

CITY OF GROSSE POINTE WOODS
20025 Mack Plaza
Regular City Council Meeting Agenda
Monday, August 18, 2014
7:30 p.m.

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. RECOGNITION OF COMMISSION MEMBERS
5. ACCEPTANCE OF AGENDA
6. PRESENTATION
 - A. Oath of Office: Sergeant Matthew Muzia
 1. Memo 07/25/14 – City Administrator/Acting Director of Public Safety
7. APPOINTMENTS
 - A. Downspout Board of Appeals (Mayoral)
 - B. Local Officers Compensation Commission (Mayoral)
8. MINUTES
 - A. Council 08/04/14
 - B. Committee-of-the-Whole 08/04/14
9. PUBLIC HEARING
 - A. Briarcliff 2014 LLC a/k/a Legacy Oaks Condominiums: 850 Briarcliff Drive
 1. Letter 07/24/14 – City Attorney
 - a. Proposed Resolution Approving Conditional Rezoning
 - b. Proposed Resolution Denying Conditional Rezoning
 - c. Proposed Notice of Adoption
 2. Letter 06/06/14 – McKenna Associates
 3. Planning Commission Excerpts 06/24/14, 05/27/14
 4. Planning Commission Workshop Excerpt 05/27/14
 5. Planning Commission Resolution Recommending Approval of Conditional Rezoning
 6. Letter 06/17/14 – City Attorney
 - a. Proposed Resolution Approving Conditional Rezoning
 - b. Proposed Resolution Denying Conditional Rezoning
 7. Memo 06/19/14 – Building Official
 8. Memo 06/12/14 – Director of Public Services

9. Memo 06/13/14 – Detective Koerber
10. Memo 06/18/14 – Fire Inspector
11. Contract for Conditional Rezoning for Tax ID Parcel No 40-002-99-0001
12. Legacy Oaks Condominiums, 850 Briarcliff Dr. – Development Proposal
13. Landscape Plan 05/07/14
14. Phase I/II Proposed Building Plans 03/19/14
15. Unit Plans 04/14/14
16. Proposed Elevations 05/13/14
17. Phase III Proposed Elevations 06/16/14
18. Sketches (2)
19. Photos (2)
20. Affidavit of Publication 07/31/14
21. Affidavit of Property Owners Notified
22. Aerial Views (2)

10. COMMUNICATIONS
 - A. Monthly Financial Report – July 2014
11. BIDS/PROPOSALS/
CONTRACTS
 - A. Purchase: Paper Yard Waste Bags
 1. Memo 08/07/14 – Director of Public Services
12. CLAIMS/ACCOUNTS
 - A. Labor Attorney
 1. Keller Thoma 08/01/14
13. NEW BUSINESS/PUBLIC COMMENT
14. ADJOURNMENT

**Lisa Kay Hathaway, CMMC/MMC
City Clerk**

**IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT)
POSTED AND COPIES GIVEN TO NEWSPAPERS**

The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or call the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2440 or Telecommunications Device for the Deaf (TDD) 313 343-9249.



**CITY OF GROSSE POINTE WOODS
MEMORANDUM**

RECEIVED

JUL 25 2014

CITY OF GROSSE PTE. W.



Date: July 25, 2014

To: Mayor and Council

From: Al Fincham, City Administrator, and Acting Public Safety Director *AF*

Subject: Sergeant Promotion

Consistent with the recent organizational change in moving the command officers to a 12 hr. shift schedule to mirror the patrol schedule we are promoting Officer Matthew Muzia to Sergeant. Officer Muzia has been with the Department for 11 years. He has served with distinction and is also certified as an Emergency Medical Technician, Armorer and Evidence Technician.

The Department of Public Safety is looking forward to this outstanding officer assuming a command position.



COUNCIL
08-04-14 - 88

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, AUGUST 4, 2014, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK PLAZA, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:36 p.m. by Mayor Novitke.

Roll Call: Mayor Novitke
Council members: Bryant, Granger, Ketels, Koester, Shetler
Absent: McConaghy

Also Present: City Administrator Fincham
City Attorney Berschback
Treasurer/Comptroller Irby
City Clerk Hathaway
Director of Public Works Ahee
City Engineer Lockwood
Building Inspector Tutag

Council, Administration, and the audience Pledged Allegiance to the Flag.

Motion by Granger, seconded by Shetler, to excuse Council Member McConaghy from tonight's meeting.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke, Shetler
No: None
Absent: McConaghy

Motion by Granger, seconded by Shetler, 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: Bryant, Granger, Ketels, Koester, Novitke, Shetler
No: None
Absent: McConaghy

Next, there was a presentation from **Briarcliff 2014 LLC a/k/a Legacy Oaks Condominiums: 850 Briarcliff Drive** regarding their proposed upcoming development. The following individuals provided an overview:

- Building Official Tutag;
- John Jackson, City Planner
McKenna Associates;
- John Williamson, Sr. Vice President
American Community Developers, Inc.
105 Tannancour Place
Grosse Pointe Farms, MI.

Motion by Bryant, seconded by Shetler, regarding **appointment – Acting Director of Public Safety**, that the City Council appoint Alfred Fincham as the Acting Director of Public Safety, effective immediately, until further action of City Council, and to authorize a stipend in the amount of \$350.00 per week be paid to Mr. Fincham for performing the additional duties of Acting Director of Public Safety.

Following discussion, there was a concurrence of the City Council to authorize the City Administrator to publish a classified ad to fill the vacancy.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke, Shetler
No: None
Absent: McConaghy

Motion by Granger, seconded by Shetler, that the following minutes be approved as submitted:

1. City Council Minutes dated July 21, 2014;
2. Committee-of-the-Whole minutes dated July 21, 2014.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke, Shetler
No: None
Absent: McConaghy

The Mayor **appointed Bonnie Medura to the Beautification Commission** with a term to expire December 31, 2014.

Motion by Granger, seconded by Bryant, regarding appointment – Beautification Commission, that the City Council voice no objection to the Mayoral appointment of Bonnie Medura as a Beautification Commission Member with a term to expire December 31, 2014.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke, Shetler
No: None
Absent: McConaghy

Motion by Ketels, seconded by Bryant, regarding **Grosse Pointe Chamber of Commerce Banner Program**, that the City Council authorize the City's involvement in the Grosse Pointe Chamber of Commerce Banner Program.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke, Shetler
No: None
Absent: McConaghy

The Mayor accepted the **resignation of Erik Cadreau from the Beautification Commission** with regret, and directed the City Clerk to send appropriate thanks and recognition to Mr. Cadreau.

Motion by Shetler, seconded by Granger, regarding **transfer of funds – DPW mechanic**, that the City Council authorize a budget transfer from the Motor Vehicle Fund in the amount of \$45,375.00 into the following accounts:

- 640-851-702 - \$16,200.00;
- 640-860-718 - \$29,175.00.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke, Shetler
No: None
Absent: McConaghy

Motion by Granger, seconded by Bryant, regarding **Legal proceedings: Estate of Joann Matouk Romain, deceased v. Grosse Pointe Farms, City of et al**, that the City Council refer this item to the City Attorney for further processing, and also to the insurance carrier.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke, Shetler
No: None
Absent: McConaghy

Motion by Ketels, seconded by Bryant, regarding **Grosse Pointe North Tennis**, that the City Council approve the request of Grosse Pointe North High School to use the Lake Front Park tennis courts on the dates identified, contingent upon the following:

1. Receipt of appropriate liability insurance naming the City as an additional insured;
2. Teams follow all park rules and MHSAA rules including clearing the courts during storms;
3. Teams will submit team roster with athlete addresses;
4. Teams relinquish courts to residents on courts 1 and 2;
5. Teams clean up trash around the courts after use.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke, Shetler
No: None
Absent: McConaghy

Motion by Granger, seconded by Shetler, regarding **contract: Michigan Department of Transportation (MDOT) Marter, Morningside and Vernier Federal Aid Project**, that the City Council approve an additional \$60,000.00 for the Marter, Morningside and

Vernier Federal Aid Project, for a total project amount not to exceed \$476,800.00; and to authorize a funds transfer in the amount of \$60,000.00 from the General Fund Fund Balance into Account No. 401-451-974.200.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke, Shetler

No: None

Absent: McConaghy

Motion by Koester, seconded by Bryant, regarding **contract: DPW Uniforms**, that the City Council award a one-year contract to JEM Industries Inc. in a total amount not to exceed \$9,300.00 to supply uniforms for twenty-one Department of Public Works' employees from July 1, 2014, through June 30, 2015, to be paid as follows:

- 101-595-725.000- \$2,000;
- 202-483-725.000- \$1,000;
- 203-483-725.000- \$1,000;
- 226-529-725.000- \$ 500;
- 592-545-725.000- \$4,000;
- 640-860-725.000- \$ 800.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke, Shetler

No: None

Absent: McConaghy

Motion by Koester, seconded by Shetler, regarding **2014 Community Development Block Grant (CDBG) Subrecipient Agreement**, that the City Council approve the PY 2014 CDBG Subrecipient Agreement and authorize the Mayor to sign said agreement.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke, Shetler

No: None

Absent: McConaghy

Motion by Koester, seconded by Granger, regarding **Amended/Restated Urban County Cooperative Agreement**, that the City Council authorize the Mayor to sign the Amended and Restated Urban County Cooperative Agreement for the Federal Community Development Block Grant Program.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke, Shetler
No: None
Absent: McConaghy

Motion by Ketels, seconded by Granger, regarding **Resolution Requesting the Amendment of the Michigan Fireworks Safety Act of 2011 That Took Effect on January 1, 2012**, that the City Council adopt said resolution.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke, Shetler
No: None
Absent: McConaghy

Motion by Shetler, seconded by Bryant, regarding **Resolution to Commit Fund Balance**, that the City Council commit Fund Balance for the year ending June 30, 2014, as indicated in the Treasurer/Comptroller's memo dated July 29, 2014.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke, Shetler
No: None
Absent: McConaghy

Council Member Shetler requested to abstain from voting on the **City Attorney** statements.

Motion by Koester, seconded by Bryant, that Council Member Shetler be allowed to abstain from voting on payment of the City Attorney statements.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke
No: None
Absent: McConaghy
Abstain: Shetler

Motion by Granger, seconded by Bryant, regarding **City Attorney**, that the City Council approve the following statements dated July 30, 2014:

1. City Attorney Don R. Berschback - \$2,208.75;
2. City Attorney Charles T. Berschback - \$5,545.00.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke
No: None
Absent: McConaghy
Abstain: Shetler

Hearing no objections, the following items were heard under New Business:

- Mayor spoke regarding the Road Bond on tomorrow's Primary Election ballot, and kudos were given to those who worked on the committee.
- Concerns were voiced regarding Metro Times publications:

The following individuals were heard:

Andrea Lavine
Grosse Pointe
Spoke on behalf of Metro Detroit against the Metro Times

The Mayor asked the City Attorney to review the cited law and what, if any, authority the City Council has to regulate the Metro Times.

Roseann Horne
(Inaudible address)

Sara Demure
(address not provided)

Motion by Bryant, seconded by Ketels, to adjourn tonight's meeting at 8:41 p.m.
PASSED UNANIMOUSLY.

Respectfully submitted,

Lisa Kay Hathaway
City Clerk



MINUTES OF THE MEETING OF THE COMMITTEE-OF-THE-WHOLE OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, AUGUST 4, 2014, IN THE CONFERENCE ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

PRESENT: Mayor Novitke
Council Members Bryant, Granger, Ketels, Koester, Shetler
ABSENT: McConaghy

ALSO PRESENT: City Administrator Fincham
Treasurer/Comptroller Irby
City Attorney Chip Berschback
City Clerk Hathaway

Mayor Novitke called the meeting to order at 7:00 p.m.

Motion by Bryant, seconded by Ketels, that Council Member McConaghy be excused from tonight's meeting.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke, Shetler
No: None
Absent: McConaghy

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

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke, Shetler
No: None
Absent: McConaghy

The first item discussed was the **MDOT Federal Aid Project – Marter/Morningside/Vernier**. The City Administrator provided an overview. Bids for this project came in substantially higher due to fewer bidders or existing companies already committed to projects. The City is responsible for a 20% match, or \$476,000.00, for \$1.2 million in grant funds. Council previously approved \$416,800.00, and need an additional \$60,000.00, for a total City budget of \$476,800.00. Administration believes it is in the best interest of the City to continue with the project. Engineering fees will not increase with the additional amount. A budget amendment will be necessary. Administration was asked to provide information regarding the increase in construction costs from two years ago. There was a consensus of the Committee to continue to move forward with the project.

Motion by Bryant, seconded by Shetler, regarding the MDOT Federal Aid Project – Marter/Morningside/Vernier, that the Committee-of-the-Whole recommend to City Council approval of additional funding (\$60,000) for this Federal Aid Project.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke, Shetler
No: None
Absent: McConaghy

Motion by Granger, seconded by Shetler, to immediately certify the previous motion.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke, Shetler
No: None
Absent: McConaghy

Motion by Bryant, seconded by Shetler, to remove the previous item from the Committee-of-the-Whole agenda.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, Novitke, Shetler
No: None
Absent: McConaghy

The next item discussed was regarding **long-term parking meters**. The Mayor provided an overview of the prior meeting discussion. The Director of Public Services stated 118 meters have been removed. City Hall parking lot has 138 free parking spots; as well as 62 in Bramcaster and Huntington lots are free. Parking bays have 4 hour and 10 hours meters. Parking lots have 4 hour and 10 hour meters. There are 208 4 hour meters; and 200 10 hour meters; 318 free spaces. A total of 867 meters. Administration was asked to provide a diagram identifying all parking locations, those spaces with and without meters, and the time duration of the meters and corresponding fees. The Director stated the cost to rent the unit to change meter rates is \$350 for a two week period, which includes two rate changes (additional changes are \$50 per rate change), plus \$50 for each additional week over two weeks. The cost of a refurbished unit is \$2,000; new is \$3,850; and a \$79 per month fee to use. Administration is to provide a memo outlining all equipment and costs. There was a consensus of the Committee to refer this item to the Mayor's Mack Avenue Business Study Committee to provide a recommendation regarding parking for business employees.

The Chair declared a recess at 7:32 p.m., and reconvened at 8:51 p.m.

Motion by Bryant, seconded by Koester, that the Committee-of-the-Whole recess the regularly scheduled meeting at 8:52 p.m. and convene in Closed Executive Session for the purpose of discussing labor negotiations and a legal opinion at which time the Committee may or may not reconvene in regular session to address additional items as necessary, in accordance with the Open Meetings Act 1976 PA 267.

Motion carried by the following ROLL CALL vote:

Koester	Yes
McConaghy	Absent
Novitke	Yes
Shetler	Yes
Bryant	Yes
Granger	Yes
Ketels	Yes

Labor Attorney DuBay was now in attendance.

The meeting reconvened in open session at 10:00 p.m.

The following items were discussed under New Business/Public Comment:

- The Mayor discussed providing food at Fall Fest. There was a consensus of the Committee to offer food at this year's event.
- The park's pool will be closed tomorrow due to a power outage at Lake Front Park, and water over the street to the entrance of the park from tonight's storm.

Motion by Granger, seconded by Koester, that the meeting of the Committee-of-the-Whole be adjourned at 10:07 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Lisa Kay Hathaway
City Clerk

9A

CHARLES T. BERSCHBACK

ATTORNEY AT LAW

24053 EAST JEFFERSON AVENUE

ST. CLAIR SHORES, MICHIGAN 48080-1530

(586) 777-0400

FAX (586) 777-0430

bibwlaw@yahoo.com

July 24, 2014

DON R. BERSCHBACK
OF COUNSEL

Honorable Mayor and City Council
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

RE. Conditional Rezoning Request / University Liggett School /
August 4th and 18th Agenda Item

Dear Mayor and Council:

The public hearing on Liggett's request to rezone the Briarcliff Campus has been adjourned from August 4th to August 18th. However, Petitioners requested that they be placed on the agenda for August 4th for purposes of introducing the project to the City Council. Accordingly, this letter will serve as my overview for both the August 4th meeting and the public hearing on August 18th.

The City retained the planning firm of McKenna & Associates. John Jackson has provided a summary letter dated June 6, 2014 which is in your package. I concur with his assessment. The procedure being used in this case is specifically authorized by State law in the Zoning Enabling Act found at MCL 125.3405. As noted in Mr. Jackson's letter, the statute allows a developer to submit a written contract which provides details regarding the proposed development. The conditions are not negotiable, the City Council's actions are to either simply approve or deny the request.

I have prepared two proposed resolutions for the public hearing on the 18th, one denying the request and one approving the request. Mr. Jackson and Mr. Tutag will be available to answer any questions at the public hearing. In the event the resolution and immediate consideration is approved, I have prepared a Notice of Adoption for the Clerk to publish in the Grosse Pointe News which contains the information required by the Zoning Enabling Act, MCL 125.3401(9).

It would be the prerogative of the City Council on August 18th to either adopt the Resolution denying the conditional zoning request, or move to adopt the Resolution approving the conditional rezoning request from Briarcliff 2014 LLC. The motion approving the conditional rezoning includes language amending the rezoning map from R-1A to R-4 and also includes immediate consideration. If you have any questions, please feel free to call.

Very truly yours,



CHARLES T. BERSCHBACK

CTB:nmg

Enclosures

cc: Alfred Fincham
Lisa K. Hathaway
Gene Tutag
John Jackson

**THE CITY OF GROSSE POINTE WOODS
COUNCIL RESOLUTION
APPROVING THE CONDITIONAL REZONING REQUEST FROM
BRIARCLIFF 2014 LLC**

Minutes of a regular meeting of the City Council of the City of Grosse Pointe Woods, County of Wayne, State of Michigan, held on August 18, 2014.

PRESENT: Council Members _____

ABSENT: Council Members _____

The following preamble and resolution were offered by Council Member _____
and seconded by Council Member _____:

WHEREAS, Petitioner has submitted a conditional rezoning request for property located at 850 Briarcliff Drive for a condominium development known as Legacy Oaks; and,

WHEREAS, the Grosse Pointe Woods Planning Commission conducted a public hearing on June 24, 2014.

NOW THEREFORE IT IS HEREBY RESOLVED AS FOLLOWS:

1. The factual findings and reasons for these recommendations are based on the record and supporting documentation submitted as of this date including the agenda items received and placed on file, as well as the comments and representations made at the public hearing before this body on August 18, 2014.
2. The City Council hereby approves the conditional rezoning request and site plan because the proposed rezoning with the conditions;
 - a) Is consistent with the goals, policies, and objectives of the master plan.
 - b) Is compatible with the uses permitted in the surrounding single family zoning district.
 - c) The capacity of the City's utilities and services is sufficient to accommodate the uses permitted in the requested district.
 - d) The street system is capable to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
 - e) The boundaries of the requested rezoning district are reasonable in relationship to surrounds and construction on the site will be able to meet dimensional regulations for the requested zoning district.
 - f) The requested rezoning will not create an isolated or incompatible zone in the neighborhood.
 - g) The conditions proposed by Briarcliff 2014 LLC in the Contract for Conditional Rezoning are acceptable and made conditions of this approval.

3. The Zoning Map for the 8.815 acres of land located at 850 Briarcliff Drive is hereby amended to rezone the property from R-1A to R-4 (High Density Multiple Dwelling District).
4. Immediate Certification: Having reviewed this Resolution, the City Council moves for immediate adoption of this Resolution. The motion to adopt is hereby immediately certified. The Clerk is directed to publish a Notice of Adoption in the Grosse Pointe News in accordance with MCL 125.3401.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

City Clerk

CERTIFICATION

I, Lisa Hathaway, Clerk of the City of Grosse Pointe Woods, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council on _____, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and will be, or have been, made available as required by said Act.

City Clerk

**THE CITY OF GROSSE POINTE WOODS
COUNCIL RESOLUTION
DENYING THE CONDITIONAL REZONING REQUEST FROM
BRIARCLIFF 2014 LLC**

Minutes of a regular meeting of the City Council of the City of Grosse Pointe Woods, County of Wayne, State of Michigan, held on August 18, 2014.

PRESENT: Council Members _____

ABSENT: Council Members _____

The following preamble and resolution were offered by Council Member _____
and seconded by Council Member _____:

WHEREAS, Petitioner has submitted a conditional rezoning request for property located at 850 Briarcliff Drive for a condominium development known as Legacy Oaks; and,

WHEREAS, the Grosse Pointe Woods Planning Commission conducted a public hearing on June 24, 2014,

NOW THEREFORE IT IS HEREBY RESOLVED AS FOLLOWS:

The factual findings and reasons for these recommendations are based on the record and supporting documentation submitted as of this date including the agenda items received and placed on file, as well as the comments and representations made at the public hearing before this body on August 18, 2014.

The City Council hereby denies the conditional rezoning and site plan because the request;

1. Is inconsistent with the goals, policies, and objectives of the master plan.
2. Is incompatible with the uses permitted in the surrounding single family zoning district.
3. The capacity of the City's utilities and services is not sufficient to accommodate the uses permitted in the requested district.
4. The street system is not capable to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
5. The boundaries of the requested rezoning district are not reasonable in relationship to surrounds and construction on the site will be able to meet dimensional regulations for the requested zoning district.
6. The requested rezoning will create an isolated or incompatible zone in the neighborhood.
7. The conditions proposed by Briarcliff 2014 LLC in the Contract for Conditional Rezoning are not acceptable and do not offset the anticipate impacts of the proposed rezoning with conditions.

Immediate Consideration: Having reviewed this Resolution, the City Council moves for immediate adoption of this Resolution.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

City Clerk

CERTIFICATION

I, Lisa Hathaway Clerk of the City of Grosse Pointe Woods, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Planning Commission on _____, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and will be, or have been, made available as required by said Act.

City Clerk

NOTICE OF ADOPTION
CITY OF GROSSE POINTE WOODS, MICHIGAN

NOTICE IS HEREBY GIVEN that the City Council approved the conditional rezoning request of Briarcliff 2014 LLC at its meeting held on Monday, August 18, 2014. The regulatory effect of this approval created a zoning map amendment for the requested property from R-1A, One-Family Residential to R-4, High Density Multiple Dwelling District. The geographic area affected is the former Liggett Middle School and soccer fields located at 850 Briarcliff Drive, Grosse Pointe Woods and is 8.815 acres in size. The ordinance was adopted in accordance with the City Charter and the Michigan Zoning Enabling Act, MCL 125.3401 and will become effective ten days after the publication date of this Notice. The Resolution approving the conditional rezoning and rezoning amendment is available for public inspection or purchase from the Office of the City Clerk, at the Municipal Building, 20025 Mack Plaza, between 8:30 a.m. and 5:00 p.m., Monday through Friday, or www.gpwmi.us.

Lisa Kay Hathaway, MMC
City Clerk

Published: August 21, 2014

June 6, 2014

Planning Commission
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, Michigan 48236

RECEIVED
AUG 13 2014
CITY OF GROSSE PTE. WOODS

**SUBJECT: Conditional Rezoning Request: Legacy Oaks Condominiums, University Liggett School
(850 Briarcliff Drive)**

Dear Commissioners,

Per your request, we have reviewed the above referenced application for a conditional zoning change made by the developer, Briarcliff 2014, LLC to conditionally rezone the parcel located at 850 Briarcliff Drive. The parcel contains the former Liggett Middle School and soccer fields and is 8.815 acres in size. A second parcel (0.258 acres in size) is included in the overall development of the site but is located in the neighboring City of St. Clair Shores and is not part of this rezoning application.

The request before you is to conditionally rezone the parcel from R-1A, One-Family Residential District to R-4, High Density Multiple Dwelling District.

The applicant proposes to develop a high-end condominium project on the subject site in three phases, including repurposing the former Liggett Middle School into spacious condominium units. The subject site's present R-1A zoning does not permit such a multiple dwellings unit development. The proposed rezoning request to the R-4 District would permit the proposed use.

CONDITIONAL REZONING PROCESS

Conditional rezonings are reviewed in the same manner as traditional rezonings, but require the developer to offer conditions for rezoning and enter into a conditional rezoning agreement with the City. The conditions the developer proposes are not negotiable; the Planning Commission and City Council may only approve or deny the conditions.

The applicant has provided the following list of conditions which are related to the site plan and proposed use of the site:

1. *Site plan approval.*
2. *No more than 13 units in Phase I and II of the development will be constructed.*
3. *No more than 12 units in Phase III of the development will be constructed.*
4. *Phase III of the development will match the architecture and building composition of the existing school building.*

As part of the conditional rezoning request, the applicant has also submitted a site plan application (dated 03.26.14). To conduct our review, we have used notes from the applicant, city administration, the City's Master Plan, development standards of the City's Zoning Ordinance, and sound planning and design principles.

The final decision rests with the City Council after the Planning Commission holds a public hearing and makes a recommendation for approval or denial of the conditional rezoning request and site plan.

SITE LOCATION AND EXISTING CONDITIONS

The subject site is located in the northern section of Grosse Pointe Woods, and is located between River Road and Morningside Drive. The site is adjacent to single family residential districts in all directions.

The aerial photograph below shows the general site are to be rezoned and the adjacent properties.



PURPOSE OF THE EXISTING AND PROPOSED ZONING DISTRICTS

The purpose statements of the existing R-1A and R-4 Residential Districts are as follows:

Purpose of Existing R-1A Zoning District. *The R-1 (A through E) one-family residential district is established as a district in which the principal use of land is for single-family dwellings and related educational, cultural and religious uses where found appropriate and harmonious with the residential environment. For this single-family residential district, in promoting the general purpose of this chapter, the specific intent of this division is to:*

1. *Encourage the construction of and the continued use of the land for single-family dwellings.*
2. *Prohibit business, commercial or industrial use of the land, and prohibit any other use which would substantially interfere with development or maintenance of single-family dwellings in the district.*
3. *Encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this article.*
4. *Discourage any land use that would generate traffic on minor or local streets, other than normal traffic to serve the residences on those streets.*
5. *Discourage any use which, because of its character or size, would create requirements and costs for public services, such as fire and police protection, water supply and sewerage, substantially in excess of such requirements and costs if the district were developed solely for single-family dwellings.*

Purpose of Proposed R-4 Zoning District. *The R-4 high density multiple dwelling district is intended to be that district permitting primarily multiple dwellings and mixed use buildings. In order to promote such development insofar as it is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic, or late hours of operation. Due to the traffic volume generated by such residential development, this district shall abut upon a major thoroughfare and have adequate area for suitable setbacks from adjacent single-family residential districts.*

Based on the limited number of units per building, it is not anticipated that the proposed development would create any of the above hazards or offensive noises. The subject site is not located on a major road. However, due to the smaller number of proposed residential units, it is anticipated that traffic will be less than existing school facilities or if the site was developed with 30 single-family residential units under R-1A.

The proposed setbacks are in compliance with the Zoning Ordinance standards for the R-4 District, aside from the existing structure (lot 25) which is located within the side yard setback and considered a non-conformity.

CRITERIA FOR AN AMENDMENT TO THE ZONING MAP

In considering any petition for a rezoning amendment to the official zoning map, the Planning Commission and City Council shall consider the criteria of the Zoning Ordinance in making findings and a decision. The Planning Commission may also take into account other factors or considerations that are applicable to the application but not listed below.

1. Consistency with the goals, policies, and objectives of the master plan.

Although, the Future Land Use Map designates the subject site as institutional, conditions have significantly changed since the Master Plan was developed. The future use of the site, institutional, is no longer viable as Liggett Middle School is condensing its campus. Instead, the proposed rezoning would permit the adaptive reuse of the historic school into a high end condominium project, preserving the structure as a community focal point and maintain its present compatibility with the surrounding neighborhood.

More specifically, Goal #2 of the Grosse Pointe Woods Master Plan is to preserve, protect, and enhance the architectural style of existing neighborhoods. The redevelopment of a historic architectural institutional use into condominiums will be a harmonious use of the subject site and is working towards the above state goal.

The low density of the proposed development is also compatible with the Master Plan goals to preserve the established single-family neighborhood and minimize traffic impacts.

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the uses permitted in the proposed zoning district.

The site is largely built upon and does not contain any natural features which are incompatible with the proposed project.

3. The capacity of the City's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the City.

Per *Section 50-88.b.2*, the applicant is required to submit an environmental impact statement. The statement, dated May 13, 2014, details the physical, social, economic impacts of the proposed development. The findings conclude that the proposed development will not compromise the health, safety, and welfare of the neighborhood. Specifically, air quality and stormwater will not be affected or changed from its original condition, residents will not hear an increase in noise levels, the site and parking areas will utilize "shielded / cut-off" light fixtures to prevent light spillage on adjacent properties, and the impact of police and fire services will be comparable to the site's former use or equivalent to single-family uses.

4. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.

As stated above, the applicant submitted an impact statement which reveals that the impact of automobile traffic will be reduced from the previous peak school periods and can accommodate the proposed low-density residential development.

5. The boundaries of the requested rezoning district are reasonable in relationship to surroundings and construction on the site will be able to meet dimensional regulations for the requested zoning district.

As proposed, the development complies with the required setbacks of the R-4 District. However, it should be noted that the single outbuilding (unit 25) is located within the side yard setback and is considering an existing non-conformity. Additionally, the structure in Phase III of the development exceeds the height requirements by five feet. The structure may be reduced in height by five feet or receive a variance for the increase.

It is important to note that site plan approval is a required condition as part of this conditional rezoning request.

6. The requested rezoning will not create an isolated or incompatible zone in the neighborhood.

The requested R-4 District will not be an incompatible zone in the neighborhood. Surrounding the site are single-family residences; the proposed condominiums are another style of residential housing that is often located adjacent to single family neighborhoods and will provide a landmark building that has been a neighborhood focal point since the 1960s.

RECOMMENDATION

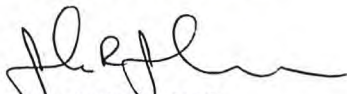
At this time, we advise the Planning Commission to recommend to City Council approval of the conditional rezoning of the 8.8 acres of land at 850 Briarcliff Drive from R-1A to R-4 with the following conditions:

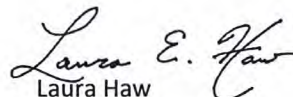
1. *The applicant enters into a signed conditional rezoning agreement with the following list of conditions:*
 - a. *Site plan approval.*
 - b. *No more than 13 units in Phase I and II of the development will be constructed.*
 - c. *No more than 12 units in Phase III of the development will be constructed.*
 - d. *Phase III of the development will match the architecture and building composition of the existing school building.*
2. *Site plan approval.*

If you have any questions, please feel free to contact us.

Respectfully submitted,

McKENNA ASSOCIATES


John Jackson, AICP
Executive Vice President


Laura Haw
Assistant Planner

The next item on the agenda was the **schedule a public hearing: Legacy Oaks, 850 Briarcliff for conditional rezoning on June 24, 2014**. Building Official Tutag gave an overview.

THE MEETING WAS THEREUPON OPENED AT 7:33 P.M. FOR A PUBLIC HEARING TO HEAR THE APPLICATION OF **LEGACY OAKS, 850 BRIARCLIFF, GROSSE POINTE WOODS**, WHICH IS REQUESTING A CONDITIONAL REZONING FOR 8.8 ACRES OF LAND FROM R-1A ONE FAMILY RESIDENTIAL TO R-4 HIGH DENSITY MULTIPLE DWELLING DISTRICT FOR NO MORE THAN 13 UNITS IN PHASE I AND II AND 12 UNITS IN PHASE III, REZONING REQUIRED IN ACCORDANCE WITH SECTION 50-88.

Motion by Vitale, supported by Fuller, that for purposes of the public hearing the following items be received and placed on file:

- A. PCW Excerpt — 05/27/14
- B. PC Excerpt — 05/27/14
- C. Affidavit of Legal Publication — 06/05/14
- D. Affidavit of 300' Radius Notice — 06/05/14
 - (1) Aerial Map — 06/05/14
 - (2) List of Property Owners Notified
- E. Report — 06/06/14 McKenna Associates (J. Jackson)
- F. Memo — 06/12/14 Public Works Director (J. Ahee)
- G. E-mail — 06/17/14 Public Safety Traffic Safety Officer (D. Koerber)
- H. Letter — 06/18/14 Public Safety Fire Inspector (J. Provost)
- I. Memo — 06/17/14 Assistant City Attorney (C. Berschback)
 - (1) Proposed Resolution to Approve Conditional Rezoning Request
 - (2) Proposed Resolution to Deny Conditional Rezoning Request
- J. Memo — 06/19/14 Building Official (G. Tutag)
- K. GP Woods City Ordinance - #50-88 Conditional zoning approval
- L. Contract-for Conditional Rezoning for Tax ID Parcel #40-002-99-0001
- M. Development Proposal — Legacy Oaks Condominiums (rec'd 06/05/14)
 - (1) Introductory Letter — 05/12/14 (J. Williamson)
 - (2) Letter of Intent — 05/13/14 — Progressive Assoc., Inc. — (D. Tosch)
 - (3) Environmental Impact Statement — 05/13/14 (D. Tosch)
 - (4) Wall Pack Cutoff Light Specs — Rec'd 6-18-14
 - (5) Cover Sheet #CS — 05/27/14
 - (6) Land Title Survey — 05/09/14
 - (7) Fire Access/Hydrant Coverage & Preliminary Storm Drain Calculations — 06/17/14
 - (8) Aerial View
 - (9) Proposed Site Plan #ASP1 — 03/26/14
 - (10) Site Details #ASP2 — 03/26/14
 - (11) Landscape Plan #LP — 05/07/14
 - (12) Phase I / II Proposed Building Plans #SK1 — 03/19/14
 - (13) Unit Plans #SK2 — 04/14/14
 - (14) Proposed Elevations #SK3 — 05/13/14
 - (15) Proposed Elevations #SK4 — 06/16/14
 - (16) Front & West Elevations Photo Sheet
 - (17) Proposed Brick & Proposed Shingle & Paint Photo Sheet

Motion carried by the following vote:

YES: Fuller, Gilezan, Harrell, Profeta, Rozycki, Stapleton, Vaughn, Vitale
NO: None
ABSENT: Hamborsky

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

Mr. John Williamson
Senior V.P. / American Community Developers, Inc.
105 Tonnocor Place
Grosse Pointe Farms

Raymond Andary
995 Briarcliff

Jim Moore
899 Briarcliff

Jack Galsterer
825 South Rosedale

Frank Pallazolo
854 Moorland

The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. No one wished to be heard.

The following individuals posed questions regarding the project:

Wayne Wagner
677 Briarcliff

Arabella Wujek
765 Perrien Place

Motion by Rozycki, seconded by Gilezan, that the public hearing BE CLOSED at 8:10 p.m. PASSED UNANIMOUSLY.

Discussion then took place among the Commission Members and questions posed to the developer Mr. Williamson, Mr. Tutag, Mr. Jackson, and Mr. Berschback. Based on this discussion, a resident had a question and requested to be heard.

Motion by Harrell, seconded by Vaughn, that the public hearing thereby be reopened at 8:47 p.m. PASSED UNANIMOUSLY.

The following individual wished to be heard:

Lillian Licata
612 Moorland

Hearing no objections, the Chair closed the Public Hearing at 8:50 p.m.

Motion by Gilezan, supported by Stapleton, regarding Conditional Rezoning for Briarcliff 2014 LLC, a/k/a Legacy Oaks, 850 Briarcliff, Grosse Pointe Woods, that the Planning Commission adopt the Proposed Resolution recommending that the City Council approve this request for conditional rezoning for the following reasons:

1. Is consistent with the goals, policies, and objectives of the master plan.
2. Is compatible with the uses permitted in the surrounding single family zoning district.
3. The capacity of the City's utilities and services is sufficient to accommodate the uses permitted in the requested district.
4. The street system is capable to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
5. The boundaries of the requested rezoning district are reasonable in relationship to surrounds and construction on the site will be able to meet dimensional regulations for the requested zoning district.
6. The requested rezoning will not create an isolated or incompatible zone in the neighborhood.
7. The conditions proposed by Briarcliff 2014 LLC in the draft rezoning with conditions contract are acceptable and made conditions of this approval.

Motion carried by the following vote:

YES: Fuller, Gilezan, Harrell, Profeta, Rozycki, Stapleton, Vaughn, Vitale
NO: None
ABSENT: Hamborsky

Motion by Rozycki, seconded by Vaughn, that the previous motion be immediately certified.

Motion carried by the following vote:

YES: Fuller, Gilezan, Harrell, Profeta, Rozycki, Stapleton, Vaughn, Vitale
NO: None
ABSENT: Hamborsky

PLANNING COMMISSION EXCERPT
05/27/14

The next item on the agenda was the **schedule a public hearing: Legacy Oaks, 850 Briarcliff for conditional rezoning on June 24, 2014**. Building Official Tutag gave an overview. An overview was provided regarding discussion at the Workshop earlier this evening.

Motion by Vaughn, seconded by Vitale, regarding Legacy Oaks - 850 Briarcliff, that the Planning Commission set a public hearing for June 24, 2014, for conditional rezoning.

MOTION CARRIED by the following vote:

YES:	Fuller, Gilezan, Hamborsky, Harrell, Profeta, Rozycki, Stapleton, Vaughn, Vitale
NO:	None
ABSENT:	None

PLANNING COMMISSION WORKSHOP EXCERPT
05-27-14

MINUTES OF THE PLANNING COMMISSION WORKSHOP MEETING HELD ON MAY 27, 2014, IN THE COOK SCHOOL HOUSE, 1890 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 6:35 p.m. by Chair Rozycki.

Roll Call: Commissioners: Fuller, Gilezan, Hamborsky, Rozycki, Stapleton, Vaughn, Vitale

Absent: Commissioners: Harrell, Profeta

Also Present: City Administrator Fincham
Building Official Tutag
Council Member Ketels
City Clerk Hathaway

The following individuals were also present:

John Jackson
McKenna & Associates

Daniel A. Tosch
Project Architect
Progressive Associates, Inc.
838 W. Long Lake, Suite 250
Bloomfield Hills, MI 48302

Lawrence M. Scott
Developer Counsel
O'Reilly, Rancilio P.C.
One Sterling Town Center
12900 Hall Road, Suite 350
Sterling Heights, MI 48313

John A. Williamson, Sr. Vice President
American Community Developers, Inc.
20250 Harper Ave
Harper Woods, MI 48225

PLANNING COMMISSION WORKSHOP EXCERPT
05-27-14

John LaQuiere
Project Manager
American Community Developers, Inc.
20250 Harper Ave.
Harper Woods, MI 48225

The first item on the agenda was pertaining to the introduction of **Legacy Oaks, 850 Briarcliff**. The Building Official provided a brief overview of the proposed plan, and he stated a rezoning will be necessary, which is currently R1-A, single residential.

Legacy Oaks representatives then provided their overview of the project, and questions and answers ensued.

Mr. Jackson discussed the new process for conditional rezoning. Generally, the developer approaches the City offering conditions attached to the rezoning that protects the City. A timeframe can be made part of the conditions.

It was explained by representatives that the existing building's architectural character will be maintained housing twelve condominiums; six in the first phase and six in phase two. The third phase will be a newly constructed building with the same architectural characteristics as phases one and two. This is a low density project; the original plan sought more units. It was stated that the developers bid aggressively on the property to have full, redevelopment rights.

The Legacy Oaks Condominiums Development Proposal was distributed to the Commission and administration. It was stated that although railings are not shown in the plans, they will be put back into the plan.

The Building Official stated the parking is compliant, while the height is still being discussed. The materials used, and proposed, match the existing building. He is impressed with re-use of both the building and property. He proposed a public hearing be held in June, at which time a clean plan will be proposed.

The developers are planning a meeting for the community apprising them of the project. These will be single family units at which no service amenities will be provided. The first phase of construction is anticipated to take 12-18 months; and 12 months for second phase. The existing building will be brought up to code including energy requirements.

PLANNING COMMISSION WORKSHOP EXCERPT
05-27-14

It was noted that the conditional time frame must be met or the property will revert to the existing zoning. Construction of phase three will require additional Planning Commission approval. It was stated the parking is covered, and compliant with City ordinance, according to the Building Official. Storm water, sanitary, and domestic water will be provided.

The developers originally considered proposing rezoning as R3, but changed to R4 due to higher density that is permitted in R3. It provides residents the highest level of protection for these types of developments. R3 requires setbacks a little bit closer to residential areas. R4 limits to constructing 12 units per building.

The traffic flow was then reviewed. The Fire Marshall dictates final traffic flows and signage. Buildings will need to be made ADA accessible and those plans are being prepared. The time frame for all three phases is approximately four to five years.

The property is under contract, which is conditional upon re-zoning. This development is not age restricted. Zoning as it exists is noncompliant with the current master plan, which is R1-A (30-40 homes), however density is much lower in R4 (24 homes). The overall cost was stated to be \$6-7 million for acquisition and investment.

The neighborhood meeting is slated for this Thursday, May 29th, which will include a discussion and answer session, and is being held at University Liggett School at 7 p.m.

The Planning Commission Workshop was adjourned at 7:25 p.m.

**THE CITY OF GROSSE POINTE WOODS
PLANNING COMMISSION RESOLUTION
RECOMMENDING APPROVAL OF
THE CONDITIONAL REZONING REQUEST FROM
BRIARCLIFF 2014 LLC**

Minutes of a regular meeting of the Planning Commission/City Council of the City of Grosse Pointe Woods, County of Wayne, State of Michigan, held on June 24, 2014.

PRESENT: Members Fuller, Gilezan, Harrell, Profeta, Rozycki, Stapleton, Vaughn, Vitale

ABSENT: Member Hamborsky

The following preamble and resolution were offered by Member Gilezan and seconded by Member Stapleton:

WHEREAS, Petitioner has submitted a conditional rezoning request for property located at 850 Briarcliff Drive for a condominium development known as Legacy Oaks; and,

WHEREAS, the Grosse Pointe Woods Planning Commission conducted a public hearing,

NOW THEREFORE IT IS HEREBY RESOLVED AS FOLLOWS:

The factual findings and reasons for these recommendations are based on the record and supporting documentation submitted as of this date including the agenda items received and placed on file, as well as the comments and representations made at the public hearing before this body on June 24, 2014.

Therefore the Planning Commission recommends that the City Council approve the conditional rezoning request because the proposed rezoning with the conditions;

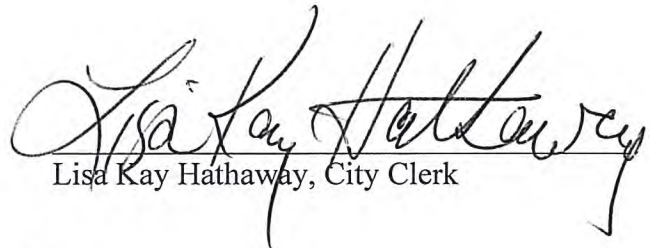
1. Is consistent with the goals, policies, and objectives of the master plan.
2. Is compatible with the uses permitted in the surrounding single family zoning district.
3. The capacity of the City's utilities and services is sufficient to accommodate the uses permitted in the requested district.
4. The street system is capable to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
5. The boundaries of the requested rezoning district are reasonable in relationship to surrounds and construction on the site will be able to meet dimensional regulations for the requested zoning district.
6. The requested rezoning will not create an isolated or incompatible zone in the neighborhood.
7. The conditions proposed by Briarcliff 2014 LLC in the draft rezoning with conditions contract are acceptable and made conditions of this approval.

Immediate Consideration: Having reviewed this Resolution, the Planning Commission moves for immediate adoption of this Resolution.

AYES: Fuller, Gilezan, Harrell, Profeta, Rozycki, Stapleton, Vaughn, Vitale

NAYS: None

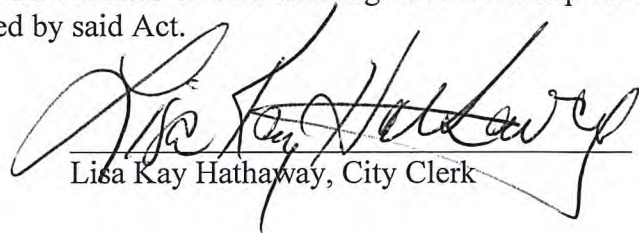
RESOLUTION DECLARED ADOPTED.



Lisa Kay Hathaway, City Clerk

CERTIFICATION

I, Lisa Kay Hathaway, Clerk of the City of Grosse Pointe Woods, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Planning Commission on June 24, 2014, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and will be, or have been, made available as required by said Act.



Lisa Kay Hathaway, City Clerk

CHARLES T. BERSCHBACK

ATTORNEY AT LAW
24053 EAST JEFFERSON AVENUE
ST. CLAIR SHORES, MICHIGAN 48080-1530

(586) 777-0400
FAX (586) 777-0430
blbwlaw@yahoo.com

CHARLES T. BERSCHBACK

DON R. BERSCHBACK
OF COUNSEL

June 17, 2014

Planning Commission
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

RE. Conditional Rezoning Request (850 Briarcliff Drive)

Dear Planning Commission:

At the June 24th meeting the Planning Commission will be conducting a public hearing for the conditional rezoning request for Legacy Oaks Condominiums. I have reviewed the June 6, 2014 letter from McKenna Associates and find it appropriate, so I will not summarize the facts again in this letter.

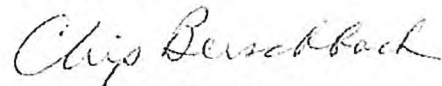
Procedurally, the Chair should declare that the public hearing is open and allow either Mr. McKenna or Mr. Tutag or both to provide introductory statements. The Chair should then entertain whether anyone in the audience is present to speak in favor of the proposal. After that, anyone interested in speaking against the proposal should be given an opportunity to do so. Thereafter there should be a motion to close the public hearing.

Following that, the Members of the Planning Commission can ask any questions and discuss the proposal. With Mr. Jackson's assistance I have prepared and formatted two separate Resolutions, one recommending approval and one recommending denial to the City Council.

You can see that the Resolutions contain motions for immediate consideration to allow this matter to be brought before the City Council at a meeting in July.

If you have any questions please call.

Very truly yours,



CHIP BERSCHBACK

CTB:gm
Enclosures

cc: Skip Fincham
Don Berschback
Lisa Hathaway
Gene Tutag
John Jackson

**THE CITY OF GROSSE POINTE WOODS
PLANNING COMMISSION RESOLUTION
RECOMMENDING APPROVAL OF
THE CONDITIONAL REZONING REQUEST FROM
BRIAR CLIFF 2014 LLC**

Minutes of a regular meeting of the Planning Commission/City Council of the
City of Grosse Pointe Woods, County of Wayne, State of Michigan, held on June 24, 2014.

PRESENT: Members _____

ABSENT: Member _____

The following preamble and resolution were offered by Member _____ and
seconded by Member _____:

WHEREAS, Petitioner has submitted a conditional rezoning request for property located
at 850 Briarcliff Drive for a condominium development known as Legacy Oaks; and,

WHEREAS, the Grosse Pointe Woods Planning Commission conducted a public
hearing,

NOW THEREFORE IT IS HEREBY RESOLVED AS FOLLOWS:

The factual findings and reasons for these recommendations are based on the record and
supporting documentation submitted as of this date including the agenda items received and
placed on file, as well as the comments and representations made at the public hearing before
this body on June 24, 2014.

Therefore the Planning Commission recommends that the City Council approve the
conditional rezoning request because the proposed rezoning with the conditions;

1. Is consistent with the goals, policies, and objectives of the master plan.
2. Is compatible with the uses permitted in the surrounding single family zoning district.
3. The capacity of the City's utilities and services is sufficient to accommodate the uses
permitted in the requested district.
4. The street system is capable to safely and efficiently accommodate the expected traffic
generated by uses permitted in the requested zoning district.
5. The boundaries of the requested rezoning district are reasonable in relationship to
surrounds and construction on the site will be able to meet dimensional regulations for
the requested zoning district.
6. The requested rezoning will not create an isolated or incompatible zone in the
neighborhood.
7. The conditions proposed by Briarcliff 2014 LLC in the draft rezoning with conditions
contract are acceptable and made conditions of this approval.

Immediate Consideration: Having reviewed this Resolution, the Planning Commission moves for immediate adoption of this Resolution.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

City Clerk

CERTIFICATION

I, _____, Clerk of the City of Grosse Pointe Woods, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Planning Commission on _____, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and will be, or have been, made available as required by said Act.

City Clerk

**THE CITY OF GROSSE POINTE WOODS
PLANNING COMMISSION RESOLUTION
RECOMMENDING DENIAL OF
THE CONDITIONAL REZONING REQUEST FROM
BRIAR CLIFF 2014 LLC**

Minutes of a regular meeting of the Planning Commission/City Council of the City of Grosse Pointe Woods, County of Wayne, State of Michigan, held on June 24, 2014.

PRESENT: Members _____

ABSENT: Member _____

The following preamble and resolution were offered by Member _____ and seconded by Member _____:

WHEREAS, Petitioner has submitted a conditional rezoning request for property located at 850 Briarcliff Drive for a condominium development known as Legacy Oaks; and,

WHEREAS, the Grosse Pointe Woods Planning Commission conducted a public hearing,

NOW THEREFORE IT IS HEREBY RESOLVED AS FOLLOWS:

The factual findings and reasons for these recommendations are based on the record and supporting documentation submitted as of this date including the agenda items received and placed on file, as well as the comments and representations made at the public hearing before this body on June 24, 2014.

Therefore, the Planning Commission recommends that the City Council deny the conditional rezoning because the request;

1. Is inconsistent with the goals, policies, and objectives of the master plan.
2. Is incompatible with the uses permitted in the surrounding single family zoning district.
3. The capacity of the City's utilities and services is not sufficient to accommodate the uses permitted in the requested district.
4. The street system is not capable to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
5. The boundaries of the requested rezoning district are not reasonable in relationship to surrounds and construction on the site will be able to meet dimensional regulations for the requested zoning district.
6. The requested rezoning will create an isolated or incompatible zone in the neighborhood.
7. The conditions proposed by Briarcliff 2014 LLC in the draft rezoning with conditions contract are not acceptable and do not offset the anticipate impacts of the proposed rezoning with conditions.

Immediate Consideration: Having reviewed this Resolution, the Planning Commission moves for immediate adoption of this Resolution.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

City Clerk

CERTIFICATION

I, _____, Clerk of the City of Grosse Pointe Woods, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Planning Commission on _____, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and will be, or have been, made available as required by said Act.

City Clerk

**CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT
MEMORANDUM**

TO: Planning Commission

FROM: Gene Tutag, Building Official

DATE: June 19, 2014

SUBJECT: Conditional Rezoning Request for 850 Briarcliff Rd.

PETITIONER: Legacy Oaks – Briarcliff 2014 LLC

The applicant, Briarcliff 2014 LLC, seeks a conditional rezoning of the subject property from R-1A Single Family Residential to R-4 High Density Multiple Dwelling. The application is complete as it contains all of the documents and information required by our zoning ordinance.

Prior to submitting the application numerous meetings have transpired with the developers and city staff. A workshop with the Planning Commission was held and the Developer hosted a meeting with the affected neighborhood residents. Suggestions and input from these meetings has been incorporated into the plans.

The information submitted by the applicant has been reviewed by city staff as well as our Planning Consultant, McKenna Associates. Their comments are attached.

The overall impact of the proposed rezoning will be a much lower density than if the property were to be developed under its current R-1A (Single Family) zoning. The developer is proposing as one of the conditions that the maximum number of units will be 25 single family condominiums. The property could support up to 35 single family homes.

The attached report prepared by McKenna Associates, dated June 6, 2014, summarizes the rezoning request and the conditional rezoning process. Staff concurs with the report and recommends the Planning Commission adopt the attached resolution recommending approval of the conditional rezoning request, and the resolution be forwarded to the City Council.

Sec. 50-88. Conditional zoning approval.

- (a) The city council shall have the authority when acting upon a petitioner's request to rezone property to require that the petitioner meet conditions precedent to such final rezoning, which conditions shall be designed to protect natural resources and the health, safety, welfare and social and economic well-being of those who will use the land under consideration and the landowners immediately adjacent to the proposed parcel under consideration for rezoning and the community as a whole.
- (b) Prior to the city council granting a petition to conditionally rezone any property, the following conditions shall have been met:
 - (1) *Submission of site plan.* The petitioner shall have submitted to the planning commission a site plan in accordance with sections 50-34—50-42.
 - (2) *Submission of environmental impact statement.* The petitioner shall also submit to the planning commission as part of the request for conditional rezoning an environmental impact statement addressing the impact of expected changes in motor vehicle traffic patterns associated with the proposed development, and any expected impact upon city services, including water, sewer, fire and police factors.
 - (3) *Hearing by planning commission.* The planning commission shall hold a public hearing upon the request for conditional rezoning after providing notice of public hearing as required by this chapter. The petitioner shall pay to the city a hearing fee of \$165.00. This fee may be modified by a resolution of the city council as adopted from time to time.
 - (4) *Report by planning commission.* The city planning commission, after conducting a public hearing on the request for conditional rezoning, shall report its findings to the city council. Such report may contain recommendations or conditions to be incorporated in any approval of the proposed development granted to the petitioner so as to ensure that the proposed development will meet the intent of the zoning regulations.
 - (5) *Posting of bond.* The city council, as a precondition to approval of conditional rezoning, may require the posting of a surety bond, either cash, a letter of credit, or a commercial surety bond, in the minimum amount of ten percent of the costs of the project as estimated by the city engineer, exclusive of land acquisition costs, as recommended by the planning commission. Such bond shall remain in effect for one year after the completion of the project. It shall be a condition of such bond that the petitioner shall complete such project in accordance with the site plan approval submitted to obtain the conditional rezoning of the property. No building permit shall be issued for the project until the bond is posted, if required by the city council.
 - (6) *Issuance of building permit; release of bond.* Each such action taken by the city council in granting conditional rezoning shall be recorded in the minutes of the city council. Upon the issuance of a building permit for such proposed project, the


property shall be deemed to have been rezoned. Should the petitioner fail to obtain a building permit for such project within 12 months from the date of the approval of the conditional rezoning, the rezoning shall be deemed void and of no effect. Upon the department of public safety advising the city administrator that the project has been substantially completed within a period of 12 months in accordance with the approved site plans and conditions for such project, the city administrator shall cause the surety bond to be released and returned to the petitioner.

- (7) *Extension of time for obtaining building permit.* Should the petitioner fail to obtain a building permit for such project within 12 months of receiving approval for the conditional rezoning, the city council, upon application of the petitioner and the conducting of a public hearing with notice as required by this chapter, may extend such time for periods not to exceed six months each.

(Code 1975, § 5-17-3; Ord. No. 810, § 98-493, 8-7-2006)

MEMO 14 - 20

RECEIVED
JUN 13 2014
CITY OF GROSSE PTE. WOODS

TO: Gene Tutag, Building Official
FROM: Joseph J Ahee, Director of Public Services 
DATE: June 12, 2014
SUBJECT: Plan Review – Legacy Oaks Project

I have reviewed the site plan for the proposed Legacy Oaks project and have the following comments. There is an 8" water main on the north side of Briarcliff and an 8" water main on the east side of River Road. The sewer is located on the south side of Briarcliff and is a 36" going to 42" reinforced concrete pipe.

An engineering plan shall be reviewed and approved by the city's contractual engineering firm Anderson, Eckstein, and Westrick, Inc., prior to the start of construction.

I have no objections to this proposed project.

If you have any questions regarding this matter please contact me.

dm

c.c. Lisa Hathaway
O/F

From: Gene Tutag
Sent: Tuesday, June 17, 2014 6:19 AM
To: Sue Stewart
Subject: Fwd: Legacy Oaks Condominiums

Sent from my iPad

Begin forwarded message:

From: Dan Koerber <dkoerber@gpwmi.us>
Date: June 13, 2014 at 3:24:35 PM EDT
To: Gene Tutag <GTutag@gpwmi.us>
Cc: Andrew Pazuchowski <APazuchowski@gpwmi.us>, Joseph Provost <jprovost@gpwmi.us>
Subject: Legacy Oaks Condominiums

Gene,

I have reviewed the proposed site plan for the Legacy Oaks Condominiums. The only Traffic Safety concern is the existing circle driveway and the new centrally located entrance/exit driveway. The plans do not show the location of any traffic control signs (stop/fire route or parking).

I approve these plans but want final approval of the placement of the traffic control signs in the circle drive and the entrance/exit driveways. If you have any questions please contact me.

Det. Daniel T. Koerber



CITY OF GROSSE POINTE WOODS
DEPARTMENT OF PUBLIC SAFETY

Andrew Pazuchowski, Director

20025 Mack Plaza
Grosse Pointe Woods, MI 48236-2397



TO: Director Pazuchowski
FROM: Det. Joseph E. Provost Jr., Fire Inspector
DATE: June 18, 2014
SUBJECT: Legacy Oaks Site Plan Review

I have reviewed the Site Plan for the Legacy Oaks Condominium Project, in regards to the Fire Department Access and Water Supply.

-The locations of existing fire hydrants are adequate for this site plan.

-Each of the two main buildings will be required to have Fire Department Connections (FDC) located on the South Side of the building, accessible from Briarcliff Dr. The exact location to be determined.

-Knox Boxes will be required near the main entrance of each building. The exact location to be determined.

-It should be noted that the two fire hydrants located on private property are Dead End Hydrants. It is recommended that this system be looped.

Respectfully,

A handwritten signature in black ink, appearing to read "Det. Joseph E. Provost Jr.".

Det. Joseph E. Provost Jr., Fire Inspector

**CONTRACT FOR CONDITIONAL REZONING FOR TAX ID
PARCEL NO. 40-002-99-0001**

THIS AGREEMENT the "Agreement"), entered into as of this _____ day of _____ 2014, by Briarcliff 2014 LLC (the "Developer") and the City of Grosse Pointe Woods, a Michigan municipal corporation of 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (the City).

WITNESSETH

WHEREAS, the "Developer" is the fee title owner of 2 adjacent parcels of land located in the identified herein as "Parcel 1" (850 Briarcliff Drive, tax ID no. 40-002-99-0001) encompassing approximately 8.815 acres located in the City of Grosse Pointe Woods and "Parcel 2" (tax ID no. 14-34-484-003) encompassing approximately .258 acres located in the City of St. Clair Shores and together these 2 parcels shall be referred to as the "full project parcel" (approximately 10.1 acres) and

WHEREAS, the "City" is a City and a Michigan Municipal Corporation organized and existing under Act 379 of the Public Acts of 1909, as amended located in the State of Michigan, County of Wayne and

WHEREAS, the "Developer" has petitioned the "City" to rezone "Parcel 1", as regulated by the existing Zoning Ordinance for the City of Grosse Pointe Woods from R-1A zoning classification to R-4 zoning classification and

WHEREAS, the "City" and its Planning Commission has properly reviewed and considered the rezoning request, including conducting a public hearing hereon, in accordance with the requirements of its zoning ordinance and Michigan law and

WHEREAS, the "Developer" has freely and voluntarily offered to enter into a Contract for Conditional Rezoning, pursuant to Public Act 577 of the Public Acts of 2004 (MCLA 125.286i) whereby the "Developer" agreed to provide certain hereinafter listed development terms, conditions and requirements as a condition for the requested rezoning and development of the "full project parcel".

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained and in consideration of the partial approval by the "City" of the rezoning requested by the "Developer" the parties hereby agree as follows:

1. **Legal Description of Real Property.** Parcel 1 (tax ID no. 40-002-99-0001) situated in the City of Grosse Pointe Woods, State of Michigan, and is more particularly described in Exhibit A attached hereto and consists of approximately 8.815 acres; parcel 2 (tax ID no 14-34-484-003) situated in the City of St. Clair Shores, State of Michigan, and is described on Exhibit B attached hereto constituting approximately .258 acres. The combination of parcel 1 and parcel 2 constitutes the "full project parcel" consisting of approximately 10.1 acres as depicted on attached Exhibit E.

2. **Ownership of Land.** The Real Property and "full project parcel" described in paragraph 1 above is owned in fee simple by the "Developer". The "Developer" warrants that this contract and the provisions hereof are covenants running with the land and binding in all future owners and possessors of the real property described in Section 1. This contract may be recorded with the Wayne County Register of Deeds by the "City" at the expense of the "Developer".

3. **Conditional Rezoning of Parcel 1.** The Parcel 1 described in paragraph 1 above shall be conditionally rezoned from R-1A (Single Family Residential) to R-4 (High Density Multiple Family Dwelling District) effective upon the execution of this Contract by all parties conditioned on the "Developer" and their successors and assigns and any future owners developing the property in full accordance with the terms, conditions, and requirements set forth hereinafter;

(a) The "Developer" shall seek and obtain any applicable approvals from the City of St. Clair Shores for the development of Parcel 2 as depicted in the approved site plan.

(b) The "Developer" agrees and understands that the property in question shall not be developed or used in a manner inconsistent with the site plan dated _____.

(c) The "Developer" agrees and understands that the number of units in Phases I and II shall be limited to 13 and the number of units in Phase III shall be limited to 12.

(d) The "Developer" agrees and understands that the building proposed in Phase III shall be of the same architectural style and composition to match the existing school building.

(e) The "Developer" agrees and understands that the property in question shall not be developed or used in a manner inconsistent with the conditional rezoning agreement.

(f) The "Developer" agrees and understands that the approval and conditional rezoning agreement shall be binding upon and inure to the benefit of the Developer and City, and their respective heirs, successors, assigns, and transferees.

(g) The rezoning with conditions shall become void and expire following a period of two years from the effective date of the rezoning unless bona fide development of the property in Phase I pursuant to approved building and other permits required by the City commences within the two year period and proceeds diligently and in good faith as required by ordinance to completion. If an extension of approval is granted by the City Council, a new conditional rezoning agreement with the new expiration date shall be recorded.

(h) The "Developer" agrees and understands that, if a rezoning with conditions becomes void in the manner provided above, no development shall be undertaken or permits for development issued until a new zoning district classification of the property has been established.

(i) The "Developer" agrees and understands that each of the requirements and conditions in this conditional rezoning agreement represents a necessary and reasonable measure which, when considered with all other conditions and requirements, is roughly proportional to the increased impact created by the use represented in the approved rezoning with conditions, taking into consideration the changed zoning district classification and the specific use authorization granted.

(j) The "Developer" agrees and understands that revocation of approval provisions returning the property to its original zoning designation will occur if they violate the terms of this agreement.

4. **Development.** Any Development of the "Full Project Parcel" by the "Developer" or its successors and assigns shall be in full compliance with the terms and conditions of this contract and further in full compliance with all City and County land development ordinances, regulations and requirements as applicable.

STATE OF MICHIGAN))SS

COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this ____ day of ____, 2014, in
Wayne County, Michigan, by _____
who is the _____ for the City of Grosse Pointe Woods, on behalf of said
Township.

Notary Public, Wayne County, Michigan
My Commission Expires:

Drafted By:

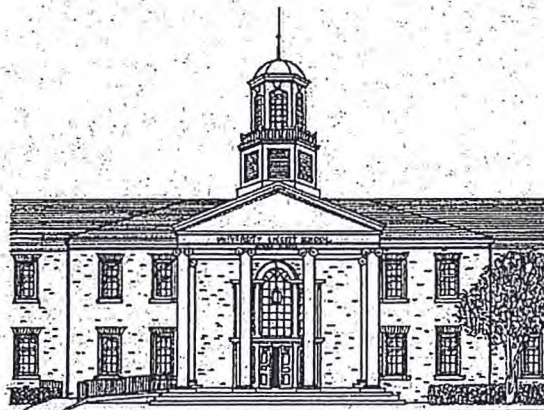
When Recorded Return to:

Legacy Oaks Condominiums

850 Briarcliff Dr.
Grosse Pointe Woods, MI

Development Proposal

Developer:
Briarcliff 2014 LLC
20250 Harper Ave.
Harper Woods, MI



American Community Developers, Inc.

20250 Harper
Detroit, MI 48225

(313) 881-8150
Fax (313) 884-0722

May 12, 2014

Mr. Gene Tutag
Building Department
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Re: Legacy Oaks Condominiums
850 Briarcliff Dr.
Former 'University Liggett Middle School' Site
Grosse Pointe Woods, MI

Dear Mr. Tutag,

We are pleased to present you with the enclosed proposal to redevelop the former University Liggett Middle School Site.

American Community Developers, Inc. and its President, Jerry Krueger, are highly experienced in the rehabilitation and adaptive re-use of landmark properties. We have received accolades for our transformation of the former Ypsilanti High School into unique and spacious senior residences and likewise for our transformation of The Lakewoods hospital in Toledo, Ohio into senior residences. In each project, we restored the properties to the highest standards with the goals of beautifying the properties while keeping them historically accurate. The results of our efforts made them assets to the community as they originally were.

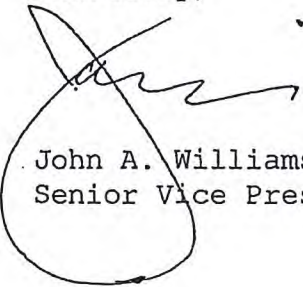
We also received high praise from the City of Naples, Florida for our rehabilitation work on George Washington Carver Apartments. As Jerry is a part-time resident of Naples, he became personally involved in the rehab process and wanted the project to be a proud asset to the community. Likewise, Legacy Oaks will receive the same attention.

May 12, 2014
Mr. Tutag
Page 2

Jerry and I are proud, long-time Grosse Pointe residents. We have a stake in the community and we are compelled to help maintain its beauty and character. We are committed to preserving this historic building. We intend to modify the existing building to accommodate condominium units while maintaining its exterior appearance. The former athletic field adjacent to the school is proposed for a future residential building of complementary size and design.

Thank you for the opportunity to present this development request. We look forward to working with the City of Grosse Pointe Woods and planning commission members to present the details of our proposal, to facilitate a smooth and trouble-free redevelopment which will benefit nearby residents and the entire Grosse Pointe Community.

Sincerely,



John A. Williamson
Senior Vice President

cc: Gerald A. Krueger

May 13, 2014

LEGACY OAKS CONDOMINIUMS
Grosse Pointe Woods, MI

Developer:
Briarcliff 2014 LLC
20250 Harper Ave
Detroit, MI 4225

LETTER OF INTENT

A. Overview

- The site/parcel is approximately 395,233 sq. ft. or 9,073 acres of net land area, exclusive of right-of-ways, of which 11,248 sq. ft. or 0.258 net acres is located in St. Clair Shores.
- The existing University Liggett Middle School is to be converted to a Residential development (condominiums) that will contain a maximum of twelve (12) dwelling units.
- The ancillary and recreational facilities of the existing school are to be retained for the use of the residents.
- The Development is proposed to be constructed in three (3) separate phases.

Phase I: Six (6) condominium units to be constructed within the first and second floor of the existing structure and construction of private garage spaces. Conversion of the existing single family residence to be incorporated units into the condominium (to be identified as Unit 25).

Phase II: New construction of Six (6) condominium units with attached garage within the configuration of the existing school framework.

Phase III: New construction of twelve (12) condominium units in a single two (2) story building on the vacant property located west of the existing school building.

Environmental Impact Statement
Legacy Oaks Condominiums
Grosse Pointe Woods, MI
May 13, 2014
Page 2

Minimum unit size to be 2,000 sq. ft. Architectural style and detail to complement the existing University Liggett Middle School.

- Final site and landscape design to be in compliance with City of Grosse Pointe Woods ordinances and requirements.
- Preliminary soil investigation indicates that existing sub-surface soils are adequate to accept the moderate loads imposed by the new construction.
- Preliminary engineering review/observation does not indicate any existing wetlands or flood plain boundary. The proposed storm water system will be designed to comply with current City and county criteria.
- All necessary infrastructure utilities are available on Briarcliff Drive or River Road (Storm inlet, Sanitary Sewer, Domestic water main, Gas and Electric and cable service).

B. Project Amenities

- All Dwelling Units to have complete up-graded residential facilities, appliances and finishes.
- Each unit to be custom designed per owners' requirements.
- Building modifications and new construction to comply with requirements of Michigan Building Code/2009.
- Erosion control measures as required by City of Grosse Pointe Woods ordinances and engineering criteria.
- Construction noise abatement to comply with existing City of Grosse Pointe Woods regulations with sensitivity to adjacent neighborhoods.
- Basic residential use and building materials, complement adjacent single family structures.

Environmental Impact Statement
Legacy Oaks Condominiums
Grosse Pointe Woods, MI
May 13, 2014
Page 3

ENVIRONMENTAL IMPACT STATEMENT

Impact of Proposed Development - Analysis Report

A. Physical

- a. Air quality will not be affected or changed from its original condition.
- b. Storm water will be controlled in accordance with City of Grosse Pointe Woods regulations.
- c. Residents and associated residential uses will not increase noise levels.
- d. Site area and parking areas will utilize "shielded/cut-off" light fixtures to prevent light spillage on adjacent properties.
- e. Impact to water and sewer services will be comparable to former use or equivalent to Single Family Residential Use.

B. Social

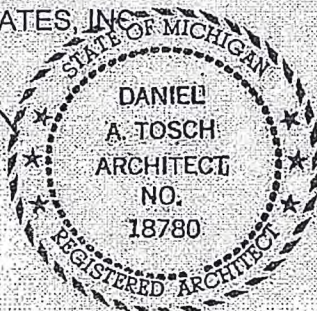
- a. Residential use and building materials will complement the adjacent properties.
- b. Automobile traffic will be reduced from peak school periods.
- c. Residents will utilize existing neighborhood city services, libraries, shopping and liturgical amenities.
- d. Impact to Police and Fire Services will be comparable to former use or equivalent to Single Family Residential Use.

C. Economic

- a. Surrounding Land Values will not be affected as proposed use is similar and complementary.
- b. Off-site public utilities or improvement to adjacent roads will not be required.
- c. All utilities are existing/available at the project site.
- d. Increased tax base/revenue will occur with construction of each phase.

PROGRESSIVE ASSOCIATES, INC.

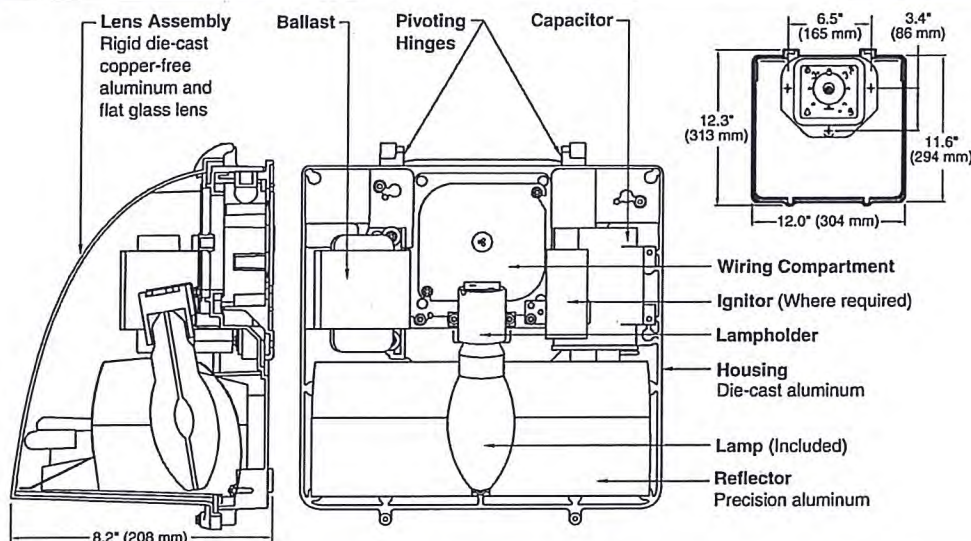
Daniel A. Tosch
Daniel A. Tosch
President
DAT/gz



DIRECT MOUNT

12" FULL CUTOFF WALL PACK

GWCO-12 SERIES



Notes

SPEC #	WATTAGE	CATALOG #
PULSE START METAL HALIDE		
<input type="checkbox"/> SPEC #	50W PSMH	MGWC0405-(a)(b)
<input type="checkbox"/> SPEC #	70W PSMH	MGWC0407-(a)(b)
<input type="checkbox"/> SPEC #	100W PSMH	MGWC0410-(a)(b)
<input type="checkbox"/> SPEC #	150W PSMH	MGWC0615-(a)(b)
HIGH PRESSURE SODIUM		
<input type="checkbox"/> SPEC #	50W HPS	MGWC0505-(a)(b)
<input type="checkbox"/> SPEC #	70W HPS	MGWC0507-(a)(b)
<input type="checkbox"/> SPEC #	100W HPS	MGWC0510-(a)(b)
<input type="checkbox"/> SPEC #	150W HPS	MGWC0515-(a)(b)

Specify (a) Voltage & (b) Options.

GENERAL DESCRIPTION

Full Cutoff Wall Pack fixture for HID lamp, totally enclosed. Housing is seamless copper-free die-cast aluminum. Lens assembly consists of a hinged, rigid die-cast copper-free aluminum frame and clear borosilicate glass lens held securely inside. Lens frame is easily removable and allows for easy attachment and serviceability using top pivoting hinge. Complete silicone gasketing around lens and gasketing at mounting provide a watertight seal. A precision specular aluminum reflector provides forward throw with wide distribution to ensure wide fixture spacings and maximum light levels. Fixture design provides excellent IES Full Cutoff light distribution without glare. The optical chamber is sealed to reduce dirt and insect contamination. Furnished with e-coated, copper-free, lightweight mounting box designed for installation over standard 4-inch square or octagonal and single-gang J boxes and for conduit entry from top, sides and rear. Designed and approved for easy through-wiring. All fixtures use vertical-lamp position.

(a) VOLTAGE SUFFIX KEY

D	120/277V (Standard: 50W HPS)
M	120/208/240/277V (Standard: PSMH; 70 – 150W HPS)
T	120/277/347V (Canada Only) (Standard: PSMH; 70 – 150W HPS)
1	120V
2	277V
27	277V Reactor (150W PSMH Only)
3	208V
4	240V
5	480V (70 – 100W PSMH; 70 – 100W HPS)
6	347V (Canada Only)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

ELECTRICAL

Fixture includes clear, medium-base lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder. Lamp ignitor included where required. Fixtures require a minimum 90°C temperature feed wire. All ballast assemblies are high-power factor and use the following circuit types:

120V Reactor
50 – 150W HPS
277V Reactor
150W PSMH
HX — High Reactance
50 – 150W PSMH; 50 – 150W HPS

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in the US and Canada for wet locations.

(b) OPTIONS (factory-installed)

-(a)F	Fusing
-(a)P	Button Photocell
Q	Quartz Standby (includes 100W quartz lamp) (N/A on 277V Reactor)

Specify (a) Single Voltage — See Voltage Suffix Key

FINISH

Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

PATENTS

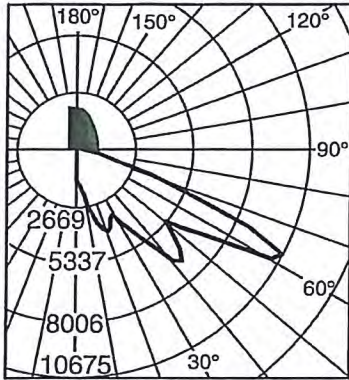
6,867,959; 7,354,177; D577,146; Patents Pending.

**GWCO-12
SERIES**

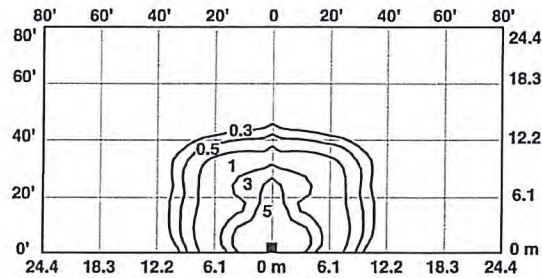
DIRECT MOUNT

12" FULL CUTOFF WALL PACK

Isofootcandle plots show initial footcandles at grade. (Footcandles ÷ 0.0929 = Lux)



**Candlepower Distribution Curve of 150W
PSMH 12" AeroDome Full Cutoff Wall Pack.**



**Isofootcandle plot of one 150W PSMH
12" AeroDome Full Cutoff Wall Pack at 15' (4.6 m)
mounting height (plan view).**

**RUUD LIGHTING
DIRECT**

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9201 Washington Avenue • Racine, Wisconsin 53406-3772 • PHONE: (800) 236-7000 • FAX: (800) 236-7500 • WEB www.ruudlightingdirect.com Rev. 05/02/12

PROPOSED

LEGACY OAKS

CONDOMINIUMS

GROSSE POINTE WOODS, MICHIGAN

developer :

Briarcliff 2014 LLC

20250 Harper Ave.
Harper Woods, Michigan 48225
(313) 881-8150

architect :

Progressive Associates, Inc.

838 West Long Lake Road
Suite 250
Bloomfield Hills, Michigan 48302
(248) 540-5940

issued :

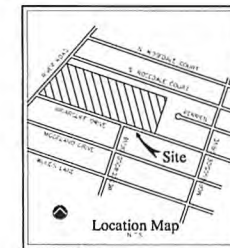
REVIEW May 13, 2014

REVIEW May 27, 2014

Sheet Number:

CS

Site Runoff Coefficients by Phase:						
Proposed Land Use	Runoff Coefficient	Drainage Area (Phase I)	Drainage Area (Phase II)	Drainage Area (Phase III)		
Paved	0.95	1.941	1.945	2.617	Acres	
Roof	0.95	0.965	1.235	2.193	Acres	
Driveway/Grass	1.00	0.003	0.000	0.000	Acres	
Soil Runoff by U.S.D.S.	0.20	0.177	0.163	0.260	Acres	
Total Area		3.073	3.333	5.070	Acres	
Weighted Runoff Coefficient * C Factor *		0.439	0.465	0.589		
Total Site Discharge by Phase (CFS):						
(1.481877 * 15%)						
Phase	Drainage Area (Acres)	Runoff Coefficient (C)	Equivalent Area (C * A)	Time of Concentration (Minutes)	Headed Intensity (Inches/Hr.)	Actual Discharge (CFS)
I	3.073	0.439	1.349	20.00	3.00	15.161
II	3.333	0.465	1.549	20.00	3.00	16.363
III	5.070	0.589	2.987	20.00	3.00	20.135



CF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
FAX (248) 332-8257

SEAL

PROJECT
Legacy Oaks Fire Access Plan

CLIENT
American Community
Developers, 20250 Harper
Avenue, Detroit, MI 48225

Contact:
Mr. Thomas Krueger
Phone: (313)-432-7860
Fax: (313)-432-7861

PROJECT LOCATION
City of Grosse Pointe
Woods,
Wayne County, Michigan

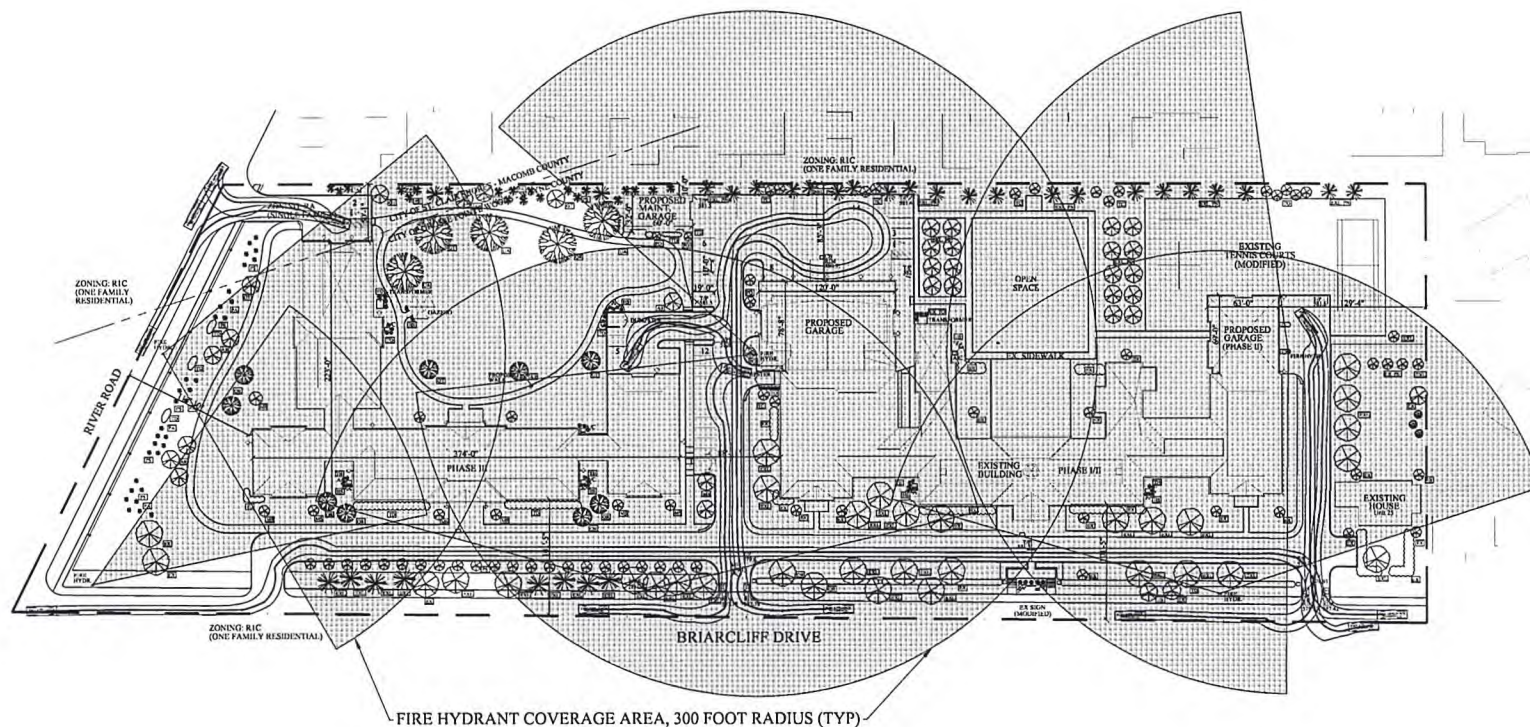
SHEET
Fire Access/Hydrant
Coverage and Preliminary
Storm Drain Calculations



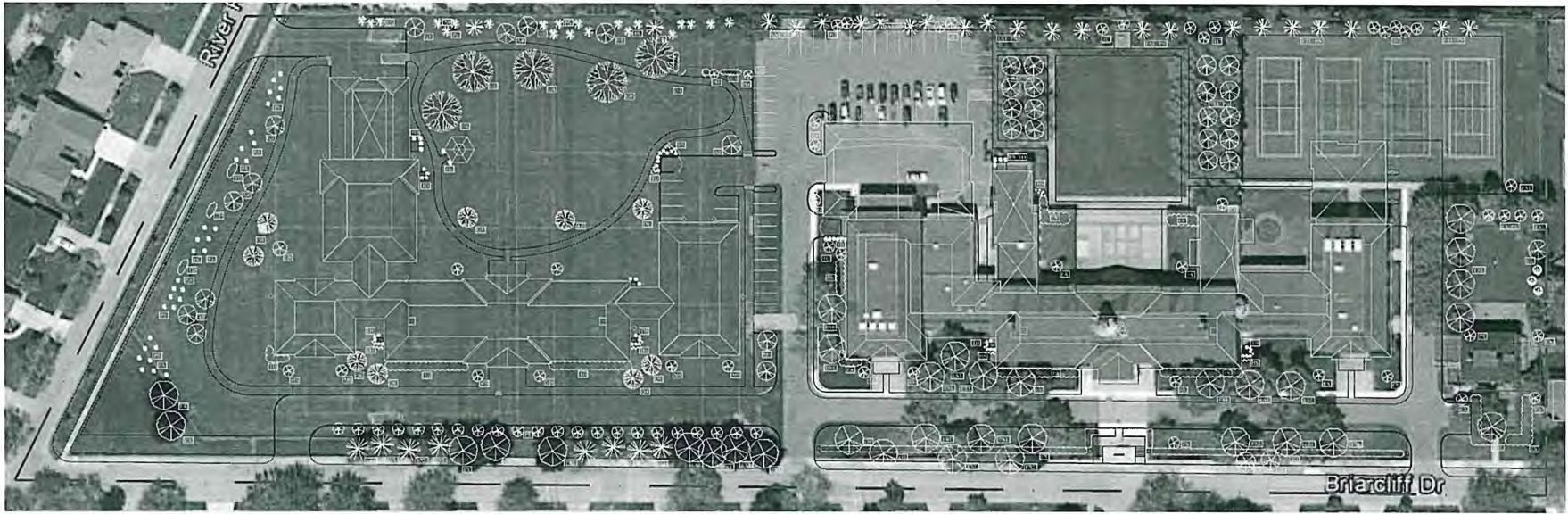
REVISIONS

DRAWN BY:
R. Czajka
DESIGNED BY:
R. Czajka
APPROVED BY:
C. Findley
DATE:
6-17-2014
SCALE: 1" = 600'

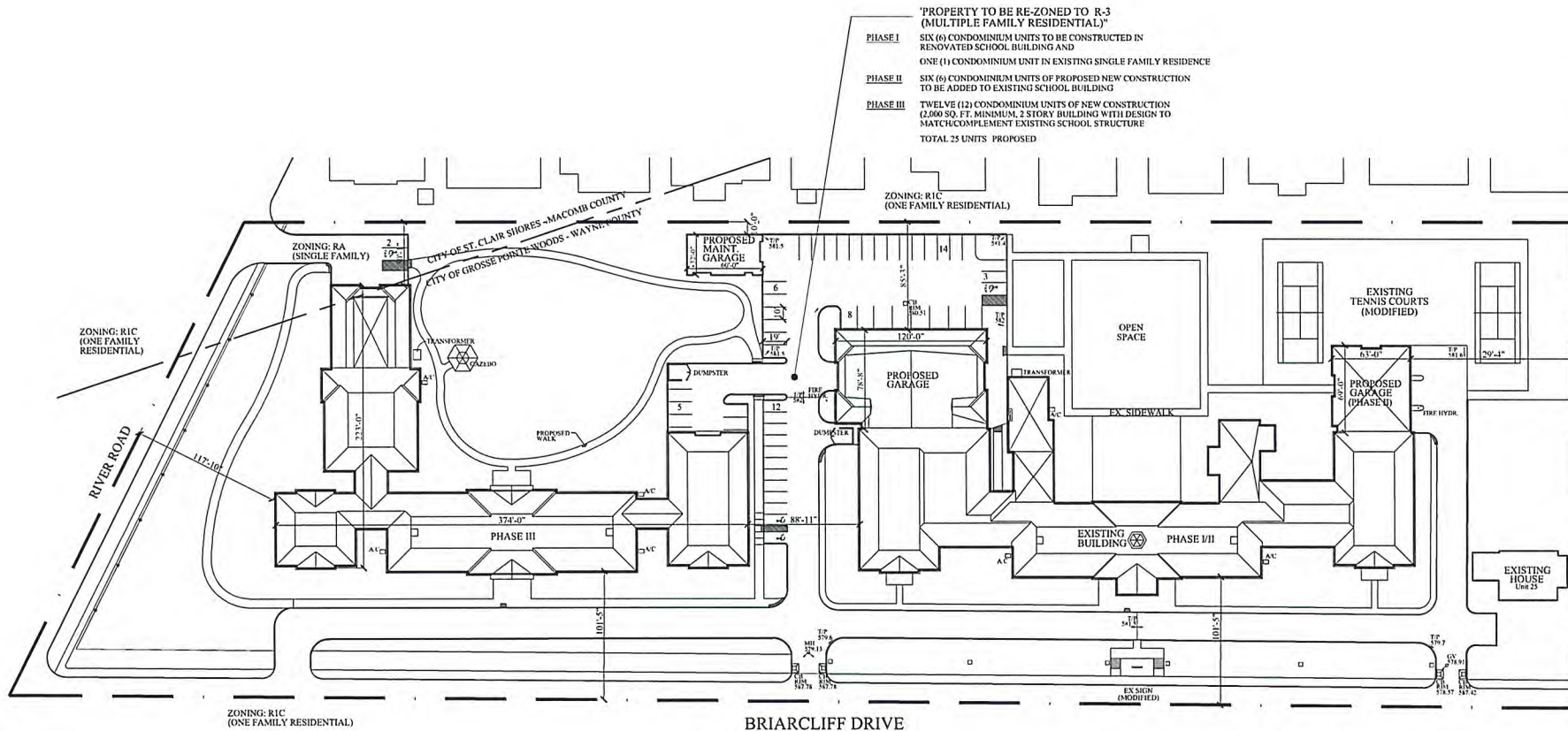
NFE JOB NO. SHEET NO.
1011 1



ALL PROPOSED BUILDING AREAS ARE COVERED BY EXISTING HYDRANTS



AERIAL VIEW



PROPOSED SITE PLAN

Scale: 1"=40'-0"

Current Use: "Community Facilities"

Existing Zoning: R-1A

Total Building Area: 84,932 sf (approx.)

Existing Building Area: 50,750 sf (approx.)

Proposed Building Area: 34,182 sf (approx.)

Phase I Garage - 9,248 sf

Phase I Condo - 459 sf

Phase II Garage - 4,265 sf

Phase II Condo - 20,210 sf

Proposed # of Units: 25 Condominiums

Phase I - 6 Condominium Units +

1 Single Family Condominium Unit (Unit 25)

Phase II - 6 Condominium Units

Phase III - 12 Condominium Units

Parking Provided:

Phase I/II - 49 Spaces

Open - 25; Garage - 24

Phase III - 40 Spaces

Open - 25; Garage - 24

LEGAL DESCRIPTION

Land situated in the City of St. Clair Shores, County of Macomb, and City of Grosse Pointe Woods, County of Wayne, and State of Michigan, described as:

That part of Private Claims 656 and 657, described as follows: Beginning at a point on the Northernly line of Private Claim 657, distant North 74 degrees 59 minutes 53 seconds West 863.06 feet and North 75 degrees 01 minutes 01 seconds West 508.89 feet from intersection of said Northernly line with Easterly line of City of Grosse Pointe Woods; thence along said Northernly line of Private Claim 657, North 75 degrees 01 minutes 01 seconds West 1057.34 feet; thence South 41 degrees 09 minutes 07 seconds West 421.18 feet; thence South 74 degrees 57 minutes 36 seconds East 1243.37 feet; thence North 14 degrees 56 minutes 35 seconds East 379.24 feet to point of beginning.

ALSO DESCRIBED AS:

PARCEL 1:
Land situated in the City of Grosse Pointe Woods, County of Wayne, and State of Michigan, described as follows:

That part of Private Claims 656 and 657, described as beginning at a point on the Northernly line of Private Claim 657 distant North 72 degrees 04 minutes 01 seconds West 863.06 feet and North 72 degrees 05 minutes 09 seconds West 508.89 feet from the intersection of said Northernly line and the Easterly line of the City of Grosse Pointe Woods, and proceeding thence North 72 degrees 05 minutes 09 seconds West along said Northernly line 790.15 feet; thence South 89 degrees 00 minutes 39 seconds West along the Northernly line of Wayne County 297.05 feet; thence South 44 degrees 04 minutes 59 seconds West 288.32 feet; thence South 72 degrees 01 minutes 44 seconds East 1190.65 feet; thence North 17 degrees 52 minutes 27 seconds East 356.24 feet to the point of beginning.

Issued For:	
REVIEW	
3.26.14	
REVIEW	
4.9.14	
REVIEW	
4.14.14	
REVIEW	
4.28.14	
REVIEW	
5.7.14	
REVIEW	
5.13.14	
REVIEW	
5.22.14	

Developer:
Briarcliff 2014 LLC

Project:

Legacy Oaks
Condominiums

Grosse Pointe Woods, Michigan

Sheet Title:

Proposed
Site Plan

Project Number: 14-116

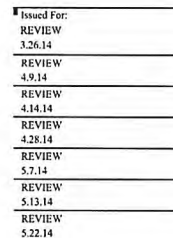
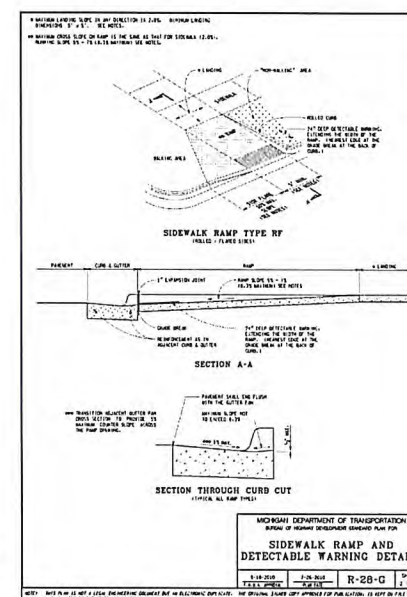
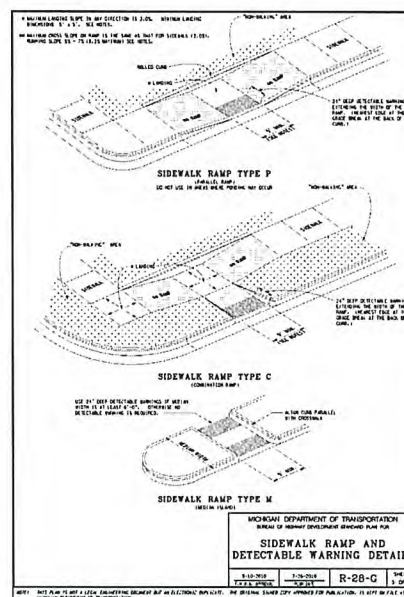
Drawn: VC

Checked: PA

Date: 3.26.14

Sheet Number:

ASP1



Developer:
Briarcliff 2014 LLC

Project:

Legacy Oaks Condominiums

Grosse Pointe Woods, Michigan

Sheet Title:

Site Details

Project Number: 14-116

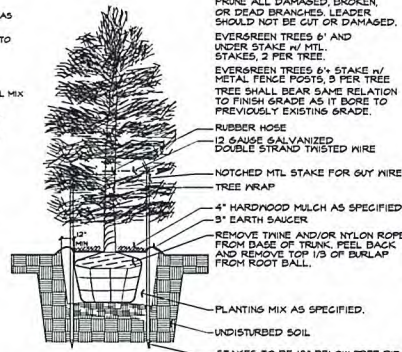
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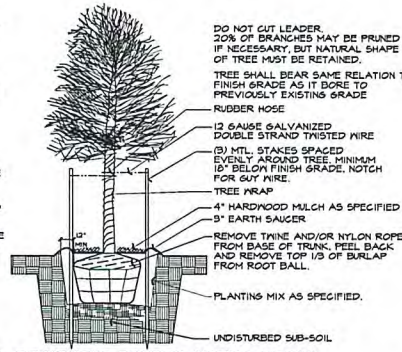
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Sheet Number: ASP2

LANDSCAPE GENERAL NOTES:

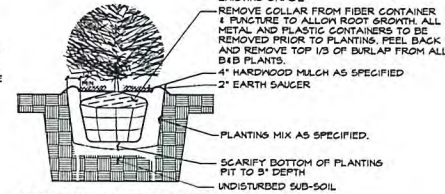
1. ALL CONSTRUCTION & PLANT MATERIAL LOCATIONS TO BE ADJUSTED ON SITE IF NECESSARY AS APPROVED BY THE O.C. & OWNER.
2. ANY SUBSTITUTION OF PLANT MATERIAL OR ALTERATION IN PLANT SIZES OR SPECIFICATIONS TO BE CONFIRMED BY THE DEVELOPER & APPROVED BY THE CITY.
3. ALL LARGE EVERGREENS TO BE STAKED, GUYED & WRAPPED.
4. PLANT BEDS TO BE MULCHED & DRESSED W/ 4" OF SHREDDED HARDWOOD BARK MULCH.
5. EVERGREEN GROUPINGS SHALL BE PLANTED IN 12" DIA. RAISED BEDS OF SANDY LOAM/TOPSOIL MIX - MULCH SHALL BE PINE STRAW OR BARK.
6. DO SHED FITS 12" LARGER THAN ROOT BALLS & TREE FITS 24" LARGER THAN ROOT BALLS. BACKFILL W/ ONE PART TOPSOIL & ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
7. REMOVE ALL THINE & FIRE FROM TREE & SHRUB EARTH BALLS & ALL THINE AND FIRE FROM TREE TRUNKS.
8. LAWN TREES TO BE MULCHED W/ A 24" WIDE MIN. OF 6" DEEP SHREDDED BARK KINS OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
9. CORNER CLEARANCE TO MEET ORDINANCE REGS.
10. ALL LAWN AREAS TO BE SEEDED.
11. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE W/ AMERICAN ASSOC. OF NURSEMTEN LANDSCAPE STANDARDS.
12. 4" MTL. EDGING SHALL BE USED BETWEEN ALL SHRUBS & LAWN AREAS.
13. AT THE TIME OF SITE PREPARATION, THE PROJECT DEVELOPER SHALL REVIEW ALL EXISTING VEGETATION & TAB MATERIAL TO BE SAVED OR RELOCATED.
14. ALL PLANTING AREAS TO BE PREPARED W/ APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
15. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCE FROM SIDEWALKS, CURBS AND PARKING STALLS:
 - a) SHADE TREES - 5 FT.
 - b) ORNAMENTAL & EVERGREEN TREES - 10 FT.
 - c) SHRUBS THAT ARE LESS THAN 12" TALL & 18" WIDE AT MATURITY - 5 FT.
16. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION FOR THE LIFE OF THE DEVELOPMENT AND BE KEPT FREE FROM REFUSE AND DEBRIS.
17. PLANTS WILL BE GUARANTEED FOR A MIN. OF TWO YEARS, & ANY PLANT WHICH IS REPLACED WILL BE SUBSTITUTED W/ THE SAME SIZE PLANT AS THAT WHICH IS REMOVED WITHIN 90 DAYS.
18. TREES SHALL NOT BE PLACED WITHIN THE REQUIRED 10' OF HORIZONTAL SEPARATION BETWEEN UTILITY LINES & PROPOSED TREES ADJUST TREES AS REQUIRED PRIOR TO PLANTING.
19. PROVIDE 36" WIDE MAINTENANCE STRIP & PERIMETER OF BUILDINGS. USE MIN 4" DEEP 10A STONE ON PEED CLOTH & PROVIDE 1/8" X 4" STEEL EDGING.
20. ALL PLANT BED AREAS & MAINTENANCE STRIP SHALL HAVE PEED CLOTH INSTALLED.
21. PROVIDE IRRIGATION TO ANNUAL PLANTING BEDS AS REQUIRED BY OWNER.



EVERGREEN TREE PLANTING DETAIL
NO SCALE

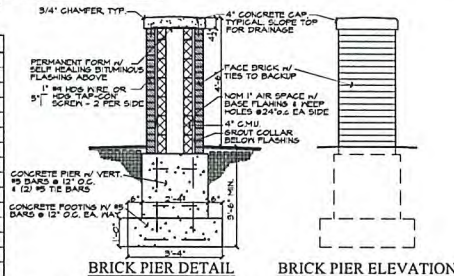


DECIDUOUS TREE PLANTING DETAIL
NO SCALE



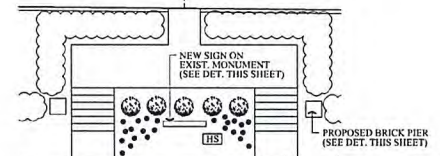
SHRUB PLANTING DETAIL
NO SCALE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
PS	FINIS STROMBUS	WHITE PINE	3' HGT.	BA.B
PA	PICIA ABIES	NORWAY SPRUCE	1' HGT.	BA.B
AR	ACER RUBRUM	OCTOBER GLORY MAPLE	1-1/2' CAL.	BA.B
GT	GLEDITSIA TRIACANTHOS	SHADEMASTER HONEY LOCUST	1-1/2' CAL.	BA.B
TO	THUJA OCCIDENTALIS 'TICHNY'	TICHNY ARBORVITAE	6' HGT.	BA.B
TH	TAXUS DENSIS	DENSI YEW	3' CAL.	18" W.C.
TC	TIMNIA CANADENSIS	EASTERN HEMLOCK	4' HGT.	BA.B
UA	ULMUS AMERICANA	VALLEY FORCE ELM	3' HGT.	BA.B
QR	QUERCUS RUBRA	RED OAK	1-1/2' CAL.	BA.B
PO	PLATANUS OCCIDENTALIS	LONDON PLANE TREE	3' CAL.	BA.B
PN	FINIS NIGRA	AUSTRIAN PINE	-	-
HS	HEMERCALLIS STRAWBERRY CANDY	'STRAWBERRY CANDY' DAVILIA	1-1/2' CAL.	24" W.C.
MS	MAGNOLIA STELLATA	STAR MAGNOLIA	1-1/2' CAL.	CAL.
EX	EXISTING			
EXL	EXISTING LANDMARK	12" CALIPER		



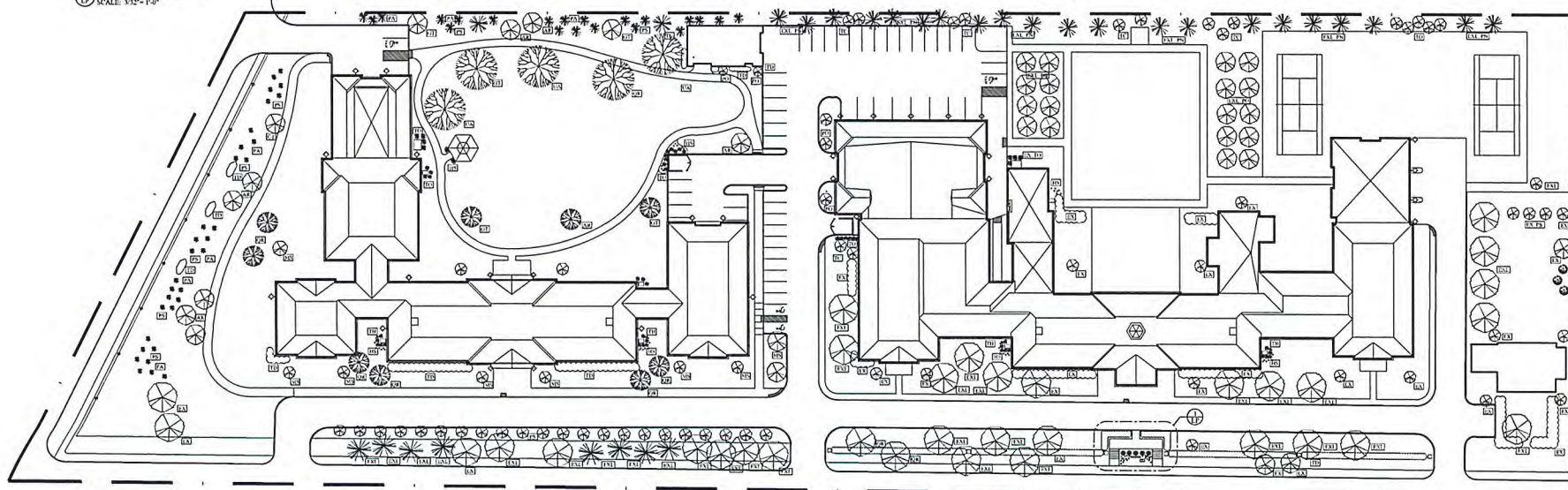
BRICK PIER DETAIL
SCALE: 1/2" = 1'-0"

BRICK PIER ELEVATION
SCALE: 1/2" = 1'-0"



SITE SIGN ELEVATION
SCALE: 3/8" = 1'-0"

ENLARGED PLAN
SCALE: 3/32" = 1'-0"



LANDSCAPE PLAN
Scale: 1" = 40'-0"

EXTERIOR LIGHT FIXTURE
WALL MOUNTED

Progressive
Progressive Associates, Inc.
Architects

838 W. Long Lake #250
Bloomfield Hills, MI 48302
248.580.5040 Fax 248.580.4820
Email: pai@progressiveassociates.com

Issued For:
REVIEW
5.7.14
REVIEW
5.13.14
REVIEW
5.22.14

Developer:
Briarcliff 2014 LLC

Project:

Legacy Oaks
Condominiums

Grosse Pointe Woods, Michigan

Sheet Title:

Landscape Plan

Project Number: 14-116

Drawn: VC

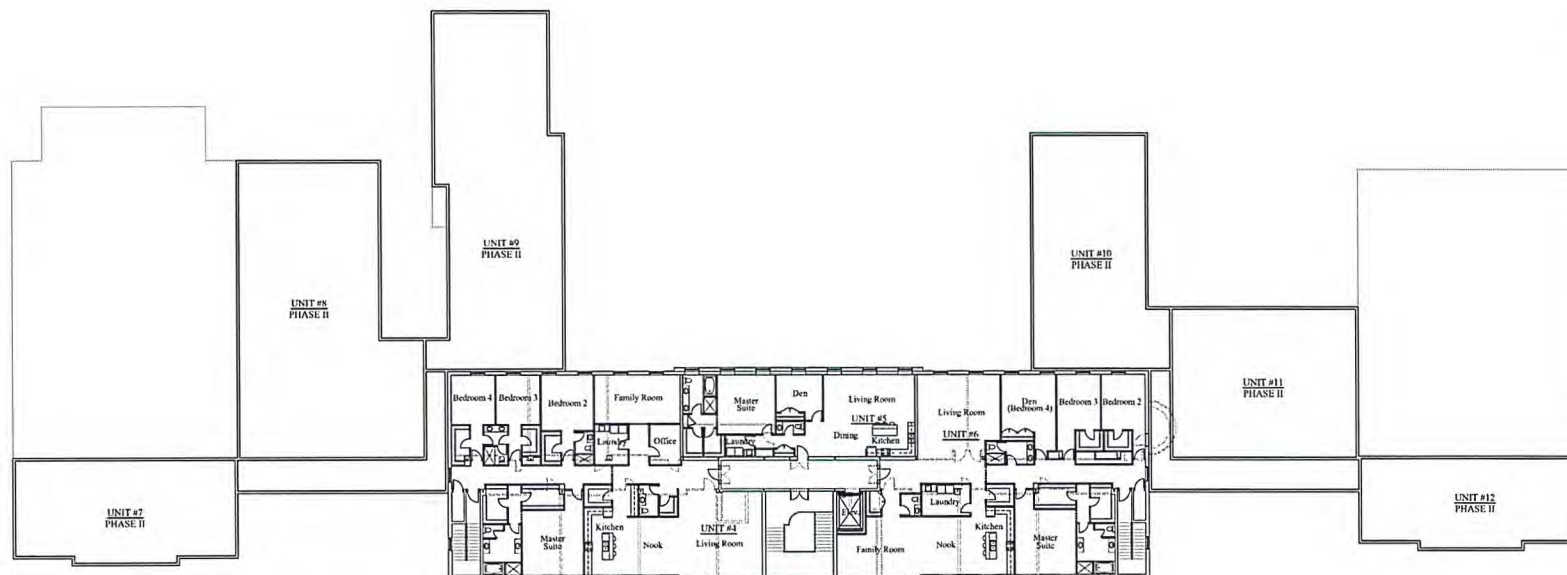
Checked: PA

Date: 5.7.14

Sheet Number:

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Issued For:	
REVIEW	3.26.14
REVIEW	4.9.14
REVIEW	5.13.14
REVIEW	5.22.14



Second Floor Building Plan
Scale: 1/16"=1'-0"

Unit Tabulation - Phase I

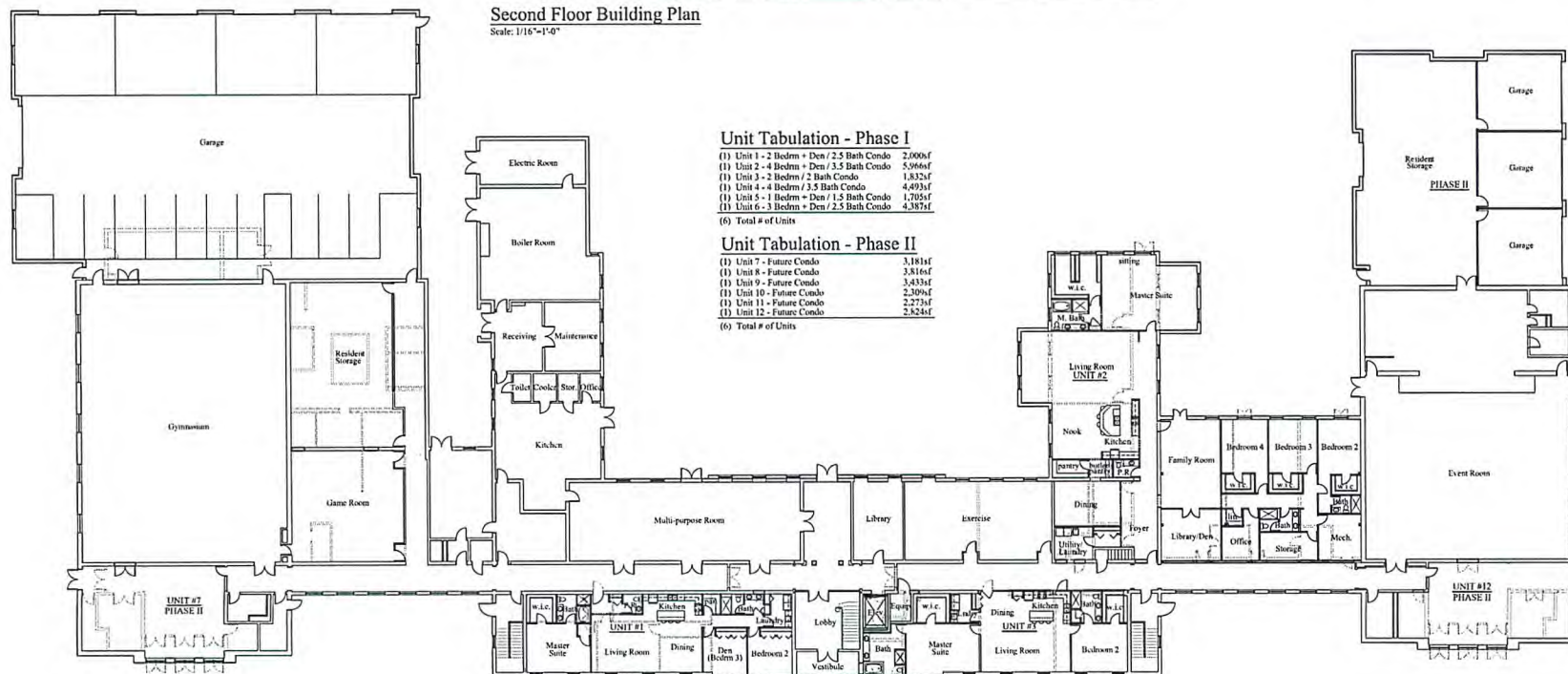
(1) Unit 1 - 2 Bedrm + Den / 2.5 Bath Condo	2,000sf
(1) Unit 2 - 4 Bedrm + Den / 3.5 Bath Condo	5,966sf
(1) Unit 3 - 2 Bedrm / 2 Bath Condo	1,832sf
(1) Unit 4 - 4 Bedrm / 3.5 Bath Condo	4,493sf
(1) Unit 5 - 1 Bedrm + Den / 1.5 Bath Condo	1,705sf
(1) Unit 6 - 3 Bedrm + Den / 2.5 Bath Condo	4,387sf

(6) Total # of Units

Unit Tabulation - Phase II

(1) Unit 7 - Future Condo	3,181sf
(1) Unit 8 - Future Condo	3,816sf
(1) Unit 9 - Future Condo	3,433sf
(1) Unit 10 - Future Condo	2,309sf
(1) Unit 11 - Future Condo	2,273sf
(1) Unit 12 - Future Condo	2,824sf

(6) Total # of Units



First Floor Building Plan
Scale: 1/16"=1'-0"

Developer:
Briarcliff 2014 LLC

Project:

Legacy Oaks
Condominiums

Grosse Pointe Woods, Michigan

Sheet Title:

Phase I / II
Proposed
Building Plans

Project Number: 14-116

Drawn: VC

Checked: PA

Date: 3.19.14

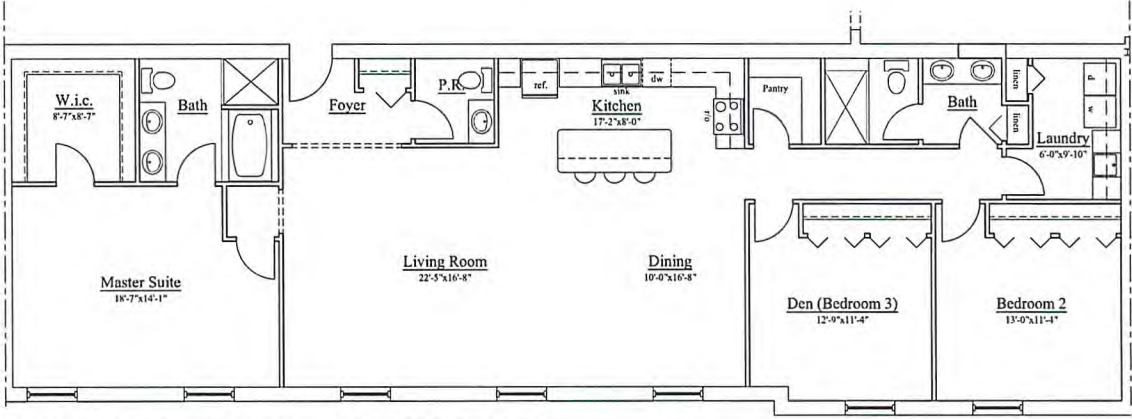
Sheet Number:

SK1

Progressive
Progressive Associates, Inc.
Architects

838 W. Long Lake #250
Bloomfield Hills, MI 48302
248 540-5940 Fax 248 540-4820
Email: pal@progressiveassociates.com

Issued For:
REVIEW
4.14.14
REVIEW
5.13.14



Typical Condominium Unit - 2 Bedroom + Den / 2.5 Bath - (Unit #1)

Scale: 1/4"=1'-0"

Developer:
Briarcliff 2014 LLC

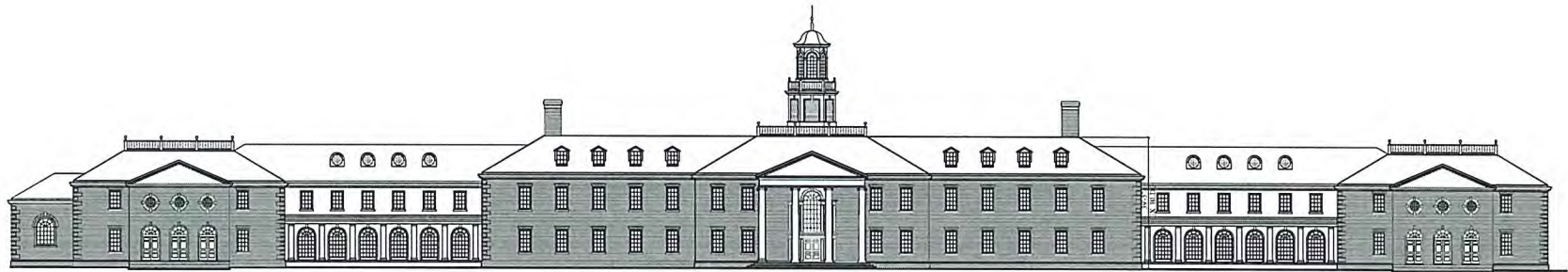
Project:
Legacy Oaks
Condominiums

Grosse Pointe Woods, Michigan
Sheet Title:

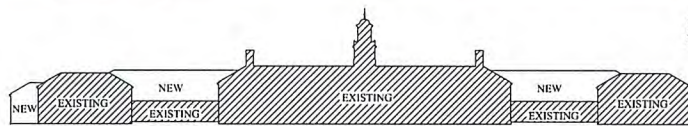
Unit Plans

Project Number: 14-116
Drawn: VC
Checked: PA
Date: 4.14.14
Sheet Number:

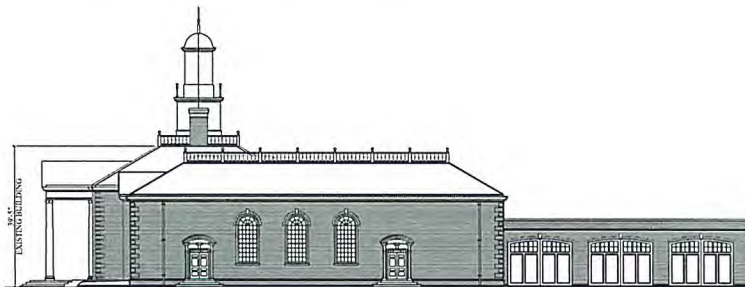
SK2



SOUTH ELEVATION
Scale: 1/16"=1'-0"



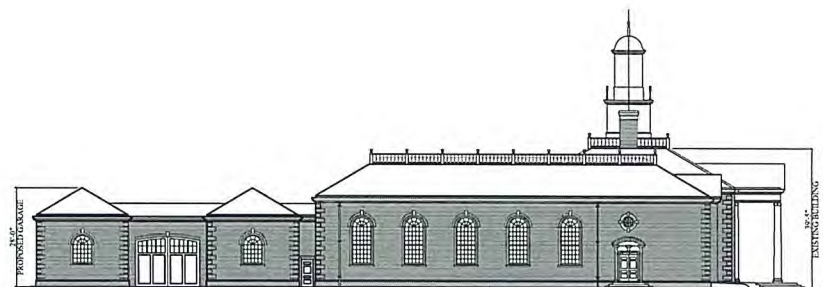
SOUTH ELEVATION - Construction Key
NTS



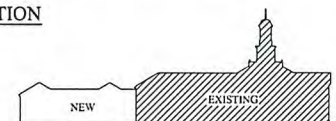
EAST ELEVATION
Scale: 1/16"=1'-0"



EAST ELEVATION - Construction Key
NTS



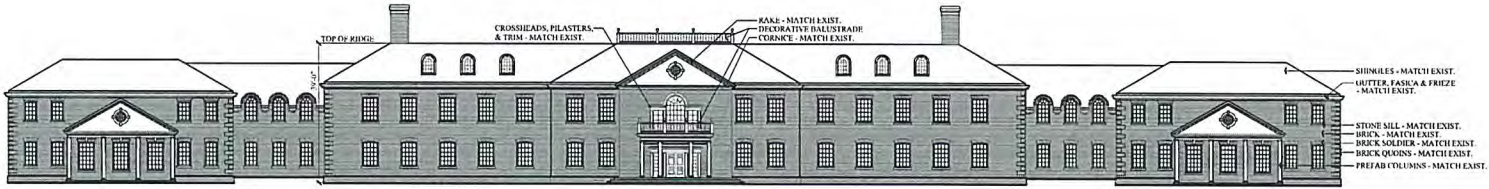
WEST ELEVATION
Scale: 1/16"=1'-0"



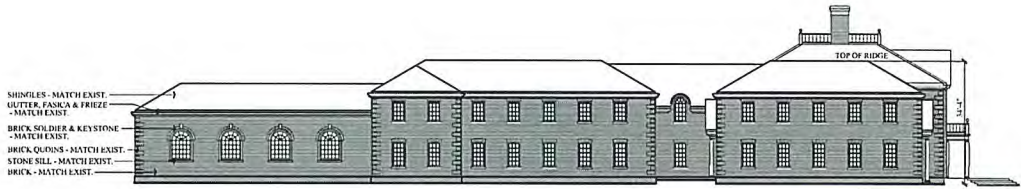
WEST ELEVATION - Construction Key
NTS



**SOUTH ELEVATION
PROPOSED MAINTENANCE GARAGE**
Scale: 1/16"=1'-0"



PROPOSED SOUTH ELEVATION
Scale: 1/16"=1'-0"



PROPOSED WEST ELEVATION
Scale: 1/16"=1'-0"

Developer:
Briarcliff 2014 LLC

Project:
Legacy Oaks
Condominiums

Grosse Pointe Woods, Michigan
Sheet Title:

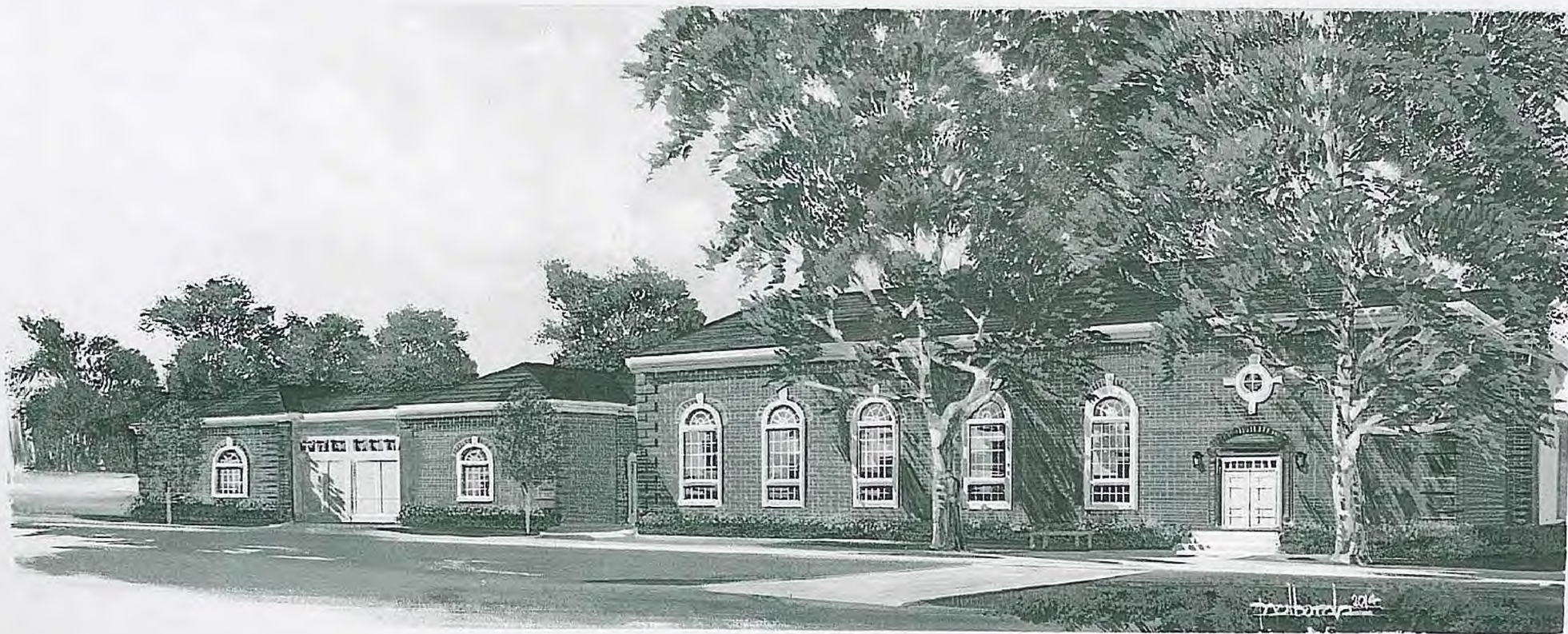
PHASE III
Proposed Elevations

Project Number: 14-116
Drawn: VC
Checked: PA
Date: 6.16.14
Sheet Number:

SK4



Legacy Oaks
Grosse Pointe Woods, Michigan



Legacy Oaks
Grosse Pointe Woods, Michigan





F.

AFFIDAVIT OF LEGAL PUBLICATION

Grosse Pointe News

21316 Mack Ave
Grosse Pointe Woods, Michigan 48236
(313) 882-3500

COUNTY OF WAYNE
STATE OF MICHIGAN, SS.

Scott Chambers

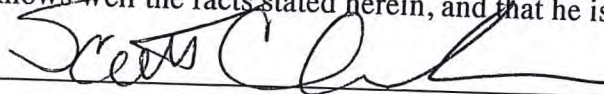
being duly sworn deposes and says that attached ad

City of Grosse Pointe Woods


was duly published in accordance with instructions,
the following date:

July 31, 2014

#2 GPW 7-31 REZONE 850 BRIARCLIFF
and knows well the facts stated herein, and that he is



Subscribed and sworn to before me this 1st day of Au



PATRICE A. THOMAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Jun 21, 2020
ACTING IN COUNTY OF *Wayne*

City of ~~Grosse Pointe Woods~~, Michigan

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council, under the provisions of Public Act 110 of 2006, MCL 125.3101 as amended, and Grosse Pointe Woods City Code Section 50-88 that a Public Hearing will be held on Monday, August 18, 2014, at 7:30 p.m. in the Council/Court Room of the Municipal Building, 20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236 concerning the conditional rezoning request for Briarcliff 2014 LLC., 850 Briarcliff Dr. The request is for conditional rezoning of approximately 8.8 acres of land from R-1A to R-4 High Density Multiple Dwelling District subject to a specific site plan and no more than 13 units in phase I and II and 12 units in phase III. The proposed conditional rezoning includes the property located at 850 Briarcliff Dr. including the former Liggett Middle School site. The public hearing materials are available for public inspection at the Municipal Building, 20025 Mack Plaza, between 8:30 a.m. and 5:00 p.m. Monday through Friday. All interested persons are invited to attend and will be given opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's office, up to the close of business preceding the hearing. A group spokesperson is encouraged on agenda items concerning organized groups. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at 313.343.2440 seven days prior to the meeting.

G.P.N.: 07/31/2014

Lisa K. Hathaway
City Clerk

AFFIDAVIT OF PROPERTY OWNERS NOTIFIED

Re: 850 Briarcliff
Briarcliff 2014 LLC.

State of Michigan)
) ss.
County of Wayne)

I HEREBY CERTIFY that the notice of Hearing was duly mailed First Class Mail on 7-31-2014 to the following property owners within a 300 foot radius of the above property in accordance with the provisions of the 2007 City Code of Grosse Pointe Woods. A Hearing fee of \$250.00 has been received with receipt # 700923.

Lisa Kay Hathaway

City Clerk

See attached document for complete list.

850 Briarcliff - 300' Radius

ownersname	ownersna_1	ownerstreet	ownercity	ownerstate	ownerzipco
HORNFISHER FREDERICK G	COMERICA BANK TRUSTEE	411 W LAFAYETTE	DETROIT	MI	48226
OCCUPANT		903 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
OBERMEYER WILLIAM R		769 N ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
GIESEKING MARK		787 N ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
REASER ROBERT W	REASER LESLIE A	814 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
GMEINER WILLIAM III		743 N ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
MELDRUM MARTIN K	MELDRUM PATRICIA A	836 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
KELLAY MICHAEL	KELLAY JENNIFER	792 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
BIST CHARLOTTE E		921 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
ROULS DONALD W		879 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
UNIVERSITY LIGGETT SCHOOL	MIDDLE SCHOOL	1045 COOK RD	GROSSE POINTE WOODS	MI	48236
WEIERMILLER CURTIS	WEIERMILLER ANNE	725 N ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
SOOSIK HARRY M	SOOSIK ROSALIE M	776 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
KIM JAE-SUK		21889 RIVER RD	GROSSE POINTE WOODS	MI	48236
LEONARD PATRICIA		861 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
MOORE MICHAEL	MOORE JANET	21885 RIVER RD	GROSSE POINTE WOODS	MI	48236
ZIELECKI MICHAEL	ZIELECKI KAREN	762 ROSEDALE CT S	GROSSE POINTE WOODS	MI	48236
STEVENS CLARK V		843 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
DRYSDALE MICHAEL S		742 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
GALSTERER ANDREW		825 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
PURRENHAGE EDWARD C & SUSAN K	PURRENHAGE-WAGNER KATHARINE	21873 RIVER RD	GROSSE POINTE WOODS	MI	48236
REINBOLD ERIC E		724 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
ALFONSI CAROLYN F		801 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
BARRETT MATTHEW L	BARRETT ASHLEE N	21861 RIVER RD	GROSSE POINTE WOODS	MI	48236
SHAMO AMELIA M		783 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
SALOMONE SAM		721 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
WEIDENBACH CHARLES F		21837 RIVER RD	GROSSE POINTE WOODS	MI	48236
HUDSON BARBARA A		758 PERRIEN PL	GROSSE POINTE WOODS	MI	48236
KEAN CAROL ANN		740 PERRIEN PL	GROSSE POINTE WOODS	MI	48236
TRINGALE THERESA A		21819 RIVER RD	GROSSE POINTE WOODS	MI	48236
THIBAUT CHARLES		1027 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
WUJEK ROBERT A	WUJEK ARABELLA	765 PERRIEN PL	GROSSE POINTE WOODS	MI	48236
VIKRAMAN NARAYANAN		1011 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
KOWALSKI JAMES	KOWALSKI SANDRA	724 PERRIEN PL	GROSSE POINTE WOODS	MI	48236
ANDARY RAYMOND	PIERCE LYNNE A	995 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
CHYZ HAROLD F		708 PERRIEN PL	GROSSE POINTE WOODS	MI	48236
LISTMAN WILLIAM N	LISTMAN STEPHANIE J	979 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
RHEE KENNY K	RHEE JOANNE J	963 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
MAMMEN ROLF E	MAMMEN LINDA M	1036 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
BOROWSKI MICHAEL	BOROWSKI LAURA	947 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
SOARES PRAKASH MARK		1022 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
DASARO CHRISTOPHER J	DASARO RENEE R	931 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
DECKER MARY LISA		1006 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
BRYK DAVID P		915 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
TSAKOS MICHAIL	TSAKOS GEORGIA	753 PERRIEN PL	GROSSE POINTE WOODS	MI	48236

850 Briarcliff - 300' Radius

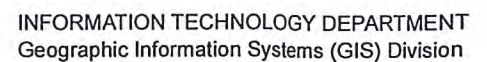
ownersname	ownersna_1	ownerstreet	ownercity	ownerstate	ownerzipco
ANTONELLI CELINE		988 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
MOORE JAMES N	CARBONI MEGHAN	899 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
BELL SAMUELLA		968 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
KURZE EDNA H		737 PERRIEN PL	GROSSE POINTE WOODS	MI	48236
CARSWELL KENNETH E	CARSWELL RITA	2009 SHOREPOINTE LN	GROSSE POINTE WOODS	MI	48236
KRAUSMANN JOHN E	KRAUSMANN CARRIE L	960 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
BOZELL BARBARA J		883 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
ANDRESKI JAMES C	STEWART DENISE B	705 PERRIEN PL	GROSSE POINTE WOODS	MI	48236
COSTANDI MIRIAM		950 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
BARATTA JOSEPH A II		867 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
JENSEN JEFFREY	JENSEN NICOLE	770 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
SHANNON HAROLD F		940 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
JAYAKAR GANDAM	JAYAKAR SAROJA	851 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
MEDA SHIRLEY T		754 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
NELSON HERBERT G	GARDNER PATRICIA R	928 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
OLEKSINSKI CAROL H		738 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
MUSSILL B J		912 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
DYBIS MARK	DYBIS KAREN	837 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
IRRER TROY D	IRRER KRISTINE N	722 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
EMMONS DANIELLE		892 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
MOULIOS GRIGORIOUS	MOULIOS DELPHINE	821 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
KALLABAT ANTHONY P	KALLABAT VICTORIA M	706 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
GIANUNZIO GERALD A		872 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
MANN DEBRA A	SHARON RICHARD	805 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
PALAZZOLO FRANK J		854 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
ROUX BRANDON	ROUX ANTONIETTA	789 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
HAKIM SAM J		773 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
THOMAS THOMAS K		842 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
MAXSON MICHELLE L		757 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
ALIAHMAD WAFICA		812 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
STATHIS KONSTANTINOS	PANAGOS-STATHIS OLGA	741 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
BONTEKOE PAULINE K		725 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
MOURAD KAREN		780 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
HURLEY VICKI		709 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
HALL MICHAEL	HALL KRISTA	764 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
GAST PETER B	GAST REBECCA	756 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
BANTIEN STEPHEN V	BANTIEN SUZANNE C	748 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
SULLIVAN LAWRENCE P		732 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
BOLTON MICHAEL C		765 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
SOMERSET JOHN SCOTT		739 ROSEDALE CT S	GROSSE POINTE WOODS	MI	48236
TRIANGLE JOSEPH		21849 RIVER RD	GROSSE POINTE WOODS	MI	48236
CITY OF GROSSE POINTE WOODS	MILK RIVER DRAINAGE DISTRICT	20025 MACK PLAZA DR	GROSSE POINTE WOODS	MI	48236
CURCURU SAM N	CURCURU SHIRLEY J	3713 BORDEAUX DR	PUNTA GORDA	FL	33950
OCCUPANT		796 MOORLAND DR	GROSSE POINTE WOODS		
KOTAS JOHN		23294 ROSEDALE CT N	SAINT CLAIR SHORES	MI	48236

850 Briarcliff - 300' Radius

ownersname	ownersna_1	ownerstreet	ownercity	ownerstate	ownerzipco
WOODFORD ARTHUR M		23279 S ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
SANDERSON STEVEN B	SANDERSON KIMBERLY A	23256 ROSEDALE CT S	SAINT CLAIR SHORES	MI	48080
SHELDON MARY ANNA		21893 RIVER RD	SAINT CLAIR SHORES	MI	48080
ASSUMPTION GREEK ORTHODOX CHURCH		21800 MARTER RD	SAINT CLAIR SHORES	MI	48080
ownersname	ownersna_2	ownerstreet	ownercity	ownerstate	ownerzipco
HORNFISHER FREDERICK G	COMERICA BANK TRUSTEE	412 W LAFAYETTE	DETROIT	MI	48227
OCCUPANT		904 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48237
OBERMEYER WILLIAM R		805 N ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
GIESEKING MARK		823 N ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
REASER ROBERT W	REASER LESLIE A	815 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
GMEINER WILLIAM III		744 N ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
MELDRUM MARTIN K	MELDRUM PATRICIA A	836 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
KELLAY MICHAEL	KELLAY JENNIFER	792 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
BIST CHARLOTTE E		921 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
ROULS DONALD W		879 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
UNIVERSITY LIGGETT SCHOOL	MIDDLE SCHOOL	1046 COOK RD	GROSSE POINTE WOODS	MI	48236
WEIERMILLER CURTIS	WEIERMILLER ANNE	726 N ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
ownersname	ownersna_2	ownerstreet	ownercity	ownerstate	ownerzipco
OCCUPANT		23279 S ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		RIVER RD	SAINT CLAIR SHORES	MI	48080
OCCUPANT		23276 N ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		23282 N ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		21893 RIVER RD	SAINT CLAIR SHORES	MI	48080
OCCUPANT		23243 S ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		23288 N ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		21897 RIVER RD	SAINT CLAIR SHORES	MI	48080
OCCUPANT		903 S ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		23250 S ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		23254 N ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		23256 S ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		921 S ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		836 S ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		23267 S ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		23280 N ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		769 N ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		23255 S ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		23242 S ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		23261 S ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		21901 RIVER RD	SAINT CLAIR SHORES	MI	48080
OCCUPANT		814 S ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		23273 S ROSEDALE CT	SAINT CLAIR SHORES	MI	48080

850 Briarcliff - 300' Radius

ownersname	ownersna_1	ownerstreet	ownercity	ownerstate	ownerzipco
OCCUPANT		23272 N ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		23248 N ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		23260 N ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		22001 RIVER RD	SAINT CLAIR SHORES	MI	48080
OCCUPANT		21917 RIVER RD	SAINT CLAIR SHORES	MI	48080
OCCUPANT		23249 S ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		21911 RIVER RD	SAINT CLAIR SHORES	MI	48080
OCCUPANT		23266 N ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		23262 N ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		787 N ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
OCCUPANT		23294 N ROSEDALE CT	SAINT CLAIR SHORES	MI	48080



Date: June 5, 2014





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 WAYNE COUNTY, MI*
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 ANDERSON, ECKSTEIN AND WESTRICK, INC.*
 *ALL RIGHTS RESERVED



INFORMATION TECHNOLOGY DEPARTMENT
 Geographic Information Systems (GIS) Division

Subject: 850 Briarcliff

Date: June 5, 2014



MEMO 14 - 24

11A

RECEIVED

AUG 13 2014

CITY OF GROSSE PTE. WOODS

TO: Alfred Fincham, City Administrator
FROM: Joseph J Ahee, Director of Public Services
DATE: August 7, 2014
SUBJECT: Recommendation – Paper Yard Waste Bags

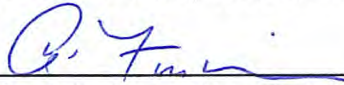
On July 14, 2014, bid packages for supplying paper yard waste bags to the city for a one-year period between July 1, 2014 and June 30, 2015 were mailed to six specialty bag manufacturers. It was also advertised in the Grosse Pointe News. On Tuesday July 29, 2014 a bid opening was held and only one bid was received from Dano Enterprises, Inc. They bid \$.348 per bag for a quantity of 70,000 bags. While they bid a higher per bag price of \$.398 for an order of 30,000 bags, they have agreed to honor the price of \$.348 per bag for the smaller order.

Dano Enterprises, Inc. has supplied quality paper yard waste bags to the City since 2005, as the lowest qualified bidder, and their service has been satisfactory. They provide a quality bag and include the custom printing on the bags at no added cost. I do not believe any benefit will accrue to the City by seeking additional bids. Therefore, I recommend a purchase order be issued to Dano Enterprises, Inc., P.O. Box 4470, Stamford, CT 06907, to supply 30,000 paper yard waste bags at a net cost not to exceed \$10,440. This is a budgeted item included in the 2014/2015 budget in account 598-787-757.000.

If you have any questions concerning this matter please contact me.

c.c. Dee Ann Irby
Bid File
O/F

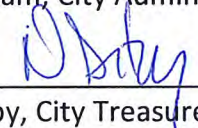
I recommend approval of the above stated agreement and do not believe any benefit will accrue to the City to seek further competitive bids.



Alfred Fincham, City Administrator

8-13-14

Date



Dee Ann Irby, City Treasurer/Comptroller

8-13-14

Date

Council Approval Required

KELLER THOMA
A PROFESSIONAL CORPORATION

COUNSELORS AT LAW
440 EAST CONGRESS
5TH FLOOR
DETROIT, MICHIGAN 48226
313.965.7610
FAX 313.965.4480
www.kellerthoma.com



FEDERAL I.D. 38-1996878

CITY OF GROSSE POINTE WOODS
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

August 01, 2014

Client: 000896

Matter: 000000

Invoice #: 105464

Attention: Mr. Al Fincham, City Administrator

REGARDING: GENERAL MATTERS

For professional services rendered and expenses incurred relative
to the above matter:

TOTAL

\$1,196.25

KELLER THOMA
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20025 Mack Plaza
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Attention: Mr. Al Fincham, City Administrator

August 01, 2014
Client: 000896
Matter: 000000
Invoice #: 105464

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered through July 31, 2014

DATE	ATTY	DESCRIPTION	HOURS
07/07/2014	DBD	Attention to telephone call from POAM Representative McMahon and telephone call to City Administrator Fincham with respect to pending contract negotiation matters with the PSO bargaining unit.	0.25
07/08/2014	DBD	Attention to preparation for and conference with City representatives with respect to the pending Command and Dispatch units contract negotiations; attention to attendance at contract negotiation sessions.	3.00
07/18/2014	DBD	Attention to preparation for and conference with City representatives with respect to pending Public Safety Officer contract negotiation matters; attention to attendance at contract negotiations.	4.00

Total Services \$1,196.25

ATTORNEY	HOURS	RATE	AMOUNT
DBD DENNIS B. DuBAY	7.25	\$165.00	\$1,196.25



KELLER THOMA
A PROFESSIONAL CORPORATION

CITY OF GROSSE POINTE WOODS

20025 Mack Plaza

Grosse Pointe Woods, MI 48236

Attention: Mr. Al Fincham, City Administrator

August 01, 2014

Client: 000896

Matter: 000000

Invoice #: 105464

Page: 2

RE: GENERAL MATTERS

Total Amount Due

\$1,196.25

A handwritten signature in black ink, appearing to be "Q. A.", is located in the lower right quadrant of the page.