.

City Planner Jackson made the following report:

The proposed medical office building provides space for the following uses: Basement: Services for wound care, endoscopy, minor procedures, volunteer services, medical records, and medical equipment; and Upper Floors: Professional Offices.

All proposed uses are consistent with the HF zoning district. Any future uses will be required to comply with the ordinance requirements. The HF-3 District requires a 140 foot setback from Cadieux. However, a reduction to a 40 foot setback may be permitted, subject to special use approval. The parking lot is in compliance with the required 20 foot setback and the building complies with the maximum permitted height of 35 feet. The updated parking study (March 11, 2015) reveals that the parking supply meets the daily peak parking demand including the 10% cushion as required by the HF ordinance. The parking demand for the hospital uses is based on surveys of historic usage applied to anticipated usage. The Hospital is anticipating that their employee, patient, doctor, etc. levels will remain constant for the foreseeable future and therefore will not result in increased parking demand. The ultimate parking supply includes the 410 parking spaces included in the parking deck that is currently under construction. The hospital estimates that the parking deck will be completed this summer. The hospital shall provide a detailed schedule for the construction and occupancy of the proposed medical office building. In no case shall the medical office building be occupied prior to the completion of the parking deck.

The plans provide building elevations that indicate a brick and glass structure; no direct connection is proposed to the existing hospital building. The proposed building will be compatible with the existing hospital building and have appropriate details on the façade consistent with the requirements of the HF district.

The existing brick wall and landscaping currently provides parking lot screening for the parking lot closest to Cadieux. However, based on the elevation of the central parking deck, it is anticipated that headlights from this lot may impact residents on Cadieux. As a result the applicant is proposing a continuous hedge along the northeast edge of the parking lot to screen the vehicles from the residences on Cadieux. Additionally, the applicant is proposing an additional tree along Cadieux Road where there is a gap in the existing tree canopy. This will further reduce visibility of the activity of the parking lot and any negative externalities, especially from the residences on Cadieux. The existing landscaping and walls along Cadieux and Jefferson shall be preserved and maintained.
The light poles in the parking lot closest to the new building will be replaced with 15’ tall shoe box fixtures to match the existing fixtures in the parking lot. The fixtures along the Diokna Dr. are 25’ tall shoe box fixtures. This type of fixture will minimize the amount of light visible from surrounding residential areas. A plan is required to show all signing to be installed and/or removed that is related to this project including all modifications wherever they are located on the campus site.

A 20 foot wide sanitary easement will be required for the 8” sanitary main on the east side of Cadieux. There shall be no encroachments into utility easements including the 12’ water easement along Matzick. Storm water quality measures shall be provided for all three of the storm water systems pursuant to Rule 502 of the City of Grosse Pointe Storm Water Management Administrative Rules. The water mains on Cadieux and Jefferson are 12”, not 6” as depicted on the plans. This should be corrected.

The City Planner recommends the Planning Commission grant site plan approval for the proposed Medical Office Building, contingent on:

- a. Special land use approval is granted and a special use permit is executed in a form and substance acceptable to the City attorney;
- b. Documentation of any easements are provided;
- c. The applicant shall provide a detailed development schedule and work with the City to minimize impacts on city streets and adjacent neighbors;
- d. In no case shall the medical office building be occupied prior to the completion and use of the parking deck;
- e. Parking lot screening consisting of a 3 foot continuous hedge and one tree on Cadieux is provided;
- f. The existing landscaping and walls along Cadieux and Jefferson shall be preserved and maintained;
- g. Utility lines shall be buried;
- h. Signage details are provided for future review;
- i. A 20 foot wide sanitary easement will be required for the 8” sanitary main on the east side of Cadieux;
- j. There shall be no encroachments into utility easements including the 12’ water easement along Matzick;
- k. Storm water quality measures shall be provided for all three of the storm water systems pursuant to Rule 502 of the City of Grosse Pointe Storm Water Management Administrative Rules; and
- l. The water mains on Cadieux and Jefferson are 12”, not 6” as depicted on the plans. This should be corrected.

ROLL CALL
Ayes: Boettcher, Parthum, Turnbull, Walsh, Weipert, Mayor Scrace
Nays: Stempfle

Motion Carries 6 votes Aye to 1 vote Nay.

The Planning Commission reconvened at the City Council after a 5 minute recess.

BID AWARD – 2015 ROAD RESURFACING PROJECTS

Public Service Director Huvaere made the following report:

Seven bids were received for this year’s expanded resurfacing projects, AEW Project No. 0155-0138, on March 2, 2015. The following is a summary of the tabulations of bids:

1. Pro-Line Asphalt $433,348.75
2. Ajax Inc. $477,542.75
3. Pavex Corporation $493,282.55
4. Florence Cement Co. $494,111.95
5. James P. Contracting $495,986.05
6. Nagle Paving Co. $557,660.00
7. Cadillac Asphalt LLC $560,440.50
This year’s longer list of projects was approved by Council last winter, after voters approved the Grosse Pointe Road Improvement Program millage. This contract includes the following street segments and types of rehabilitation:

- Washington Road – St. Paul to Kercheval. 3-½” milling and resurfacing with new concrete curb and gutter
- Charles Street – Rivard to Roosevelt. 3-½” milling and resurfacing
- Rivard Boulevard – Maumee to St. Paul. 1-½” milling and resurfacing with concrete curb capping (as needed)
- Notre Dame Avenue – Waterloo to Charlevoix. 1-½” milling and resurfacing with concrete curb capping (as needed)
- Neff Avenue – Charlevoix to Mack. 1-½” milling and resurfacing with concrete curb capping (as needed)

The City Engineer’s estimate was $438,000. Approximately $463,500 was the budget estimate for construction of this year’s Road Improvement Program. Therefore, the bid received is lower than the estimated amount. The rest of the road program budget for this year will be used to provide the match for the Kercheval Avenue project, from Cadieux to Neff, to be bid by the State of Michigan.

Motion by Council Member Weipert second by Council Member Walsh to award the contract to Pro-Line Asphalt of Washington Twp., MI, in the amount of $433,348.75.

UNANIMOUSLY ADOPTED.

FISHER ROAD STREETSCAPE PLANNING AGREEMENT

City Manager Dame made the following report:

At the February 2015 Council meeting, the City Council discussed creating a plan to upgrade the Fisher Road streetscape. This project would take place in conjunction with the installation of a new water main that will be placed under the sidewalk and parkway requiring disruption or removal of much of the existing sidewalk on Fisher Road. It would also be coordinated with a pending redevelopment project. The planning project would engage the stakeholder, particularly, the property and business owners, in the process of agreeing to a design concept for an improved streetscape instead of simply replacing the existing sidewalks as is. This could include bike racks, decorative street lights, pavers, or other street amenities to enhance this neighborhood business district.

The process would attempt to ensure that a consistent approach to the public and potentially privately owned areas between the buildings and curbs is incorporated into the planned development on the Maumee end of the block as well as future improvements for the remainder of the block. In order to implement the plan, funds would have to be identified. Grant funding will be sought, similar to that secured for the Mack Avenue project. Part of the process in working with the businesses will be to assess the level of participation in the improvement they are willing to commit to, so that the plan developed is capable of realistically being financed.

The cost of the development process for the conceptual plan is $15,000 (Phases 1-4). Approximately $10,000 of the project will be funded in this year’s consultant budget and the remainder from next year’s consultant budget allocation. Discussion took place regarding the proposal and how a streetscape plan would be implemented in the area due to the many privately owned areas. Concern was expressed regarding the cost of the development process and that there was no basis for the plan.

Motion by Council Member Walsh second by Council Member Parthum to approve the agreement for Fisher Road Streetscape Planning.

ROLL CALL
Ayes: Parthum, Stempfle, Turnbull, Walsh, Weipert, Mayor Scrace
Nays: Boettcher

Motion Carries 6 votes Aye to 1 vote Nay.

Minutes – Council Meeting – March 16, 2015
RESOLUTION – HONORING MAYOR PALMER HEENAN

Motion by Council Member Stempfle second by Council Member Parthum that the following resolution be adopted:

WHEREAS, Palmer Heenan has faithfully served the citizens of the City of Grosse Pointe Park as Mayor from November 8, 1983 to March 23, 2015;

WHEREAS, Mayor Palmer Heenan’s distinguished public service record and outstanding leadership have enabled many significant improvements in Grosse Pointe Park such as the construction of a new Public Safety building, complete renovation of City Hall and improvements to the Tompkins Center, Kercheval Avenue and Jefferson Avenue Streetscapes, the Lakefront Boardwalk and construction of the new storm sewer system;

WHEREAS, Mayor Heenan worked diligently on the construction of a state-of-the-art recreation facility at Windmill Pointe Park which includes a fitness center, gymnasium, indoor pool and movie theater. A sports aficionado, Mayor Heenan also helped create a wading pool, splash pad, putting green and ice rink warming center which offer year round sporting options for all to enjoy;

WHEREAS, known for his true interest in the people of the community, he valued the input of citizens and worked with civic groups, such as the Grosse Pointe Park Foundation to create, plan, and beautify Grosse Pointe Park;

WHEREAS, that the Mayor, City Council and the citizens of the City of Grosse Pointe do hereby extend their most grateful appreciation to Palmer Heenan for his over 30 years of service to Grosse Pointe Park and wish Palmer and his family the very best including good health and much happiness.

UNANIMOUSLY ADOPTED.

COUNCIL COMMENTS

The City Council commented on the following topics:

- Mayor’s Prayer Breakfast will be held on Thursday, May 7 at the Grosse Pointe Yacht Club hosted by Harper Woods.

On Motion, the meeting was adjourned at 9:40 p.m.

Julie E. Arthurs, City Clerk
City of Grosse Pointe