MINUTES OF THE GROSSE POINTE CITY COUNCIL MEETING HELD IN THE ZOOM VIDEO AND PHONE CONFERENCE PROGRAM ON MONDAY, FEBRUARY 8, 2021.

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 Alcorn, Public Service Director Randazzo, Parks and Recreation Director Hardenbrook and City Planner Connochie.

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 regular Council Meeting held on January 11, 2021.
2. Invoices
   a) Florence Cement Company - 2020 Street Improvement Project, Payment #5, $107,423.47
   b) Jorgenson Ford - Parking Van, January 2021, $26,044.25
   c) City of Grosse Pointe Park - Dispatch Services, 10/1/20 – 12/31/20, $28,842
   d) Kidolf Preservation Consulting - Consulting, September – December 2020, $15,185
   e) Anderson, Eckstein, & Westrick, Inc.
      - Resurface Neff Park Marina Parking Lot, 8/17/20 – 9/27/20, $13,357.23
      - Loraine Sewer & Paving – Waterloo to Mack, 8/17/20 – 9/27/20, $11,980.80
      - 2020 Street Improvement Program, 8/17/20 – 9/27/20, $24,824.76
      - Loraine Sewer & Paving – Waterloo to Mack, 11/23/20 – 12/20/20, $13,312.00
      - 2020 Street Improvement Program, 7/20/20 – 8/16/20, $37,175.90
   f) Art Tucker - Replace Water Service, January 2021, $5,286
   g) Ferguson Waterworks - Meter Reading System, January 2021, $48,000
3. Adoption of revised Poverty Exemption Resolution and Policy.
4. Approval and adoption of resolution to execute Wayne County annual permits.

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

MOTION CARRIES.

The City Council convened as the Planning Commission.

SITE PLAN REVIEW – 16906 KERCHEVAL AVENUE

Kercheval Company LLC has submitted an application for site plan review providing additional detail about rear façade changes and uses in the building. The applicant previously received site plan approval from the Planning Commission in July 2020 for front façade changes.

City Planner Connochie made the following report:

The property owner has divided the ground floor retail space into two retail spaces for lease. A dog groomer will occupy the rear space; the front retail space is currently vacant. In addition, the applicant is proposing to add a
studio apartment above the rear commercial space. The property owner submitted a site plan application for front façade improvements to the Planning Commission for consideration on July 20, 2020. At that time, the Commission approved the site plan, with the condition that the applicant would confirm that his plans for the rear façade would be consistent with the color scheme and materials approved for the front façade. The applicant has presented two options for the rear façade; both would substantially improve the appearance of the existing façade and provide access to the new rear commercial use (dog grooming) and upper floor residential unit the property owner wishes to add to the structure. Both are neutral in color and propose the addition of flower boxes and coach light sconces as new design accents on the façade. The City Planner recommends approval of Scheme B.

Residential units are a permitted use in the C-2 District, under the following provisions of Sec. 90-297(17). In addition, the unit must comply with the minimum residential unit sizes listed in Sec. 90-351. Floor plans submitted by the property owner on January 22, 2021 show that the proposed unit is a studio of approximately 580 square feet in size. Sec. 90-351 requires studios to be a minimum of 500 square feet.

It was noted that uses within the Village Parking District are otherwise exempt from the off-street parking requirements of the zoning ordinance. Sec. 90-156(14) allows for a shared parking strategy in this district, and does not require additional off-site parking accommodation or payment-in-lieu of parking for a change in use that has the same or lesser parking impact than the previous use. The ground floor use remains retail. According to the Village Parking Model, the upper-floor space, which was previously used as office (accessory to the ground floor retail), required 2.25 parking spaces; the new residential use requires 2.0. The zoning ordinance has a lower standard for multifamily residential uses of 1.5 spaces per unit that we feel is more appropriate for this use. Either is less parking than required for the previous use. The continued use of shared public parking should be acceptable. However, it is suggested that the owner or tenant purchase one parking permit for the apartment. Planning Commission discussion took place regarding the proposed use and the proposed façade scheme.

Motion by Council Member Williams, second by Council Member Stempfle, to approve the site plan for 16906 Kercheval Avenue, as presented.

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

MOTION CARRIES.

SITE PLAN REVIEW – 17009 KERCHEVAL AVENUE – BEYOND JUICERY & EATERY

Kercheval Notre Dame LLC has submitted an application for site plan review for a proposed business called Beyond Juicery & Eatery, located at 17009 Kercheval Avenue.

City Planner Connochie made the following report:

The applicant is proposing minor façade improvements, a new retail use, and outdoor seating. It is important to note that this particular site represents one of the few remaining historic façades in the Village District. Overall, the proposed design substantially improves the existing building façade and is consistent with the intent and design standards of the C-2 Central Business District. Retail sales businesses that supply commodities on the premises for use or consumption off the premises, such as the proposed food and juice café, are permitted as of right in the C-2 district. The use is also consistent with the general intention for the C-2 district, to permit uses that generate and promote pedestrian activity at the street level. Outdoor seating is also proposed as part of this site plan. This is a permitted use in the C-2 district subject to the provisions in Section 90-297(16). The proposed design brings the storefront into greater compliance with the zoning ordinance and Village Design Guidelines by more clearly defining the storefront with black Azek bulkhead, columns, and lower cornice with copper flashing. The upper façade and roof will remain largely unchanged, preserving its existing historic character.
As one of the few remaining historic facades in the Village District, it is appreciated that the applicant is preserving the existing brick and elevating the façade design with high-quality accent materials of Azek and copper flashing. The proposed façade will maintain the existing, neutral color palette.

The use is in the Village Parking District. Per Section 90-156(14) - Village Parking District, no additional off-street parking is required if the use has a similar or lesser parking requirement. General retail and take-out food and beverage establishments are considered the same type of use per the ordinance, thus there is no additional parking requirement. The proposed use will implement an outdoor seating area that will maintain sidewalk access for pedestrians. The style of café seating is consistent with the design themes of the Village Commercial District and will be kept in defined areas. The site plan proposed five (5) tables and ten (10) chairs within the outdoor seating area. The applicant proposes two (2) rows of café seating, with a five (5) foot clearance in between rows to allow adequate pedestrian circulation. The site plan notes there is six (6) feet of clearance between each outdoor dining chair, from one table to another. The applicant must obtain the necessary license from the City for the use of public property, which shall be reviewed by the City Attorney prior to use of the outdoor seating area. The applicant is proposing to relocate the existing two (2) bike racks and one (1) trash receptable in front of the building to allow room for proposed outdoor seating areas. Suggested relocation is shown on the site plan, moving the fixtures out towards the Talbots and Posterity storefronts, respectively.

Discussion took place regarding the proposed outdoor seating area. Concern was expressed about the number of tables and chairs, and the configuration of tables which may cause congestion in the pedestrian walkway in front of the building. Suggestions and modifications to the outdoor seating arrangement were discussed.

Motion by Council Member Williams, second by Council Member Thomas, to approve the site plan for 17009 Kercheval Avenue, subject to the conditions:

1. The outdoor seating area is kept free of litter at all times.
2. The outdoor eating area shall not be operated between the hours of 11:00 p.m. and 7:00 a.m.
3. The café tables and chairs remain in the areas defined on the plan and a minimum five feet of clearance is maintained at all times in the outdoor seating area.
4. City Council approval of the license to use public property for the outdoor seating area.
5. The City Manager is allowed administrative discretion with regard to the seating arrangement, including reducing the number of chairs and tables from the original plan if necessary, in the City Manager’s discretion. (Council surmised that three tables may be the practical maximum)

ROLL CALL VOTE

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

MOTION CARRIES.

The Planning Commission reconvened as the City Council.

OUTDOOR SEATING LICENSE – 17009 KERCHEVAL AVENUE

City Manager Dame made the following report:

Beyond Juicery & Eatery is a new business in The Village and has applied for site plan approval including a request for outdoor seating. Private use of the City right-of-way requires entering into a license agreement stipulating insurance and other requirements. It is recommended that the City Council authorize the execution of the outdoor seating license agreement consistent with the terms of the approved site plan and conditions.

Motion by Council Member Parthum, second by Council Member Stempfle, to approve the license agreement for outdoor seating for 17009 Kercheval Avenue consistent with the terms of the approved site plan and conditions, including all provisions in the license as drafted by the City Attorney.
ROLL CALL VOTE
   Ayes:    Juip, Parthum, Stempfle, Thomas, Walsh, Williams, Mayor Tomkowiak
   Nays:    None.

MOTION CARRIES.

NEFF PARK PARKING LOT CONTRACT AMENDMENT

This amendment reconciles the final construction costs for the Neff Park Parking Lot reconstruction that took place in the Fall of 2020. The work was bid out as part of the street resurfacing projects for 2020. While the street reconstruction project actual costs came in slightly under the bid amounts, the Neff Park Parking Lot costs came in $47,602.94 higher. There was additional work conducted that included more asphalt work than contemplated and more base repairs. In the past, it is apparent that multiple additional layers of asphalt were added without addressing underlying base conditions that led to deterioration. Although the project did cost more than anticipated, the manner in which the work was completed will result in a longer lasting project.

Motion by Council Member Williams, second by Council Member Parthum, to approve a net increase of $43,772.67 in the contract with Florence Cement and authorize execution of Contract Modification No. 3 for added Neff Road Parking Lot reconstruction costs.

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

MOTION CARRIES.

PURCHASE OF RUBBISH PACKER

Public Service Director Randazzo made the following report:

In April 2019, the City purchased a new rubbish truck and the City is satisfied with its performance and reliability in rubbish and leaf pickup, and snow plowing. The new rubbish truck will replace a 2005 International that has exceeded its useful life. The City is able to purchase the proposed Freightliner cab and chassis from Wolverine Freightliner that was competitively bid through the Rochester Hills led Co-Op along with 39 other municipalities, in the amount of $95,866. The lead rear loading packer body will be purchased from Fredrickson Supply Company through Sourcewell, a national procurement agency for public entities, in the amount of $95,168.40. The City received two quotes for the purchase, fabrication and installation of the snow plow which are listed below:

<table>
<thead>
<tr>
<th>Company</th>
<th>Location</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Santoro Inc.</td>
<td>Detroit, MI</td>
<td>$13,133.75</td>
</tr>
<tr>
<td>Shults Equipment</td>
<td>Ithaca, MI</td>
<td>$15,710</td>
</tr>
</tbody>
</table>

Motion by Council Member Parthum, second by Council Member Williams, to approve the purchase of a 2021 Freightliner truck and chassis from Wolverine Freightliner for $95,866, the Leach rear loading packer body from Fredrickson Supply LLC for $95,168.40 and the snow plow from Santoro Inc. for $13,133.75 for a total cost of $204,168.15.

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

MOTION CARRIES.
PURCHASE OF CAMERAS FOR LOTS 2 AND 3

Public Service Director Randazzo made the following report:

The City recently completed installing a new revenue control system for City parking lots 2 and 3. New pay station kiosks were installed in different areas of the parking lots instead of gates at the entrances and exits. In order to provide extra assurance of safety to parking patrons, the current security camera system will have to be reconfigured to capture the pay stations. New and upgraded cameras will be installed on light poles and at the pay station that have all weather kiosks to provide full coverage of both lots. It was noted that Pointe Alarm currently provides the service monitoring cameras in the City parking lots and provided the existing camera system. Discussion took place regarding how and where the cameras are monitored and the anticipated lifespan of the new equipment.

Motion by Council Member Stempfle, second by Council Member Williams, to approve the purchase of cameras for Lots 2 and 3 from Pointe Alarm in the amount of $17,050.

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

MOTION CARRIES.

PURCHASE OF CAMERAS FOR MUNICIPAL COURT

Public Service Director Randazzo made the following report:

The newly renovated Council and Municipal Court Chambers located at 17145 Maumee Avenue will need a new surveillance camera system to be furnished and installed during the last phase of construction. The scope of work will include a server, cameras, cabling, installation and a one-time license fee. The City received two bids for this project listed below:

<table>
<thead>
<tr>
<th>Company</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pointe Alarm</td>
<td>$8,700</td>
</tr>
<tr>
<td>Simply Technology</td>
<td>$9,146.28</td>
</tr>
</tbody>
</table>

Motion by Council Member Williams, second by Council Member Parthum, to award the bid for a surveillance camera system for the City Council and Municipal Court Chambers to Pointe Alarm in the amount of $8,700.

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

MOTION CARRIES.

PUBLIC COMMENT

Cat Ruffner, 355 Lakeland asked why the City is moving forward so quickly regarding establishing a historic district. She feels that a historic district should be city wide and not just certain areas of the city.

Tony Smihal, 226 Lakeland asked about the historic district designation process. He asked how members of the committee were selected and appointed. He also inquired when the meeting minutes are posted.

Pete Huebner, 341 Lakeland is troubled by the concept of the district and feels that the district will put an undue burden on homeowners. He is opposed to the concept and urged Council not to support a historic district.
Rick Whitney, 305 University stated he feels the district will be a patchwork of regulated homes versus unregulated homes. He feels that giving an unelected body authority over property rights and homes is dangerous and unfair.

George Yoo, 340 Lakeland is concerned about the historic district and feels the district will make selling homes in the historic district difficult and home buyers will be deterred by undue regulations in the district.

Thad MacKrell, 400 Lakeland does not support a historic district. He feels the district will depress property values and sales.

STAFF REPORTS

Public Safety Director Alcorn updated Council on the Wayne County COVID-19 vaccine rollout. He expressed gratitude to the Council for his appointment and to City staff for welcoming and assisting him in his new position as Director.

COUNCIL COMMENT

The City Council commented on the following topics:

- The Council encouraged all residents and neighbors to shop and buy local to support merchants in The Village.
- The Council encouraged all residents, especially those that commented about the proposed historic district study committee, to stay engaged in the study process and thanked them for their comments.

On Motion, the meeting was adjourned at 8:21 p.m.

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Julie E. Arthurs, City Clerk
City of Grosse Pointe