

**MINUTES OF THE REGULAR COUNCIL MEETING OF THE CITY OF GROSSE
POINTE WOODS HELD ON MONDAY, JANUARY 17, 2005, IN THE COUNCIL-
COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK PLAZA, GROSSE
POINTE WOODS, MICHIGAN.**

Mayor Novitke called the meeting to order at 7:31 p.m.

Roll Call: Mayor Novitke
Council members: Chylinski, Dickinson, Granger, Howle, Reynolds, Spicher
Absent: None

Also Present: City Administrator Wollenweber
City Attorney Berschback
City Clerk Warnke
Director of Public Safety Makowski
Building Inspector Tutag
Recording Clerk Murphy

The following Commission members were in attendance:

Michael Skaff – Community Tree Commission
John Vitale – Planning Commission
Robert Padalino – Beautification Commission

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

Motion carried by the following vote:

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

Hearing no objections, the chair, requested a change in tonight's agenda by moving Item 9 – Special Land Use: St. John Hospital – North Parking Lot, 19231 Mack Ave, to the end of the meeting.

On behalf of the citizens of the City of Grosse Pointe Woods and Council, Mayor Novitke presented a **Proclamation** to **Mrs. Mary Mitts** on behalf of her civic service on various commissions.

Motion by Granger, seconded by Dickinson, regarding **Election Inspectors**, that the Council concur with the recommendation of the Election Commission (composed of Council member Vicki Granger, City Clerk Louise S. Warnke and City Attorney Don R. Berschback) and certify the appointment of the **Board of Election Inspectors**, including compensation as recommended for the School Millage Election to be held Tuesday, February 22, 2005.

Motion carried by the following vote:

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

Hearing no objections, the chair requested the issue, regarding **Amendments to Section 98-9 (Parking/Storage of Commercial Vehicles)**, that the Council defer action to a future date.

Motion by Granger, seconded by Howle, regarding **Feasibility Study - Water Service Area Expansion/Upgrade**, that Council concur with the recommendation of the Committee-of-the-Whole minutes of January 10, 2005, to authorize the City Administrator to engage the services of:

Hubbell, Roth & Clark, Inc.
555 Hulet Drive
P.O. Box 824
Bloomfield Hills, MI 48303

to provide a feasibility study at a cost of \$13,900.00, debiting such funds from Account #592.536.818.000, contingent upon the participation of the City of Grosse Pointe Shores.

Motion carried by the following vote:

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

Motion by Granger, seconded by Spicher, regarding **Proposed amendments to Sign Ordinance**, that Council concur with the recommendation of the Committee-of-the-Whole minutes of January 10, 2005, to schedule a "First Reading" of the proposed amendment to the Sign Ordinance (Chapter 62) for February 7, 2005.

Motion **AMENDED** by Granger, continued support by Spicher that it be published in the Grosse Pointe News paper by title only.

Motion carried by the following vote:

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

Motion by Dickinson, seconded by Howle, regarding the **Financial Report** of the City Administrator for the month of December 2004, is referred to the Finance Committee for review.

Motion carried by the following vote:

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

Motion by Chylinski, seconded by Dickinson, regarding **Community Tree Commission** resignation, that the Council accept the resignation of Joanne Tokatlian with regret and direct that an appropriate Certificate of Appreciation be forwarded to Mrs. Tokatlian for her civic service.

Motion carried by the following vote:

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

Motion by Howle, seconded by Reynolds, regarding Bids for **Turn-out Gear Washing Machine - Department of Public Safety**, that the Council authorize purchase of the above equipment from:

**Universal Laundry Machinery
38700 Webb Drive
Westland, MI 48185**

in the amount of \$7,220.00 for such equipment, their bid being in the best interest of the City, and that such expenditure be debited from the 2004-05 budget Account #101.339.977.000.

Motion carried by the following vote:

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

Motion by Chylinski, seconded by Howle, regarding **2004 Assistance to Firefighters Grant - Medtronic Lifepak Purchase - Department of Public Safety**, that the Council authorize purchase of one Medtronic Lifepak 12 defibrillator/monitor from the following company:

**Medtronic Emergency Response System
11811 Willows Road NW
P.O. Box 97023
Redmond, Washington, 98073**

for the actual cost of \$20,438.00, of which the city has to provide a 10% match fund of \$2,043.80, their bid being in the best interest of the city and that the City Administrator determined no advantage to the city would result from competitive bidding on such specialized equipment and to charge such expenditure to the following Ambulance Equipment Account #210.437.977.000.

Motion carried by the following vote:

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

Motion by Granger, seconded by Chylinski, regarding an **Ordinance to Amend Chapter 50 by Adding Sections 50-6 thru 50-16 to Establish Policies for Issuance of Liquor Licenses**, of the City Code of the City of Grosse Pointe Woods of 1997, that such proposed ordinance be considered as a **"Second Reading"**.

And that such ordinance be adopted and that the same be posted in five places in accordance with the provisions of the City Charter.

Motion carried by the following vote:

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

Motion by Howle, seconded by Spicher, regarding **Commission Appreciation Reception**, that the Council approve the annual event scheduled for Friday, February 4, 2005, for the various commission volunteer members serving the city and authorize the City Administrator to expend funds not to exceed \$6,500.00 for such reception, a budgeted item, from Account #101.101.881.000.

Motion carried by the following vote:

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

THE MEETING WAS THEREUUPON OPEN AT 8:00 P.M. UNDER THE PROVISIONS OF MICHIGAN STATUTES, SECTION 125.584, ET AL, AND SECTION 5.2934 ET AL, AND CHAPTER 98, ZONING, ARTICLE XV, ADMINISTRATION, SECITON 98-440, SPECIAL LAND USE APPROVAL, OF THE GROSSE POINTE WOODS 1997 CITY CODE, TO HEAR THE PETITION OF **ST. JOHN HOSPITAL, 19231 MACK AVENUE, GROSSE POINTE WOODS**, WHICH SEEKS APPROVAL TO CONSTRUCT AN UNDEGROUND MATERIAL MANAGEMENT CENTER IN THE NORTH PARKING LOT OF THE ST. JOHN HOSPITAL PROPERTY LOCATED AT 19231 MACK AVENUE, GROSSE POINTE WOODS, WHICH PROPERTY IS THE SUBJECT OF A SPECIAL LAND USE REQUEST AND IN ACCORDANCE WITH THE 1997 CITY CODE, REQUIRES A PUBLIC HEARING. AS SPECIFIED IN SECTION 98-2453(4), PERMITTED SPECIAL LAND USES, HOSPITAL AND ACCESSORY USES LOCATED IN THE C-2 HIGH INTENSITY CITY CENTER ZONING DISTRICT ARE SUBJECT TO THE STANDARDS SET FORTH IN SECTION 98-244 AND 98-245 OF THE CITY CODE.

Motion by Spicher, seconded by Granger, that, for purposes of the Board of Appeal hearing, the following items be received and placed on file:

- 1) Planning Commission Excerpt 12-13-04
- 2) Planning Commission Workshop Excerpt 11-23-04
- 3) Letter 11-23-04 Harley-Ellis
- 4) Memo 12-2-04 Building Inspector
- 5) Memo 12-1-04 Director of Public Safety
- 6) Memo 12-7-04 Director of Public Works
- 7) Memo 12-13-04 City Assessor
- 8) Letter 1-10-05 City Attorney
- 9) Proposed Resolution
- 10) Code Regulations Sec. 98-241 thru 98-493
- 11) MCL 125.584a
- 12) Affidavit of Legal Publication 1-6-05
- 13) Notice of Hearing 1-6-05

- 14) Affidavit of Property Owners Notified 12-28-04
- 15) Affidavit of Utilities Notified 1-6-05
- 16) Aerial View 1-6-05
- 17) Site Plan 11-22-04

Motion carried by the following vote:

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

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. The following individuals were heard:

David Sessions – VP Affiliated Services, St. John Hospital, 19231 Mack Ave.
Dan Caren – Architect for Harley-Ellis representing St. John Hospital, 19231 Mack Ave.

The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. The following individual was heard:

Tito Lai – 1707 Newcastle

Motion by Reynolds, seconded by Granger, that the public hearing BE CLOSED at 8:17 p.m. PASSED UNANIMOUSLY.

Motion by Granger, seconded by Spicher, regarding the petition of **St. John Hospital, 19231 Mack Avenue, Grosse Pointe Woods**, which seeks approval to construct an underground materials management center in the north parking lot of the St. John Hospital property located at 19231 Mack Avenue, which property is the subject of a special land use request, that the Council adopt the following resolution:

WHEREAS: St. John Hospital has submitted an application to the City of Grosse Pointe Woods for a site plan/special land use relating to an Underground Materials Management Center. The Council has been advised that appropriate notices have been published and sent pursuant to the Grosse Pointe Woods Code and State law. This matter is before the Council for a public hearing regarding the application for a special land use and review of the site plan. The public hearing was conducted on January 17, 2005.

BE IT FURTHER RESOLVED:

1. The Council hereby approves the site plan and special land use as submitted with the following conditions:

- A. That a minimum 12' wide landscape buffer is installed along the north property line parallel to the existing masonry screening wall consisting of Colorado Spruce 8' high trees spaced 10' on center.
 - B. That St. John will provide an accurate parking count of spaces available in the north lot. A discrepancy between the parking tabulation on Sheet CP1.101 and the actual number of spaces exists.
 - C. That the site signage shall be reviewed and approved by the Grosse Pointe Woods Public Safety Department, including truck routing signs.
 - D. That the location and number of fire hydrants be reviewed and approved by the Grosse Pointe Woods Public Safety Department.
 - E. That St. John roof or cover over the underground truck maneuvering area west of the truck loading dock be provided.
2. Pursuant to Sec. 98-244 (Standards for Approval of Special Land Uses), the Council makes the following findings:
- A. The site plan for the proposed special land use conforms to all requirements of Chapter 98 (Zoning) including the site plan standards set forth in Sec. 98-245.
 - B. The proposed special land use is part of an overall project (the existing hospital and the Pointe Plaza area), which includes substantial retail or office development and conforms to the Statement of Purpose found in 98-241 (to encourage high intensity plan development, integrate uses and promote public welfare).
 - C. The proposed use is not likely to result in more than 15% of the replacement value of all non-municipal improvements in the C-2 district being exempt from property taxes.
 - D. The existing improvements to the property show a high possibility that this proposed use/project would be completed.
3. The Council concludes that the site plan for this use conforms to the standards set forth in Sec. 98-245 (Site Plan Approval Standards). In making its findings pursuant to this conclusion, the Council hereby adopts and incorporates by reference the findings set forth in the Memorandum from Building Inspector Gene Tutag dated December 2, 2004 regarding the ten standards set forth in 98-245 as applied to the revised site plan dated December 13, 2004. A copy of Mr. Tutag's Memorandum shall be attached to this Resolution detailing the Council's findings relating to the Sec. 98-245 standards.

Motion carried by the following vote:

Yes: Chylinski, Dickinson, Granger, Howle, Novitke, Reynolds, Spicher

No: None

Absent: None

NEW BUSINESS:

Council Member Reynolds – Cook School

Upon proper motion, the meeting was adjourned at 8:45 p.m. Passed unanimously.

* * *