
The meeting was called to order at 7:01 p.m.

ROLL CALL
Present: Mayor Tomkowiak, Council Members Juip, Parthum, Stempfle, Thomas, Walsh, Williams
All Council Members indicated their physical location as: Grosse Pointe, Michigan

In Attendance: City Manager Dame, Attorney Kennedy, City Clerk Arthurs, Finance Director Kleinow, Public Safety Director Poloni, Deputy Chief Alcorn, Public Service Director Randazzo, and Parks and Recreation Director Hardenbrook.

CONSENT AGENDA

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

1. Minutes from the special workshop meeting held on September 1, 2020, minutes from the special workshop held on October 17, 2020 and minutes from the regular meeting held on October 19, 2020 and minutes from the closed session meeting held on October 19, 2020.

2. Invoices
   a) Inland Waters Pollution Control, Inc. Rathbone Storm Sewer Rehab, Final, $53,032.32
   b) Santoro
      - V Plow Snow Pusher, October 2020, $11,000
      - Leaf Cage with Gutter Broom, October 2020, $9,535
   c) Deborah L. Gordon, PLC - Legal Costs, October 2020, $35,000
   d) G2 Consulting - 2020 Street Improvement, 9/1/20 – 9/30/20, $6,502.50
   e) GFL - Recycling, November 2020, $9,875
   f) Bobcat
      - Utility Vehicle, September 2020, $51,954.55
      - Utility Vehicle 2020, $51,954.55
   g) Great Lakes Water Authority - Sewer Charges, October 2020, $74,500
   h) Traffic & Safety Control Systems, Inc.
      - Luke II Equipment and Tiba Equipment, 50% Down payment, $181,279
   i) Michigan Municipal League - Workers Compensation, Installment 3, $23,525

3. Authorize the purchase of a 2021 Chevrolet Tahoe from Berger Chevrolet in an amount not to exceed $38,993.

4. Authorize the purchase of a 2008 Ford F-150 from Ray Laethem Motor Village in the amount not to exceed $6,641.25.

5. Authorize the purchase of 300 Toter recycling, refuse and yard waste carts from Toter LLC of Statesville, NC in the amount of $16,542.91 and authorize the City Manager to purchase toter carts in the future to replenish stock at the same or lower price per unit.

6. Authorize the sale of surplus Public Service equipment to the highest competitive bidder.

7. Award of Bid to Zeppelin Cleaning in the amount not to exceed $21,580 for building maintenance and cleaning services for public facilities.
ROLL CALL VOTE
Ayes: Juip, Parthum, Stempfle, Thomas, Walsh, Williams, Mayor Tomkowiak
Nays: None.

MOTION CARRIES.

COUNCIL HEARING – 37 CRANFORD LANE – PETITION FOR PLACEMENT OF AIR CONDITIONER UNIT

City Planner Connochie made the following report:

The City has received a petition to the City Council for a modification from the standards of Section 42-9 Refrigeration Systems or Units Used for Central Air Conditioning of the Grosse Pointe Code of Ordinances regarding the placement of an air conditioning (A/C) condenser unit. Section 42-9 only permits units for refrigeration or central air on the outside of a residential dwelling if they are located on the side or rear of a building, unless an alternative location is approved by the City Council.

The applicant, John Cameron, is proposing to install an A/C Carrier condenser, measuring 32” w x 32” d x 36” h, on the front of his property within the Cranford Terraces condominiums at 37 Cranford Ln. The A/C unit is proposed to be located to the right of the property’s front facing window. The unit will be screened by four-foot arborvitae to conceal the unit from view from the street. The applicant has submitted an aerial site plan with a graphic scale that shows the placement and approximate size of the unit, and a street view image showing the proposed screening. The proposed air conditioning unit measures 32” w x 32” d x 36” h and will be placed on the front right of the property, screened by four-foot Emerald Green arborvitae that will fully conceal the unit from the street. The site plan points out that 10 neighbors have installed A/C units on the front of their condo. Many of these air conditioning units are not screened. The applicant has indicated in a letter to the Council that there is no practical alternative to installing the unit in the front yard. The applicant has demonstrated practical difficulty due to the type of home and HOA restrictions. The applicant’s condominium is located at the end of a row of attached units, adjacent to an access drive. The A/C unit cannot be installed on the side of the building, as it would interfere with the driveway.

Mayor Tomkowiak opened public comment.

One letter in support of the petition was received from Paula Leto, 35 Cranford Lane, and was submitted as part of the public record. Mayor Tomkowiak closed public comment.

Motion by Council Member Stempfle, second by Council Member Walsh, to approve the petition to place an air conditioning unit in the front yard of 37 Cranford Lane, as submitted.

ROLL CALL VOTE
Ayes: Juip, Parthum, Stempfle, Thomas, Walsh, Williams, Mayor Tomkowiak
Nays: None.

MOTION CARRIES.

W. GEORGE ELWORTHY FIELD LEASE AGREEMENT RENEWAL

On March 31, 2021, the 50-year lease agreement between the Grosse Pointe Public School System and the City of Grosse Pointe for W. George Elworthy Field will expire. A newly drafted ten-year lease agreement was reviewed by Council. The modifications in the new agreement were noted on the agenda review form, and were discussed and reviewed by Council. City staff recommends approval of renewal of the 10-year lease agreement.

Council discussion took place regarding the agreement language pertaining to the Little League, who determines eligible activities or modifications to the field, the Field Use Policy and the City’s yearly maintenance costs.
Motion by Council Member Stempfle, second by Council Member Williams, to execute a 10-year lease agreement with the Grosse Pointe Public School System, for W. George Elworthy Field, for one dollar per year, payable in advance.

ROLL CALL VOTE
   Ayes: Juip, Parthum, Stempfle, Thomas, Walsh, Williams, Mayor Tomkowiak
   Nays: None.

MOTION CARRIES.

LICENSE TO USE LOT 4 – EV CHARGING

City Manager Dame made the following report:

The Big Three automotive manufacturers are making a big push into electric vehicles. However, there currently is no EV chargers available for public use anywhere in the Grosse Pointes. Due to the cost of commercial level charging machines, it is expensive to install without subsidizing either the upfront and/or operational costs. Hage Automotive is a company based in Detroit, that has worked in the electric vehicle field for many years installing EV chargers. Hage uses credits and grants offered by entities such as DTE, to encourage adoption of electric vehicles and to offset upfront costs. Hage Automotive is working with Michigan communities to install EV chargers at no cost to the municipality. In exchange for use of the public parking spaces, Hage Automotive pays for all the costs of the chargers including the installation, maintenance and operation. A ten-year agreement with the City for use of four spaces in Lot 4, behind CVS, is proposed. The EV chargers proposed for installation can accommodate all the different types of electric vehicles on the market.

Mr. Abass, from Red E Charging, LLC, presented an overview of the proposed EV charging machines and charging services for the City. He described equipment, reporting and how future upgrades would be implemented. Mr. Abass answered Council questions pertaining to how charging fees would be applied to users, options for fast chargers, and other charging adapter availability. Council discussion took place regarding the proposed agreement.

Motion by Council Member Parthum, second by Council Member Stempfle, to approve the agreement with Hage Automotive to install pedestals with ports, for charging vehicles in four parking spaces in Lot 4.

ROLL CALL VOTE
   Ayes: Juip, Parthum, Stempfle, Thomas, Walsh, Williams, Mayor Tomkowiak
   Nays: None.

MOTION CARRIES.

LICENSE TO PLACE PARKING PAY STATIONS

1. NEIGHBORHOOD CLUB – 17150 WATERLOO

The City is installing new pay stations in Lot 3. After a final survey to determine the most convenient spots for payment stations, it is recommended that two pay stations and a video camera near the main entrance of the Neighborhood Club building under the canopy be installed. In this area of the lot, only people utilizing the Neighborhood Club would be using the stations and having the pay station located under the canopy would provide protection from the elements and would be advantageous for users. The Neighborhood Club has indicated its support of the proposed placement, but an agreement is needed to formally grant this permission. The Neighborhood Club is also reviewing the agreement.

2. ASCENSION – 17141 KERCHEVAL AVENUE

The City is installing new pay stations is Lot 3. After a final survey to determine the most convenient spots for payment stations, it is recommended that one pay station be placed in the lobby, near the parking lot, of the Ascension St. John Hospital health care building. In this corner of the lot, the only people that would be using the station would be those
entering the Ascension building. Locating the station indoors protects the equipment from the elements and is advantageous for the user. Ascension has indicated its support of the proposed placement location, but a license agreement is needed to formally grant this permission. Ascension is reviewing the proposed license drafted by the City Attorney.

Council discussion took place regarding both proposed license agreements for parking pay stations in Lot 3.

Motion by Council Member Williams, second by Council Member Thomas, to execute an agreement with the Neighborhood Club to place two pay stations and a video camera at 7150 Waterloo, near the entrance to the facility, and to execute an agreement with Ascension St. John Hospital to place a pay station in the lobby off of Lot 3, in the building located at 17141 Kercheval, and with final consent for the language of both licenses to be approved by the City Attorney.

ROLL CALL VOTE
   Ayes: Juip, Parthum, Stempfle, Thomas, Walsh, Williams, Mayor Tomkowiak
   Nays: None.

MOTION CARRIES.

COUNCIL GOALS

Mayor Tomkowiak advised that the City Council met in a workshop on October 17, 2020 to discuss Council goals to work on from now and until the end of 2021. Mayor Tomkowiak listed the following as stated goals:

1. Implement adjusted parking system with new equipment.
2. Initiate and complete rezoning on Mack Avenue consistent with the Phase II plan.
3. Create and begin implementation of a historic district plan and standards process.
5. Align Council and Main Street Grosse Pointe goals.

The Mayor further noted that the City Manager will identify key objectives to be accomplished in each goal area and, when possible, identify timelines for completion of the objectives and goals.

Motion by Council Member Parthum, second by Council Member Williams, to adopt the Council goals, noted above, until the end of 2021.

ROLL CALL VOTE
   Ayes: Juip, Parthum, Stempfle, Thomas, Walsh, Williams, Mayor Tomkowiak
   Nays: None.

MOTION CARRIES.

The City Council convened as the Planning Commission.

PUBLIC HEARING – PROPOSED ZONING AMENDMENT – MINIMUM MULTI-FAMILY RESIDENTIAL UNIT SIZES FOR ALL DISTRICT THAT PERMIT MULTI-FAMILY USES

The City’s Master Plan calls for multi-family or mixed use residential dwelling development in The Village and it is permitted elsewhere in the City in designated zones. The City’s current minimum size per dwelling unit in districts that allow for multi-family uses is 1,000 square feet. In light of national trends, Grosse Pointe’s zoning ordinance is out of date and staff recommends amending the code to allow for smaller size dwelling units such as studio, one bedroom, and two-bedroom unit types.

City Planner Connochie made the following report:
As requested by City Council, we have conducted a review of the Grosse Pointe ordinance standard against other comparable communities’ ordinances and market data as the basis for an ordinance update. A draft of the proposed ordinance amendment to Section 90-351. A schedule for all districts that permit multi-family uses was submitted to Council.

Research was performed and compiled regarding minimum residential unit sizes in several comparable communities: Plymouth, Northville, Ferndale, Royal Oak, and Rochester by unit type. Of those communities with minimum sizes for studios, 500 square feet was most common. One-bedroom units were on average 533 square feet in size, two-bedroom units were approximately 680 square feet, and three-bedrooms 833 square feet. Having a clear definition of how floor area is calculated is critical to how zoning ordinance changes will be interpreted and administered. A review of the ordinances from each comparable municipality for how they defined floor area was conducted. Most of these communities use gross square footage, which includes the total floor area contained within the building, measured to the external face of the external walls, but excludes hallways or other circulation space, and unfinished spaces such as attics or basements. The definition of “usable floor area” in the Grosse Pointe ordinance closely matches how other municipalities calculate floor area for minimum unit sizes. An analysis and comparison of market data was also done. Specifically, a look at the average and minimum dwelling unit size on the market in each community. Units in comparable communities were smaller than in Grosse Pointe, and far more consistent with the minimum unit sizes permitted by their respective ordinances. research of comparable ordinance standards and market data helped us determine “right-sized” standards for minimum multi-family unit sizes in the City of Grosse Pointe. Rather than set one standard for all multi-family units, it is proposed that minimum size standards by unit type be set (number of bedrooms or terrace dwelling). It was further noted that the City Planner recommends modifying the footnote (i) within Sec. 90-351.Schedule, which defines what is or is not included in the floor area calculation to state: “The minimum floor area per dwelling unit shall be calculated based on usable floor area, as defined in Section 90-3. Definitions.” It should be noted the published version of this ordinance incorrectly used the term “square footage” instead of “floor area.”

City Planner Connochie answered various Council questions regarding how floor area is calculated, comparable municipalities and market trends driving the need for smaller residential units. Council discussion took place regarding the proposed amendment. It was noted that having minimum guidelines for unit sizes for developers is a good step forward while still providing Council control under the review process.

Mayor Tomkowiak opened public comment. The following comments were made:

Stephanie Blatt, 388 Lincoln, asked why Council would consider smaller units which would be or become rental units. More rental units drive down property values because renters have less of an investment in the community.

Robert Hindelang, 235 Lincoln, stated he does not want smaller residential units anywhere in the City.

Jimmy Saros, property owner of the Saros Building at Cadieux and Mack, stated that there is a huge market demand for condos, and Grosse Pointe does not have many condo units available. There is a lot of demand for downsizing in Grosse Pointe, without options to do so.

Brian Blatt, 388 Lincoln, stated that Grosse Pointe is not an average community and smaller units make it less of a desirable area.

After hearing no further comments, Mayor Tomkowiak closed public comment.

Motion by Council Member Williams, second by Council Member Parthum, that the Planning Commission recommends approval of the proposed draft ordinance establishing new minimum size standards for multi-family housing units. The record of the public hearing shall be forwarded to Council.
ROLL CALL VOTE
   Ayes:    Parthum, Stempfle, Thomas, Walsh, Williams, Mayor Tomkowiak
   Nays:    Juip.

MOTION CARRIES 6 votes AYE to 1 vote NAY.

The Planning Commission reconvened as the City Council.

ORDINANCE ADOPTION

Motion by Council Member Williams, second by Council Member Parthum, that the City Council adopt Ordinance 443, including the proposed amendment to Footnote (i) as modified by the City Planner, amending and restating in its entirety the chart contained in Section 90-351, Article VII, Area, Height, Bulk, and Placement Requirements.

ORDINANCE NO. 443
An Ordinance to amend and re-state the chart contained in Section 90-351, Article VII, of the Code of Ordinances of the City of Grosse Pointe, Area, Height, Bulk, and Placement Requirements.
(For complete text of Ordinance No. 443 - see Ordinance Book of the City of Grosse Pointe)

ROLL CALL VOTE
   Ayes:    Parthum, Stempfle, Thomas, Walsh, Williams, Mayor Tomkowiak
   Nays:    Juip.

MOTION CARRIES 6 votes AYE to 1 vote NAY.

STAFF REPORTS

City Manager Dame updated Council on work at the Tot Lot and that the DTE project will soon be ending. City Clerk Arthurs thanked the election workers, who persevered through a long day, City Hall staff, who did a tremendous amount of work to prepare for the November election, and staff from other City departments, especially Pete Randazzo and Christopher Hardenbrook, for their help during the November 2020 election.

COUNCIL COMMENT

The City Council commented on the following topics:

- Residents were encouraged to remain vigilant about COVID-19 precautions.
- Residents were encouraged to shop and dine locally, when possible.
- Appreciation was expressed to the City Clerk for a job well done on recent elections.
- The Public Safety and Public Works buildings are completed, look great and are receiving positive feedback.

On Motion, the meeting was adjourned at 8:10 p.m.

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Julie E. Arthurs, City Clerk
City of Grosse Pointe