

REGULAR MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

AUGUST 24, 1993

93-409 The meeting was called to order at 8:03 p.m., by Council Chairman Daniel S. Paletko.

Roll call showed the following:

Present: Councilman Gary P. Blackburn, Councilman Robert L. Brown, Councilman David C. Brunell, Councilman Joseph V. Kosinski, Councilman Thomas W. Miles, Council Chairman Daniel S. Paletko.

Absent: Councilwoman Ruth A. Canfield.

Also Present: Mayor Van Houten, Administrative Assistant Hitsky, Corporation Counsel Dadaou, City Clerk Sheridan, Deputy Clerk Robbins, Comptroller Barrow, Assessor Welch, Building & Engineering Director Hamel, Personnel Director Sullivan, Police Chief DiPrima, Fire Chief Lewis, Recreation Director Grybel, Public Service Administrator Preston.

The Pledge of Allegiance was led by Councilman Gary P. Blackburn.

93-410 Motion by Councilman Joseph V. Kosinski, supported by Councilman Robert L. Brown, that the agenda for the Regular Meeting of August 24, 1993, be approved as submitted with the addition of Item 13-C re: New Club License for the Royal Canadian Legion Downriver Post 92.

Motion adopted.

93-411 Motion by Councilman Gary P. Blackburn, supported by Councilman Thomas W. Miles, that the minutes from the Regular Meeting of August 10, 1993, be approved as submitted.

Motion adopted.

The Public Hearing to hear objections, if any, for the proposed rezoning of Lots 16, 17 and Lot 45 MONROE BOULEVARD ANNEX SUBDIVISION, was called to order at 8:07 p.m. by Council Chairman Daniel S. Paletko.

City Clerk Sheridan read the official Notice:

PLEASE TAKE NOTICE that a Public Hearing will be held on Tuesday, August 24, 1993, by the City Council of the City of Dearborn Heights at the Administration Building, 6045 Fenton Avenue, Dearborn Heights, Michigan at 8:00 p.m. for the purpose of hearing objections, if any, for the proposed rezoning of Lots 16, 17 and Lot 45, MONROE BOULEVARD ANNEX SUBDIVISION, south side of Dartmouth between Monroe and Roosevelt, from R-1A, Single Family Residential District, to RO-1, Restricted Office District. Said property being more particularly described as follows:

Lots 16 & 17 & Lot 45 Monroe Boulevard Annex Subdivision as recorded in Liber 41, Page 41, Wayne County Records.

Written comments may be directed to the City Clerk's office, 6045 Fenton, Dearborn Heights, Michigan 48127. Helene S. Sheridan, Clerk, Dearborn Heights. Published in the City's official newspaper August 5 and August 12, 1993.

I have Proof of Service from Corporation Counsel notifying utility company's and affected businesses and residents. Also a communication from Detroit Water and Sewerage Department indicating no conflict with any City of Detroit, Water and Sewerage Department's transmission facilities. No other communications Mr. Chairman.

Council Chairman Daniel S. Paletko asked if anyone in the audience had any questions and/or comments. Please state your name and address before speaking.

Mr. Craig Stevens, petitioner, stated that the use of the building was for an engineering office with cad terminals a very quiet 9 to 5 operation with 3 to 5 employees with the possibility of employing 10. The church has parking for 32 cars, quite an impacted area when the church parishioners attended church. This rezoning should simplify a lot of the parking problems and some of the problems in the area.

Council Chairman Paletko asked if he had any intention of expanding the particular site or was the intention to renovate for your own use.

Councilman David C. Brunell asked if we would be seeing dump trucks, large gravel haulers or heavy equipment parked outside.

Mr. Stevens stated no, this will be an engineering office only.

Councilman Kosinski asked if future necessity would require heavy engineering equipment in the area.

Mr. Stevens stated no, the building would be a design facility.

Mr. Dale Scheske, 4455 Roosevelt, stated he was for the rezoning due to the fact that the building has been left vacant, has been up for sale for some time with no revenue to the city. If rezoned the property would be placed back on the tax rolls again.

Dr. Chester Doughman, 3908 Roosevelt, stated that now that he understands what the future prospects are for the building certainly has no objections at all.

Glen Tappio, 4209 Pardee, stated use for the building sounds excellent, would improve the community and is in total agreement.

Alex Johnson, 3531 Woodside, Dearborn, MI., one of the trustees representing the owners of the building, stated building has been for sale for two years now and that the only other serious prospect was another church group in Inkster, a small group that could not come up with the necessary finance so this offer from Mr. Stevens has been the only serious offer since then and no other offers forthcoming.

Councilman Kosinski asked is Mr. Stevens the potential purchaser?

Mr. Johnson stated yes.

Mr. Frank Smith, Realtor, stated that the building would be a professional engineering firm, no manufacturing or heavy traffic with good buffer from gas station. Also that rezoning would put property back on the tax roll. Commented that the parking lot will be repaved.

Council Chairman Paletko stated that the Council should act on this matter at the next scheduled Council meeting.

Council Chairman Paletko asked if there were any other questions and/or comments. Hearing none Chairman Paletko asked for a motion to close the Public Hearing.

93-412 Motion by Councilman Joseph V. Kosinski, supported by Councilman Thomas W. Miles, that the Public Hearing be closed.

Motion adopted.

The Public Hearing for the rezoning of Lots 16, 17 and Lot 45 MONROE BOULEVARD ANNEX SUBDIVISION closed at 8:15 p.m.

The Public Hearing to hear objections, if any, for the proposed rezoning of a portion of 757 N Gulley was called to order at 8:15 p.m. by Council Chairman Daniel S. Paletko.

City Clerk Sheridan read the official Notice:

PLEASE TAKE NOTICE that a Public Hearing will be held on Tuesday, August 24, 1993, by the City Council of the City of Dearborn Heights at the Administration Building, 6045 Fenton Avenue, Dearborn Heights, Michigan at 8:** p.m. for the purpose of hearing objections, if any, for the proposed rezoning of portion of 757 N Gulley, east side of Beech Daly, northerly of Cherry Hill from R-1A, Single Family Residential District, to RM, Multiple Family Residential District. Said property being more particularly described as follows:

West 210 feet of the East 1/2 of South 200 feet of North 400 feet of the South 3/4 of West 1/2 of South-west 1/4 of Section 17,

commonly known as 757 North Gulley

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I have Proof of Service from Corporation Counsel notifying utility company's and affected businesses and residents. Also a communication from Detroit Water and Sewerage Department indicating no conflict with any City of Detroit, Water and Sewerage Department's transmission facilities. No other communications Mr. Chairman.

Council Chairman Daniel S. Paletko asked if anyone in the audience had any questions and/or comments. Please state your name and address before speaking.

Mr. Dennis Henderson, 757 N. Gulley, homeowner. Stated that the subject property was 9/10 of an acre, underdeveloped and unused. Feels that five very nice condos would be a very nice addition to Dearborn Heights. Property boarded on East by evergreens which shield his house from condos. South side 200' of underdeveloped wooded land; west side is church parking lot with 30' of woods; boarded on the north by 21 units adjacent to condos.

Council Chairman Paletko asked what the access would be?

Mr. Henderson said there is an existing road that would have a loop added for entering and exiting. Purpose of this rezoning is to allow the sale of this parcel.

Councilman Kosinski asked how long he has been at this address?

Mr. Henderson said two years in October.

Mr. Guido, partner in Beechwood units, stated that the same plans as the existing condos would be used. That they have a list of people who have asked for three bedroom units and that is why they are requesting the rezoning change thus allowing for a Phase III.

The following residents spoke in opposition to the rezoning:

Mr. Bob Newton, 803 N Gulley (opposes to spot zoning), Beth Hetrick, 25629 Wilson, Mr. Lloyd Henrion, 25411 Graceland Circle, Gail Henrion, 25411 Graceland Circle.

The following residents spoke for the rezoning:

Willie Childs, Arlene DalFonsi.

Council Chairman Paletko stated that the Council should act on this matter at the next scheduled Council meeting.

Council Chairman Paletko then asked if there were any other questions and/or comments. Hearing none Chairman Paletko asked for a motion to close the Public Hearing.

93-413 Motion by Councilman Thomas W. Miles, supported by Councilman Gary P. Blackburn, that the Public Hearing be closed.

Motion adopted.

The Public Hearing for the proposed rezoning of a portion of 757 N. Gulley closed at 8:43 p.m.

93-414 Motion by Councilman Joseph V. Kosinski, supported by Councilman Gary P. Blackburn, that Current Claims 6-1 through 6-21 be approved as submitted.

1. ALEXSIS - CSI Service Fee Semi-Annual Flat Fee. Inv. F2 2401, dated 07/30/93. From 101-200-724-000 (Workers Compensation) \$16,800.00. General Government.
2. ALLEGAN COUNTY SHERIFF DEPT. - Prisoner Food & Lodging for June & July, 1993. Inv. dated 07/15/93 and 08/06/93. From A/C 101-XXX-202-093 (Accounts Payable) \$2,260.00 and A/C 101-200-868-000 (Prisoner Food & Lodging) \$3,140.00. General Government.
3. CENTRAL WAYNE CTY SANITATION AUTH - Materials Delivered for July, 1993. Inv. dated 08/03/93. From A/C 101-200-810-000 (Sanitation) \$172,320.45. General Government.
4. DEARBORN HEIGHTS BUILDING AUTHORITY - Architectural Services for New Rec Center. Inv 4678, dated 07/30/93. Project 02425.00. From A/C 103-960-961-091 (State Gnt - Rec Center) \$3,631.13. Community Development.
5. DEARBORN HEIGHTS BUILDING AUTHORITY - Financial Statements for Bond Official Statement. Inv. 17784-230857, dated 06/28/93. From A/C 103-960-961-092 (State Gnt - Rec Center) \$1,800.00. Community Development.
6. DEARBORN HEIGHTS BUILDING AUTHORITY - Permit Fee for Soil Erosion & Sedimentation Control. Check Request dated 08/17/93, C/M 93-400. From A/C 103-960-961-091 (State Gnt - Rec Center) \$1,000.00. Community Development.
7. D.O.C. CONTRACTING - NH/RV Project Local Improvements. Cert. #3 Final, dated 08/10/93. Job DHT 2214-20. From A/C 592-537-973-000 (Sewers Capital Outlay) \$22,553.50. Water Dept.
8. HARD ROCK CONCRETE, INC. - Sidewalk Replacement Program 2nd Installment. Inv 000004-000009, dated 08/15/93. From A/C 101-200-963-000 (Sidewalk, Weeds, Approaches) \$47,452.86. General Government.
9. NAGEL CONSTRUCTION COMPANY - 1992 Sanitary Sewer Project. Cert. #3, dated 08/12/93. Job DHT 2224-21F. From A/C 592-540-981-000 (Capital Outlay) \$11,190.06. Water Department.
10. NAGEL CONSTRUCTION COMPANY - 1992 Sewer Cleaning Program - Storm Sewers. Cert #2, dated 08/12/93. Job DHT 2224-21G. From A/C 101-440-818-000 (Contractual Services) \$6,320.12. DPW-Highway.
11. PAINTER-RUTHENBERG - Roll-off Service for July, 1993. Inv 10428, dated 08/01/93. From A/C 101-200-810-000 (Sanitation) \$5,158.00. General Government.
12. STRINGARI, FRITZ, KREGER, AHERN - Legal Services for July, 1993. Inv. dated 07/31/93. From A/C 101-200-817-000 (Professional & Consult) \$5,788.10. General Government.
13. WADE-TRIM ASSOCIATES - 1992 Sewer Cleaning Program - Storm Sewers. Inv 42348, dated 08/13/93. Job DHT 2224-20G. From A/C 101-440-818-000 (Contractual Services) \$1,879.72. DPW-Highway.
14. WADE-TRIM/ASSOCIATES - 1992 Sanitary Sewer Project. Inv. 42347, dated 08/13/93. Job DHT 2224-20F. From A/C 592-540-981-000 (Capital Outlay) \$11,000.58. Water Department.
15. WADE-TRIM/ASSOCIATES - 1993-94 CDBG Assistance. Inv. 42264, dated 08/11/93, Job DHT-6168-01A. From A/C 103-960-918-092 (Administration) \$1,335.10. Community Development.

16. WADE-TRIM/ASSOCIATES - 94-98 5 Year Chas & 93 Performance Reports. Inv. 42266, dated 08/11/93, Job DHT 6670-01A. From A/C 103-960-918-092 (Administration) \$196.00. Community Development.
17. WADE-TRIM/ASSOCIATES - Plans & Specs 1993 Street Project. Inv. 42312, dated 08/12/93. Job DHT 2328-04. From A/C 203-203-880-300 (Street Construction) \$15,280.20. DPW-Highway.
18. WADE-TRIM/ASSOCIATES - Updating Eligibility Areas with 1990 Census. Inv. 42265, dated 08/11/93, Job DHT 6669-01A. From A/C 103-960-918-092 (Administration) \$57.00. Community Development.
19. WADE-TRIM/ASSOCIATES - NH/RV Project - Local Improvements. Inv. 42212, dated 08/10/93. Job DHT 2214-17/23. From A/C 592-537-973-000 (Sewers Capital Outlay) \$16,803.36. Water Department.
20. WAYNE COUNTY - GEN FUND ACCT. 4th Quarter Ecorse Creek Oper & Maint. Inv. 821, dated 08/06/93. From A/C 592-537-927-000 (Ecorse Creek) \$77,526.63. Water Department.
21. WAYNE OAKLAND LIBRARY FEDERATION - Quarterly Estimates 07/01/93 to 09/30/93, Inv. A5389, dated 07/27/93; Quarterly Estimates 04/01/93 to 06/30/93, Inv. A5237, dated 05/04/93. From A/C 101-XXX-202-093 (Accounts Payable) \$33,447.29 and A/C 101-738-827-100 (W.O.L.F.) \$45,065.00. Recreation.

Motion adopted.

- 93-415 Motion by Councilman Thomas W. Miles, supported by Councilman Gary P. Blackburn, that the low bid from Wolverine Ford, for one (1) LNT 8000 Dump Truck, in the amount of \$57,209.00, and payment thereof, be approved, per Public Service Administrator Preston, communication dated August 9, 1993. Further, that the Treasurer be authorized to return bid deposits to the unsuccessful bidder.

Motion adopted.

- 93-416 Motion by Councilman Joseph V. Kosinski, supported by Councilman Thomas W. Miles, that the low bid from Ellefson & Sons, for the demolition of the Weddel Center located at 4460 Weddel, in the amount of \$7,289.00, and payment thereof, be approved, per Building & Engineering Director Hamel, communication dated August 17, 1993. Further, that the Treasurer be authorized to return bid deposits to the unsuccessful bidders.

Motion adopted.

- 93-417 Motion by Councilman Joseph V. Kosinski, supported by Councilman Gary P. Blackburn, that the low bid from Posen Construction, Inc. for the base bid for four (4) bridge removals and one (1) bridge replacement, in the amount of \$480,286.40, and payment thereof, be approved, per Community Development Director Oliverio, communication dated August 19, 1993. Further, that the Comptroller be authorized to encumber the total project cost of \$594,000.00 from the 1993-94 CDBG Account. Further, that the Treasurer be authorized to return bid deposits to the unsuccessful bidders.

Motion adopted.

- 93-418 Motion by Councilman David C. Brunell, supported by Councilman Gary P. Blackburn, that the City Council concurs with and approves a Business Fee Schedule for the new business license classification of Trade Center with an annual fee of \$50.00 on the building and \$10.00 non-transferable fee on each booth, per City Clerk Sheridan, communication dated August 13, 1993.

Motion adopted.

93-419 Motion by Councilman Robert L. Brown, supported by Councilman David C. Brunell, that the City Council concurs with and approves the disposal of one (1) broken office chair, city tag #0982 per Police Chief DiPrima, communication dated August 5, 1993.

Motion adopted.

93-420 Motion by Councilman Thomas W. Miles, supported by Councilman Gary P. Blackburn, that the City Council concurs with and approves the extension of the agreement with Electronic Type and Color for the next three (3) publications of Dearborn Heights Today, per Community Development Director Oliverio, communication dated August 9, 1993.

Motion adopted.

93-421 Motion by Councilman David C. Brunell, supported by Councilman Gary P. Blackburn, that the City Council concurs with and approves the rescinding of Council Motion 93-371 re: the 24 month pre-paid lease program with Fairlane Ford for a 1993 Ford Taurus for the Community Development Department per Community Development Director Oliverio, communication dated August 13, 1993.

Motion adopted.

93-422 Motion by Councilman Robert L. Brown, supported by Councilman Gary P. Blackburn, that the resolution from the City of Grosse Pointe Woods re: Class C Liquor Licenses, be received, contents noted and filed.

Motion adopted.

93-423 Motion by Councilman Robert L. Brown, supported by Councilman Gary P. Blackburn, that the resolution from the City of Livonia re: Class C Liquor Licenses, be received, contents noted and filed.

Motion adopted.

93-424 Motion by Councilman Robert L. Brown, supported by Councilman Gary P. Blackburn, that the resolution from the City of Garden City re: Opposition to reducing revenues of local government to solve school financing be received, contents noted and filed.

Motion adopted.

93-425 Motion by Councilman Robert L. Brown, supported by Councilman Gary P. Blackburn, that the communication from the Planning Commission, PC 93-04, regarding the rezoning of amended plat of DEARBORN POINT SUBDIVISION, from M-2, Medium Industrial District to C-3, Commercial District be referred back to the Planning Commission and the Building Department.

Motion adopted.

93-426 Motion by Councilman Joseph V. Kosinski, supported by Councilman Thomas W. Miles, that the request for Temporary Traffic Control Devices No. 93-18, "Slow Blind Children Playing in Area" sign at the end of block north/south of 4983 Lincoln be received, contents noted and filed.

Motion adopted.

93-427 Motion by Councilman Joseph V. Kosinski, supported by Councilman Thomas W. Miles, that the request for Temporary Traffic Control Devices No. 93-19, "Stop Sign" on West bound Yale at Beech Daly be received, contents noted and filed.

Motion adopted.

93-428 Motion by Councilman Gary P. Blackburn, supported by Councilman Thomas W. Miles, that the communication from the National League of Cities re: Designation of Voting and Alternate Voting Delegates to the Annual Congress of Cities be received, contents noted and filed.

Motion adopted.

93-429 Motion by Councilman Thomas W. Miles, supported by Councilman Joseph V. Kosinski, that the request for renewal of 1993-94 business license for Village Ford, Inc., 25565 Michigan, be approved.

Motion adopted.

93-430 Motion by Councilman Joseph V. Kosinski, supported by Councilman Robert L. Brown, that the request from the Royal Canadian Legion Downriver Post 92, 5312 Beech Daly, Dearborn Heights, MI. 48125 for a New Club License without Entertainment Permit be approved, and the Liquor Control Commission be so notified.

Motion adopted.

93-431 Motion by Councilman Thomas W. Miles, supported by Councilman Gary P. Blackburn, that the meeting be adjourned.

Motion adopted.

The meeting adjourned at 9:38.

HELENE S. SHERIDAN
CITY CLERK

DANIEL S. PALETKO, CHAIRMAN
CITY COUNCIL