MINUTES OF THE GROSSE POINTE CITY COUNCIL MEETING HELD IN THE ZOOM VIDEO AND PHONE CONFERENCE PROGRAM ON MONDAY, MAY 17, 2021.

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

ROLL CALL
Present: Mayor Tomkowiak, Council Members Juip, Parthum, 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.

Motion by Council Member Williams, second by Council Member Parthum, to excuse Council Members Stempfle and Thomas from the meeting for personal reasons.

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

MOTION CARRIES.

CONSENT AGENDA

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

1. Minutes from the regular Council Meeting held on April 19, 2021 and minutes from the Budget Hearing held on May 10, 2021.

2. Invoices
   a) Ferguson Waterworks - Water Meters, April 2021, $5,502.42
   b) McKenna - Planning Services, 3/1/21 – 3/31/21, $7,300
   c) Traffic & Safety - Equipment, Final Payment, $90,639.50
   d) Great Lakes Water Authority - Sewage, April 2021, $75,400
   e) Anderson, Eckstein, & Westrick, Inc.
       - 2021 Street Improvement Program, 3/15/21 – 4/11/21, $14,850.00
   f) City of Grosse Pointe Park - Dispatch Services, 1/1/21 – 3/31/21, $28,215
   g) GFL - Recycling, May 2021, $10,200

3. Approval of the reappointment of Anne Murphy and Hans Brieden to the Board of Main Street Grosse Pointe for a four-year term ending June 30, 2025.

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

MOTION CARRIES.

The City Council convened as the Planning Commission.
SITE PLAN REVIEW – BURGER POINTE & WINGS – 17624 MACK AVENUE

City Planner Jackson made the following report:

The proposed use, Burger Pointe & Wings, will occupy an existing retail space located in the C-1, Local Business District. The applicant is proposing to operate a carry out restaurant. No changes to the exterior of the building are proposed. This space was previously occupied by an office use. The parking for restaurants is 1 space per 100 square feet of useable floor area. For office uses the parking requirement is 1 space per 200 square feet of useable floor area. Based on the small amount of useable floor area in the proposed carryout restaurant, the parking will be less than required for the previous office use. However, there may be congestion for curbside pickup created during peak hours of operation due to the proximity to the exiting Jet’s carry out restaurant. As a result, it is recommended that the applicants work with the building owner to provide signage along Mack directing customers to the available parking in the rear of the building. This could be accomplished by a directory sign located on the front of the building.

Discussion took place regarding the restaurant use and options for curbside pickup. It was suggested that curbside pickup be facilitated in the rear parking lot. The City Planner indicated he would contact the applicant to discuss the suggestion. It was further noted that any proposed lighting shall comply with applicable standards.

Motion by Council Member Parthum, second by Council Member Walsh, to approve the site plan for 17624 Mack Avenue subject to the conditions listed in the City Planner’s report dated May 12, 2021.

ROLL CALL VOTE

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

MOTION CARRIES.

PUBLIC HEARING – MACK AVENUE ZONING UPDATE

Mayor Tomkowiak indicated that this was the date and time set for a public hearing to consider text amendments to Chapter 90 Zoning of the City of Grosse Pointe Ordinances and proposed amendments to the Official Zoning Map for properties contiguous to Mack Avenue. City Clerk Arthurs noted that public notices were published and mailed in accordance with PA 110 and a public viewing copy was made available at City Hall.

City Planner Jackson made the following report:

City Planner Jackson presented a PowerPoint presentation describing the proposed changes to the zoning district on Mack Avenue and the long term goals of creating an environment to encourage development in the district. The process of developing a unified approach to zoning on the entire stretch of Mack Avenue, in coordination with neighboring communities, began in 2019. The objective of the rezoning project would be to make the zoning rules for land uses consistent with the language adopted in the City’s current Master Plan as well as the Mack Avenue Corridor Plan. In April 2021, the Council reviewed a draft outline of proposed zoning ordinance changes for Mack Avenue based on the adopted corridor plan as well as the two public meeting held on Mack rezoning. The major impact of the proposed changes will be on six blocks of Mack Avenue where only office uses are currently allowed which will be up zoned to allow general business uses found on other blocks of Mack Avenue. The general commercial district zoning uses are also proposed to be broadened along with more flexible parking standards. Design standards, similar to other business districts in the City, are also introduced, as well as second floor residential uses in commercial areas on Mack to allow for possible mixed-use developments.

Discussion took place regarding proposed parking requirements, design guidelines, R1-B zoning standards, the zoning approach for Mack Avenue as part of the Mack Avenue Corridor Plan and goals for the commercial district. The Master Plan was considered and reviewed. The City Manager referenced that public input had been received
at two study sessions that were widely publicized. The City Planner recommended the revisions pursuant to sound planning principles and the desire to encourage economic development.

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

Kelly Page-Iacovoni, 880 Loraine, stated she is opposed to the rezoning of her property as she feels it would impact property values and her family. She asked how the rezoning will affect property taxes and insurance.

Shaughn Rumohr, 849 Loraine, stated she is opposed to zoning changes and she does not want to live next to a parking lot.

Peter Dow, commercial property owners, supports unifying the zoning on Mack Avenue. He feels it is needed to encourage business in the district, and appreciates the City’s work on the issue.

Michelle Cimini, 885 Notre Dame (represented by David), is opposed to the rezoning and asked why the City would consider rezoning residential properties to parking. He feels business owners do not maintain their properties and parking lots currently and the City should have notified homeowners by email instead of mail.

William Thomas, representing business owners at 17200 and 17212 Mack, supports the proposed rezoning on Mack Avenue.

Mike Steins, representing business owners on Mack Avenue, stated the rezoning will increase the value of properties in the district because more uses will be allowed.

Patty Miller, 856 Loraine, does not support the proposed rezoning project and suggested parking be allocated somewhere else, not next to residential areas.

Jimmy Saros, owner of 17108 Mack Avenue, states that special circumstances must exist to tear down a single family home for parking, the rezoning will not have an impact on properties in the district, and he supports rezoning.

Lynda Orzechowski, 861 Loraine, does not feel there should be any properties zoned for parking on Loraine and she is opposed to the rezoning.

Hearing no further comments, Mayor Tomkowiak closed public comment.

Council discussion took place regarding proposed rezoning for certain properties on Loraine and the language in the proposed ordinance relating to the recourse for owners if a residential home was modified or destroyed. It was the consensus of the Commission that the ordinance be modified to include a “by right” designation and revert back to R1-B standards if a residential property was destroyed. Concern was expressed about the parking zoning designation on Loraine, if that designation was proper in the proposed areas on Loraine and the zoning map designation reflecting the same. Council discussion took place regarding the proposed ordinance and its potential impact on future investment and development on Mack Avenue. It was noted that the proposed rezoning on Mack Avenue is consistent with the Master Plan and Future Land Use Plan.

Motion by Council Member Parthum, second by Council Member Williams, to recommend that the City Council adopt the proposed text amendments for the Mack Avenue zoning update subject to changing ordinance language regarding the R1-B standards to allow non-conforming residential uses to continue by right and recommend approval of amendments to the Official Zoning Map.

ROLL CALL VOTE

Ayes: Parthum, Walsh, Williams, Mayor Tomkowiak

Nays: Juip.

MOTION CARRIES.
The Planning Commission reconvened as the City Council.

COUNCIL CONSIDERATION OF MACK AVENUE ZONING ORDINANCE

Motion by Council Member Parthum, second by Council Member Williams, to adopt Ordinance No. 445 approving text amendments for the Mack Avenue zoning update, subject to changing ordinance language regarding the R1-B standards to allow non-conforming residential uses to continue by right, and approve amendments to the Official Zoning Map.

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

MOTION CARRIES.

RESOLUTION – ADOPTING 2021-22 BUDGET AND 2021 TAX RATE

Finance Director Kleinow reviewed the proposed resolution and noted the addition of funding for Public Safety Accreditation allocated by Council at the budget hearing.

Motion by Council Member Parthum, second by Council Member Williams, to adopt the resolution establishing the 2021-2022 City of Grosse Pointe budget and setting the total 2021 tax rate at 11.1914 mills for City operations, 1.9473 for debt retirement, 2.3630 for road improvements, and 1.6784 for solid waste.

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

MOTION CARRIES.

PROPOSED FEE CHANGES FOR 2021-22

Finance Director Kleinow made the following report:

A review of the current fees that the City of Grosse Pointe charges for various services, registrations, permits, and regulations was recently undertaken. A list of the fees for the following departments: Construction (Building, Mechanical, Plumbing/Sewer, and Electrical), Parks and Recreation, Zoning, Parking, City Clerk’s Office, and the Finance Department was reviewed. The annual review is undertaken to ensure that specific users are paying unit, administrative, and inspection costs in lieu of being subsidized by the general citizenry. City staff is proposing a 3% increase for marina well rentals and an increase in parking permit window tags due to an increase in the actual cost of the tags. The City is proposing various increases in reinspection fees in the building department to address costs associated with multiple inspections and visits. It was noted the fees relating to and meeting the Redevelopment Ready Community requirements are included in the fee schedule.

Motion by Council Member Parthum, second by Council Member Williams, that the proposed fee schedule be adopted with an effective date of July 1, 2021.

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

MOTION CARRIES.
PROPOSED WATER AND SEWER RATES FOR 2021

Finance Director Kleinow made the following report:
To continue to provide the same level of service to our residents and fund anticipated capital improvements, a rate increase is necessary. The following shows the rate changes by category based on a 5/8” meter:

<table>
<thead>
<tr>
<th></th>
<th>Current Rate</th>
<th>Proposed Rate</th>
<th>$ Change</th>
<th>%Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Readiness to Serve</td>
<td>8.10</td>
<td>8.80</td>
<td>.70</td>
<td>8.64%</td>
</tr>
<tr>
<td>Debt Service</td>
<td>18.57</td>
<td>17.35</td>
<td>-1.22</td>
<td>-6.57%</td>
</tr>
<tr>
<td>Industrial Damage</td>
<td>67.05</td>
<td>68.57</td>
<td>1.52</td>
<td>2.27%</td>
</tr>
<tr>
<td>Water/Sewer</td>
<td>79.1</td>
<td>85.29</td>
<td>6.19/unit</td>
<td>7.83%</td>
</tr>
</tbody>
</table>

These revised rates were used as the basis for the budgeted expenditures and estimated revenues that were presented at the public hearing on May 10, 2021. For the average homeowner this will increase their bill $11.88 per billing, which is a 6.1% increase over last year. Mrs. Kleinow answered Council questions.

ORDINANCE ADOPTION

Motion by Council Member Williams, second by Council Member Parthum, that the water and sewage rates for 2021-22 be approved to comply with the State of Michigan requirements and the following ordinance be adopted:

ORDINANCE NO. 444
An Ordinance to amend and re-state Section 78-143 of the Code of Ordinances of the City of Grosse Pointe, Water and Sewer Rates (For complete text of Ordinance No. 444 - see Ordinance Book of the City of Grosse Pointe)

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

MOTION CARRIES.

BID AWARD – 2021 STREET AND SEWER IMPROVEMENT PROJECT

Public Service Director Randazzo made the following report:

The City advertised for a bid opportunity for the 2021 Comprehensive Street and Sewer Improvement Program and opened bids on May 11, 2021. Two bids were received:

- Proline Asphalt Paving Corporation $2,848,940
- Pamar Enterprises Inc. $2,919,410

The lowest bidder is Proline Asphalt Paving Corp. and the City Engineer has determined the Proline is qualified to carry out this project and has most recently worked in the City in 2017. This project will consist of two different phases. First on Loraine from Waterloo to Mack, with repairs consisting of the City’s main sanitary line, sanitary sewer service lead connection to the main sewer line, cured in place pipe lining and other various replacements. The lead service line will be replaced from the City’s main to 18 inches inside the home. After completion of the work, the road will be rebuilt with new curb and gutter, base and asphalt. Driveway approaches and sidewalk ramps at intersections to comply with ADA requirements. Repairs to the ADA sidewalk ramp at Waterloo and Lakeland is also included in this phase. The second phase, involves the milling and resurfacing of the roads listed:

- Rivard – Maumee to Jefferson; and Kercheval to Charlevoix Charlevoix - Loraine to Neff
The work consists of asphalt improvements, replacing bad curb sections on Charlevoix and complete removal of curb and gutter on Rivard, some drive approaches where necessary and some sidewalk ramps at intersections to comply with ADA requirements as street levels may be adjusted for drainage. Financial impacts and funding designations for this project were discussed.

Motion by Council Member Williams, second by Council Member Walsh, to award the bid for the 2021 Comprehensive Street and Sewer Program to Proline Asphalt Paving Corp. for a total amount of $2,848,940, including accepting the alternate to complete the full block of Rivard from Waterloo to Charlevoix.

ROLL CALL VOTE

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

MOTION CARRIES.

PUBLIC COMMENT

Dean Kuhnlein, 799 Loraine, asked if the City could address tagging and graffiti at Cadieux and Mack.

STAFF REPORTS

The City Manager and Public Service Director updated Council on the Public Service Open House set for Saturday, May 22, 2021 with presentations beginning at 11:30 am.

COUNCIL COMMENT

The City Council commented on the following topics:

- Appreciation was expressed to the City Manager, Finance Director and City staff for their work on preparing the budget.
- Appreciation was expressed to Sgt. Michael Almeranti for a recent attendance at a children’s group.
- Reassurance that the Mack Avenue zoning update will put the City in the best position to welcome development projects in the future while maintaining residential property owner rights.

On Motion, the meeting was adjourned at 9:04 p.m.

Julie E. Arthurs, City Clerk
City of Grosse Pointe