

SPECIAL MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

MAY 20, 1997

97-237 The meeting was called to order at 8:28 p.m. by Council Chairman Joseph V. Kosinski.

Roll Call showed the following:

Present: Councilman Kenneth R. Baron, Councilwoman Margaret M. Horvath,
Council Chairman Joseph V. Kosinski, Councilman Daniel S. Paletko,
Councilman Frank J. Slomzenski, Councilman Donald R. Wyatt,
Councilman Gregg Zulinski.

Absent: None.

Also Present: Mayor Canfield, Building & Engineering Director Opalewski.

97-238 Motion by Councilman Baron, seconded by Councilman Wyatt, that the Agenda for the Special Meeting of May 20, 1997, be approved as submitted.

Motion unanimously adopted.

The Public Hearing for the Special Land Use request at 5952 N Telegraph was called to order at 8:30 p.m. by Council Chairman Joseph V. Kosinski.

PLEASE TAKE NOTICE that a Public Hearing will be held on May 20, 1997, by the City Council of the City of Dearborn Heights at the Administrative Building, 6045 Fenton Avenue, Dearborn Heights, Michigan at 8 p.m., for the purpose of hearing objections, if any, to a special land use request for the establishment of a car rental business at 5952 N. Telegraph. Said legal description as follows: Lots 64-67 inclusive Ford Telegraph Road Sub, T2S, R10E, Liber 49, p. 40 WCR, Sidwell Tax Number 33-020-03-0064-000.

Written comments may be directed to the City Clerk's office, 6045 Fenton, Dearborn Heights, MI 48127. Helene S. Sheridan, Clerk, City of Dearborn Heights. Published: May 8, 1997. City Clerk Sheridan stated Corporation Counsel has submitted Proof of Service to area businesses and residents. Detroit Water & Sewer has responded no conflict. No other communications Mr. Chairman.

Chairman Kosinski asked if there is anyone in the audience who would like to make any comments for or against the proposed Special Land Use at 5952 N. Telegraph.

Mr. Ross Franks, petitioner for Enterprise Rent-a-Car stated he was the manager and was in charge of this project at the old Seafood Bay location. Stated he was open to any questions the Council may have.

Councilman Paletko asked if there were plans for extension of the structure?

Mr. Franks responded they were planning on a small addition on the back for a garage to prep cars. They only deal with new cars, mini-vans, passenger vehicles.

Councilman Paletko asked if they would be repairing vehicles there?

Mr. Franks replied any repair work needed on the vehicles would be done by repair shops in the area not at this location.

Councilman Paletko asked how many vehicles would be on the lot?

Mr. Franks stated fifteen cars. We keep cars rented. Our Dearborn location has approximately 20 to 25 cars and the Dearborn Heights location is about the same size. We hope to service the population of Dearborn Heights.

Councilman Paletko asked will you be able to go around the building when the addition is on?

Mr. Franks replied the addition will be 10' and you still will be able to drive around. If you know anything about Enterprise you know that we pick up customers a lot because their own car is in the shop for repairs or stolen. There will be one side of the lot used for customer parking and the other side will be for the rental cars.

Councilman Zulinski asked about the facade?

Mr. Franks stated the fascia band 3' x 15' Enterprise logo on three sides if the City allows. If you would like to see what it looks like there is a new Enterprise location on Ford Road in Garden City and Michigan Avenue at Wayne Road.

Council Chairman Kosinski stated I understand Enterprise will only have cars no trucks?

Mr. Franks responded all passenger vehicles.

Wauneta Kisielewski, 5991 Waverly asked about the kind of security they have?

Mr. Franks stated fence around the lot and exterior lighting. The existing lighting points only towards the building.

Wauneta Kisielewski, 5991 Waverly asked if they would have a PA system?

Mr. Franks replied no.

Wauneta Kisielewski, 5991 Waverly asked what the hours were?

Mr. Franks replied Monday through Friday 8:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 1:00 p.m.

John Pilznienski, 5967 Waverly stated he was concerned with light trespass; suffering from that already.

Mr. Franks replied the only times the lights will be on is 6:00 p.m. until 9:00 p.m. after that they will be on a sensor.

Council Chairman Kosinski asked if there were any more questions or comments from the Council or audience. Hearing none he asked that the Public Hearing be closed.

97-239 Motion by Councilman Wyatt, seconded by Councilwoman Horvath, that the Public Hearing be closed.

Motion unanimously adopted.

The Public Hearing for the Special Land Use at 5952 N Telegraph closed at 8:40 p.m.

The Public Hearing for the rezoning of Maxwell's Warren-Telegraph Subdivision and Repeal of Ordinance H-96-11 was called to order at 8:41p.m. by Council Chairman Joseph V. Kosinski.

Council Chairman Kosinski asked the Deputy City Clerk to read the official Notice of Public Hearing.

PLEASE TAKE NOTICE that a Public Hearing will be held on May 20, 1997, by the City Council of the City of Dearborn Heights at the Administrative Building, 6045 Fenton Avenue, Dearborn Heights, Michigan at 8 p.m., for the purpose of hearing objections, if any, to repeal Ordinance H-96-11, which permitted zoning from RO1 (Restricted Office District) to C-3

(Commercial) for Lots 83 through 86 and 105 through 108, Maxwell's Warren-Telegraph Subdivision on Waverly and Richardson. Said property to be rezoned to RO1. Said property legally described as follows: East side of Waverly south of Warren, Lots 83 through 86 and 105 through 108 in Block 2 of Maxwell's Warren-Telegraph Subdivision and the westerly one-half of the vacated north-south street adjoining said Lots 105 through 109 in the west ½ of the NW 1/4 of the NW of Section 9, T2S, R10E, Liber 51, p. 53 WCR.

Written comments may be directed to the City Clerk's office, 6045 Fenton, Dearborn Heights, MI 48127. Helene S. Sheridan, Clerk, City of Dearborn Heights. Published May 8, 1997 and May 15, 1997. Corporation Counsel has submitted Proof of Service sent to the public utility companies, businesses and area residents. Detroit Water & Sewer responded no conflict. No other communications Mr. Chairman.

Chairman Kosinski asked if there is anyone in the audience who would like to make any comments for or against the proposed Rezoning of Maxwell's Warren-Telegraph Subdivision and the Repeal of Ordinance H-96-11.

Councilman Paletko asked why go back to change zoning?

Administrative Assistant Heise responded Shurgard came in and wanted the property to be rezoned. Shurgard decided not the best location and for reasons not clear to us Shurgard left. Parcel zoned C-3 open to others to use property which may not be the way Council want. RO1 Lesser intensity use.

Councilman Paletko is perspective person coming in, would we be restricting them?

Building & Engineering Director stated a developer for Murray's Auto Parts has inquired and their plan is to tear the building down.

Administrative Assistant Heise state he drove by the property today and there is a sold sign on it. Called the real estate company and that property has been sold to Franciscans at St. Hedwig's.. Called Ed Rosalik, not available. Trying to find out the intended use.

Councilman Baron maybe the property was sold under C-3? A lot of questions need to be answered.

Mayor Canfield stated we will find out and let you know.

Councilman Paletko stated we do have the option to not take any action.

6801 N Highland stated she thought it might be industrial/manufacturing but now I understand its going back.

Council Chairman Kosinski asked if there were any more questions. Hearing none he asked that the Public Hearing be closed.

97-240 Motion by Councilman Zulinski, supported by Councilman Wyatt, that the Public Hearing be closed.

Motion unanimously adopted.

The Public Hearing for the rezoning of Maxwell's Warren-Telegraph Subdivision and Repeal of Ordinance H-96-11 closed at 8:48 p.m.

The Public Hearing for the Special Land Use request on 26720 Van Born Road was called to order at 8:48 p.m. by Council Chairman Joseph V. Kosinski.

Council Chairman Kosinski asked the Deputy City Clerk to read the official Notice of Public Hearing.

PLEASE TAKE NOTICE that a Public Hearing will be held on May 20, 1997, by the City Council of the City of Dearborn Heights at the Administrative Building, 6045 Fenton Avenue, Dearborn Heights, Michigan at 8 p.m., for the purpose of hearing objections, if any, to a special land use request to erect a cellular monopole at 26720 Van Born Road, Dearborn Heights, MI. Said property legally described as follows:

ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 2 SOUTH, RANGE 10 EAST, DESCRIBED AS BEGINNING AT A POINT IN THE NORTH LINE OF VAN BORN ROAD 120 FEET WIDE WHICH POINT IS DISTANT DUE NORTH 60.00 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SECTION 31 AND SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 398.76 FEET ALONG THE NORTH LINE OF SAID VAN BORN ROAD, FROM THE SOUTH 1/4 CORNER OF SAID SECTION 31; THENCE CONTINUING ALONG THE NORTH LINE OF SAID VAN BORN ROAD, SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 320.00 FEET; THENCE NORTH 0 DEGREES 10 MINUTES 23 SECONDS WEST 330.0 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 125.00 FEET; THENCE NORTH 0 DEGREES 10 MINUTES 23 SECONDS WEST 743.57 FEET; THENCE ALONG THE SOUTH LINE OF BURNETT BOULEVARD SUBDIVISION (RECORDED IN LIBER 43, PAGE 36 OF PLATS, WAYNE COUNTY RECORDS) NORTH 89 DEGREES 55 MINUTES 54 SECONDS EAST 445.00 FEET; THENCE SOUTH 0 DEGREES 10 MINUTES 23 SECONDS EAST 1072.81 FEET TO THE POINT OF BEGINNING.

Written comments may be directed to the City Clerk's office, 6045 Fenton, Dearborn Heights, MI 48127. Helene S. Sheridan, Clerk, City of Dearborn Heights. Published May 8, 1997. Corporation Counsel has submitted proof of service to the public utility companies and surrounding neighbors and businesses in the area. Fisher Roofing Co., Inc., 5471 Sylvia communication stated no objections. No other communications Mr. Chairman.

Chairman Kosinski asked if there is anyone in the audience who would like to make any comments for or against the proposed special land use.

Mr. John Riley, ATT Wireless Services stated he would be glad to answer any questions the Council may have.

Councilman Paletko asked where on the property would the monopole be located?

Mr. Riley replied it was really centrally located in the center of the property. It will be 672' North of Van Born, 400' to rear of property, 220' east and west and 600' to nearest residential to north.

Very unusual to find property where we can put pole in center of property.

Councilman Baron asked how tall is the tower?

Mr. Riley stated 112' overall; 100' pole with antenna not to exceed 112'.

Council Chairman Kosinski asked if there were any more questions or comments, hearing none, he asked that the Public Hearing be closed.

97-241 Motion by Councilman Wyatt, supported by Councilman Baron, that the Public Hearing be closed.

Motion unanimously adopted.

The Public Hearing for the Special Land Use 26720 Van Born Road closed at 8:53 p.m.

97-242 Motion by Councilman Slomzenski, seconded by Councilman Zulinski, that the meeting be adjourned.

Motion unanimously adopted.

The Special Council meeting closed 9:08 p.m.

HELENE S. SHERIDAN
CITY CLERK

JOSEPH V. KOSINSKI, COUNCILMAN
CITY COUNCIL