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**MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF THE CITY OF GROSSE
POINTE WOODS HELD ON WEDNESDAY, JULY 21, 2004, IN THE COUNCIL-
COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK PLAZA, GROSSE
POINTE WOODS, MICHIGAN.**

The meeting was called to order at 7:03 p.m. by Mayor Novitke.

Roll Call: Mayor Novitke
Council members: Chylinski, Dickinson (7:15 pm), Granger, Howle, Spicher
Absent: Reynolds

Also Present: Acting City Administrator Maison
City Attorney D. Berschback
Assistant City Attorney C. Berschback
City Clerk Warnke
Building Inspector Tutag
Recording Clerk Murphy

Motion by Howle, seconded by Granger, that Council Members Reynolds and Dickinson be excused from tonight's meeting.

Motion carried by the following vote:

Yes: Chylinski, Granger, Howle, Novitke, Spicher
No: None
Absent: Dickinson, Reynolds

The following Commission members were in attendance:

Leland Allcut, Jr. – Historical Commission & Board of Canvassers
Frederick Petz – Community Enhancement Fund Advisory Board

Council Member Dickinson arrived at tonight's meeting at 7:15 p.m.

Motion by Chylinski, seconded by Granger, that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

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Motion carried by the following vote:

Yes: Chylinski, Dickinson, Granger, Howle, Novitke, Spicher
No: None
Absent: Reynolds

Hearing no objections the following individuals were heard:

Mr. Don Berschback – City Attorney
Mr. Chip Berschback – Assistant City Attorney
Mr. John Merachi –
Mr. Steve Schrieder – 1811 Littlestone
Mr. Rob Brown – 1901 Broadstone
Mr. Brad Blaine – 1623 Severn
Mr. Tom Gerhardstein – 1846 Severn
Mrs. Lolly Gerhardstein – 1846 Severn
Ms. Melissa Evola – 2038 Brys Drive
Mr. Steve Hamilton – 19766 E. Idle Lane
Mr. Frederick Petz – 642 Shoreham
Mr. Selim – 1886 Severn
Mr. Kevin Hendrick – 1035 Roslyn
Mr. Ron Simmons – 1894 Severn

The Chair declared a recess at 7:40 p.m and reconvened at 7:51 p.m. The discussion continued. The Chair declared a recess at 8:52 p.m. and reconvened at 9:02 p.m. The discussion continued. The Chair declared a recess at 10:08 p.m. and reconvened at 10:20 p.m.

Certain issues were raised with regard to the proposed rental property ordinance; i.e.,

- a. Compare current City Code regulations against the proposed rental property ordinance to find ambiguities, if any, as well as against other communities in Michigan;
- b. Department head reviews prior to adoption;
- c. Constitutionality of the proposed rental property language;
- d. Licensing of landlords;
- e. Fair penalties;

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- f. Appeal and/or mediation process;
- g. Enforcement agency (Building Department) and staffing requirements of same;
- h. Definition of "family";
- i. How it will affect absentee landlords and/or registered agents;
- j. How would transfer of ownership be handled;
- k. Fair Housing Laws;
- l. Definition of complaints vs. harassment;
- m. Ambiguity re multiple residential unit premises;
- n. Transfer of tenants or sub-let situations;
- o. Tie in with Certificate of Occupancy

Motion by Chylinski, seconded by Howle, that Council direct the City Attorney to prepare for **First Reading** a proposed ordinance regarding **Property Maintenance Code** regulations; specifically, rental housing, for Council consideration at its regular meeting scheduled for August 2, 2004.

Motion FAILED by the following vote:

Yes: Chylinski, Howle
No: Granger, Spicher, Novitke, Dickinson
Absent: Reynolds

Motion by Granger, seconded by Dickinson, that the Council direct the City Attorney to prepare for **First Reading** a proposed ordinance regarding **Property Maintenance Code** regulations, specifically, rental housing, for Council consideration at its regular meeting scheduled for August 16, 2004.

Motion carried by the following vote:

Yes: Howle, Spicher, Novitke, Dickinson, Granger
No: Chylinski
Absent: Reynolds

Upon proper motion, meeting was adjourned at 10:30 p.m. PASSED UNANIMOUSLY.
