

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, AUGUST 18, 2014, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK PLAZA, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:32 p.m. by Mayor Novitke.

Roll Call: Mayor Novitke
Council members: Bryant, Granger, Ketels, Koester, McConaghy, Shetler
Absent: None

Also Present: City Administrator Fincham
City Attorney Don Berschback
City Clerk Hathaway
Director of Public Works Ahee
Building Inspector Tutag
Deputy City Clerk Gerhart
City Planner Jackson

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

Motion by Koester, 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, McConaghy, Novitke, Shetler
No: None
Absent: None

Officer Matthew Muzia was promoted to Sergeant and the City Clerk was directed to administer the Oath of Office. The City Clerk administered the Oath of Office to Sergeant Muzia.

The Mayor re-appointed Scott Lockwood, City Engineer, to the Downspout Board of Appeals with a term to expire September 30, 2017.

Motion by McConaghy, seconded by Ketels, regarding **re-appointment – Downspout Board of Appeals**, that the City Council voice no objection to the Mayoral re-

appointment of Scott Lockwood, City Engineer, to the Downspout Board of Appeals with a term to expire September 30, 2017.

Motion carried by the following vote:

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

The Mayor re-appointed Mark Kent to the Local Officers Compensation Commission with a term to expire September 30, 2019.

Motion by Bryant, seconded by Shetler, regarding **re-appointment – Local Officers Compensation Commission**, that the City Council voice no objection to the Mayoral re-appointment of Mark Kent to the Local Officers Compensation Commission with a term to expire September 30, 2019.

Motion carried by the following vote:

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

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

1. City Council Minutes dated August 4, 2014
2. Committee-of-the-Whole minutes dated August 4, 2014.

Motion carried by the following vote:

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

The meeting was thereupon opened at 7:42 P.M. for a public hearing to hear the application of **Briarcliff 2014 LLC A/K/A Legacy Oaks Condominiums: 850 Briarcliff Drive**, Grosse Pointe Woods, regarding a conditional rezoning of the property located at 850 Briarcliff Drive, the site of the University Liggett Middle School,

from R-1A single family residential to R-4 high density multiple dwelling to develop the Legacy Oaks Condominiums.

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

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

Motion carried by the following vote:

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

No: None

Absent: None

The Building Official and City Planner provided overviews.

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

Lawrence Scott, Attorney
Briarcliff 2014 LLC

Carolyn Alfonsi
801 S Rosedale
Grosse Pointe Woods

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

Donald Rouls
879 S Rosedale
Grosse Pointe Woods

Veronique Thiteca
21897 River Road
Saint Clair Shores

Lillian Licata
612 Moorland
Grosse Pointe Woods

Christine Kaczanowski
19888 East William Ct
Saint Clair Shores

Marianne Marsolais
23242 S Rosedale Ct
Saint Clair Shores

Jack Galsterer
825 South Rosedale Ct
Grosse Pointe Woods

Motion by Bryant, seconded by Ketels, that the public hearing be closed at 8:09 P.M.
PASSED UNANIMOUSLY.

Motion by Granger, seconded by Shetler, that the Council concur with the recommendation of the Planning Commission at their meeting on June 24, 2014, and adopt the resolution approving the conditional rezoning, and amending the rezoning map from R-1A to R-4, which also includes immediate certification of subject minutes, and to authorize the City Administrator to sign the Contract for Conditional Rezoning for Tax ID Parcel No. 40-002-99-0001, with the following findings:

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

Mayor declared a recess at 8:37 P.M., and reconvened at 8:50 P.M.

Motion by McConaghy, seconded by Koester, regarding **Monthly Financial Report – July 2014**, that the City Council refers this item to the Finance Committee.

Motion carried by the following vote:

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

Motion by Ketels, seconded by Bryant, regarding **purchase: paper yard waste bags**, that the City Council authorize the purchase of paper yard waste bags from Dano Enterprises, Inc. for Fiscal Year 2014 at a cost of \$.348 per bag, for a total cost not to exceed \$10,440.00, funds to be taken from Account No. 598-787-757.000. for a period of one year, July 1, 2014, through June 30, 2015.

Motion carried by the following vote:

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

Motion by McConaghy, seconded by Granger, regarding **Labor Attorney**, that the City Council approve the following statement dated August 1, 2014:

1. Labor Attorney Keller Thoma - \$1,196.25.

Motion carried by the following vote:

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

Motion by Shetler, seconded by Ketels, to adjourn tonight's meeting at 8:53 p.m.
PASSED UNANIMOUSLY.

Respectfully submitted,

Stephen Gerhart
Deputy City Clerk