



AGENDA

REGULAR SESSION

MONDAY, JULY 25, 2016 7: 00 PM

PRESIDING: THE HONORABLE MAYOR JOSEPH R. PETERSON

CHAIRPERSON OF THE EVENING: THE HONORABLE KEVIN VANBOXELL

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES

PRESENTATIONS

- The Honorable Joseph Palamara, Wayne County Commissioner – Parks Millage CIP
- Ms. Anne Ronco, Cultural & Historical Commission – DCA Director Introduction

UNFINISHED BUSINESS

1. Purchase Agreement – 1515 Maple

COMMUNICATIONS MISCELLANEOUS

2. Wyandotte Jaycees – 40 Years of Service Celebration
3. Kimberly Uy – Secondhand Dealer Ordinance & Business License Fees

PERSONS IN THE AUDIENCE

NEW BUSINESS (ELECTED OFFICIALS)

COMMUNICATION FROM CITY AND OTHER OFFICIALS

4. Purchase of Cargo Van – Municipal Services, Water Department
5. Special Events:
 - a. Blitzen the Dotte, Wyandotte Boat Club
 - b. New Destiny Church Event
 - c. Hayride Event, Wyandotte Yacht Club
 - d. RHS Downriver Fanfare
 - e. Detroit River Taco Hop, Whiskeys on the Water
6. Outdoor Café Request – Dotte Pub, 116 Oak
7. Zoning Ordinance Amendment – Outdoor Cafés, Review and Scheduling of First Reading
8. Proposal to Vacate the Public Alley West of 7th Street & South of Oak Street
9. Wayne County Tax Reverted Properties Purchase
10. Medical Marijuana Facilities

REPORTS & MINUTES

City Council	July 18, 2016
Beautification Commission	June 8, 2016
Board of Review	July 2016
Design Review Committee	July 5, 2016
Plumbing Board of Appeals	July 20, 2016
Police Commission	July 12, 2016

BILLS & ACCOUNTS

CITIZENS PARTICIPATION

RECESS & RECONVENE

HEARING

- 2016 City Tax Rates to Support 2017 Fiscal Year Operations

RESOLUTIONS

ADJOURNMENT

PRESENTATIONS

Guide Sheet

- The Honorable Joseph Palamara, Wayne County Commissioner, to discuss the Parks Millage Capital Improvement Projects
- Ms. Anne Ronco (Cultural and Historical Commission) to introduce the new director of the Council for the Arts, Erin Seuss.

Wayne County Commission

Joseph Palamara
Commissioner, District 15



WAYNE COUNTY COMMISSION
500 GRISWOLD, 7TH FLOOR
DETROIT, MICHIGAN 48226

(313) 224-0880
jpalamar@waynecounty.com

July 20, 2016

Mayor Joseph Peterson and
Members of Council
3200 Biddle Avenue
Wyandotte, MI 48192

RE: Renovations to Bishop Park Comfort Stations and Concession Area

Dear Honorable Mayor and Council Members:

It is my pleasure to inform you that I fully support the agreement between the City of Wyandotte and Wayne County to implement the use of Parks Millage Capital Improvement Projects (CIP) local funding to renovations and improvements to the comfort stations and concession building at Bishop Park in the amount of \$50,000.

With these much needed improvements, Bishop Park will continue to be a great asset to the residents of Wyandotte and all who visit for years to come.

Sincerely,

Joseph Palamara
Wayne County Commissioner
15th District

JP/kp



Presentation

Downriver Council for the Arts



CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July ²⁵~~28~~, 2016

AGENDA ITEM # 1

ITEM: Purchase Agreement to sell City owned properties known as former 1515 Maple

PRESENTER: Mark A. Kowalewski, City Engineer and Thomas Woodruff, City Assessor

BACKGROUND: All properties were offered for sale in accordance with the attached Build a Future in Wyandotte Specifications for Acquisition of Vacant Parcels for the Construction of a New Single Family Home. They were also placed on the MLS and "for sale" sign was placed on the property. The recommendation is to sell said property to Derek Johnson for the construction of a single family homes consisting of approximately 1,200 square feet, 3 bedrooms, 2 baths, full basement and attached garage. The exterior will be vinyl siding with brick on the front elevation.

STRATEGIC PLAN/GOALS: This recommendation is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in continuing efforts to enhancing the community's quality of life by: fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas; ensuring that all new developments will be planned and designed consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods; fostering the maintenance and development of stable and vibrant neighborhoods.

ACTION REQUESTED: Adopt a resolution concurring with recommendation

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Execute Purchase Agreements and close on properties.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: *Shrysdale*

LEGAL COUNSEL'S RECOMMENDATION: Purchase Agreement Approved by Legal.

MAYOR'S RECOMMENDATION: *AKP*

LIST OF ATTACHMENTS: Purchase Agreements; Build a Future in Wyandotte Specifications for Acquisition of Vacant Parcels for the Construction of a New Single Family Home; and Maps

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: July 28, 2016
25

RESOLUTION by Councilperson _____

RESOLVED BY THE MAYOR AND COUNCIL that the communication from the City Engineer regarding the City owned property located at former 1515 Maple is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that the Council concurs with the recommendation to sell the property known as former 1515 Maple to Derek Johnson for the amount of \$10,000.00; AND

BE IT FURTHER RESOVLED that if the Purchaser, Derek Johnson does not undertake development within six (6) months from time of closing and complete construction within one (1) year will results in Seller's right to repurchase property including any improvements for One (\$1.00) Dollar. A condition will be placed on the Deed that will include this contingency; NOW THEREFORE,

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the Offer to Purchase Real Estate for the property known as former 1515 Maple, between Derek Johnson and the City of Wyandotte for \$10,000 as presented to Council on July 25, 2016.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	VanBoxell	_____

LOOK, MAKOWSKI and LOOK
 ATTORNEYS AND COUNSELORS AT LAW
 PROFESSIONAL CORPORATION
 2241 OAK STREET
 WYANDOTTE, MICHIGAN 48192-5390

William R. Look
 Steven R. Makowski

(734) 285-6500
 FAX (734) 285-4160

Richard W. Look
 (1912-1993)

PURCHASE AGREEMENT

I. THE UNDERSIGNED hereby offers and agrees to purchase the following land situated in the City of

Lots 141 and 142 of the Steel Plant Subdivision, according to the plat thereof, as recorded in Liber 18 of Plats, Page 53 Wayne County Records being known as the former 1515 Maple now known as 1517 Maple Street, and to pay therefor the sum of Ten Thousand Dollars & 00/100 (\$10,000.00) Dollars, subject to the existing building and use restrictions, easements, and zoning ordinances, if any, upon the following conditions:

**THE SALE TO BE CONSUMMATED BY
 PROMISSORY NOTE/MORTGAGE SALE**

<i>PROMISSORY/ MORTGAGE SALE</i>	1. The Purchase Price of <u>\$10,000 plus closing costs to be determined at closing</u> shall be paid to the Seller when the above described property is sold, refinanced, transferred in any manner, conveyed or otherwise disposed of by the Purchaser within ten (10) years of closing as evidence by a Promissory Note. A mortgage will be executed and recorded at the time of closing to secure repayment. The mortgage will include the above described property. Purchaser is responsible to pay for the recording costs of the mortgage and discharge of mortgage and said amounts will be added to the purchase price at the time of closing. In the event the Purchaser fails to pay the purchase price when due, the Seller may foreclose by advertisement on the mortgaged premises and Purchaser agrees to pay Seller's reasonable attorney fees and all costs associated with said foreclosure. Should this property be foreclosed on by any Financial or County Entity, during the ten (10) year period this property shall be returned to the Seller.
<i>Evidence of Title</i>	2. As evidence of title, Seller agrees to furnish Purchaser as soon as possible, a Policy of Title Insurance in an amount not less than the purchase price, bearing date later than the acceptance hereof and guaranteeing the title in the condition required for performance of this agreement, will be accepted. Purchaser is responsible to pay for the Title Insurance premium.
<i>Time of Closing</i>	3. If this offer is accepted by the Seller and if title can be conveyed in the condition required hereunder, the parties agree to complete the sale upon notification that Seller is ready to close. 4. In the event of default by the Seller hereunder, the purchaser may, at his option, elect to enforce the terms hereof or demand, and be entitled to, an immediate refund of his entire deposit in full termination of this agreement.
<i>Purchaser's Default</i>	5. If objection to the title is made, based upon a written opinion of Purchaser's attorney that the title is not in the condition required for performance hereunder, the Seller shall have 30 days from the date, is notified in writing of the particular defects claimed, either (1) to remedy the title, or (2) to obtain title insurance as required above, or (3) to refund the deposit in full termination of this agreement if unable to remedy the title the Purchaser agrees to complete the sale within 10 days of written notification thereof. If the Seller is unable to remedy the title or obtain title insurance within the time specified, the deposit shall be refunded forthwith in full termination of this agreement.
<i>Seller's Default</i>	
<i>Title Objections</i>	6. The Seller shall deliver and the Purchaser shall accept possession of said property, subject to rights of the following tenants: _____ If the Seller occupies the property, it shall be vacated on or before _____ From the closing to the date of vacating property as agreed, SELLER SHALL PAY the sum of \$ _____ per day. THE BROKER SHALL RETAIN from the amount due Seller at closing the sum of \$ _____ as security for said occupancy charge, paying to the Purchaser the amount due him and returning to the Seller the unused portion as determined by date property is vacated and keys surrendered to Broker.
<i>Taxes and Prorated Items</i>	7. All taxes and assessments which have become a lien upon the land at the date of this agreement shall be paid by the Seller. Current taxes, if any, shall be prorated and adjusted as of the date of closing in accordance with <u>due date</u> (Insert one: "Fiscal Year" "Due Date." If left blank, Fiscal Year applies) basis of the municipality or taxing unit in which the property is located. Interest, rents and water bills shall be prorated and adjusted as of the date of closing. Due dates are August 1 and December 1.
<i>Broker's Authorization</i>	8. It is understood that this offer is irrevocable for fifteen (15) days from the date hereof, and if not accepted by the Seller within that time, the deposit shall be returned forthwith to the Purchaser. If the offer is accepted by the Seller, the Purchaser agrees to complete the purchase of said property within the time indicated in Paragraph 3.

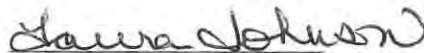
ADDENDUM TO
OFFER TO PURCHASE REAL ESTATE

This Agreement is contingent upon the following:

12. The closing for this Agreement is contingent upon the Purchaser, within 120 days of Seller's signed acceptance, obtaining a building permit, issued by the Engineering and Building Department for the construction of a single family home, consisting the following features:
 - Approximately 1,200 square feet as indicated on Attachment A
 - Full Basement to be in accordance with Section R310-Emergency Escape and Rescue Openings in accordance with the 2015 Michigan Residential Code. Emergency Escape and Rescue Opening must have an approved cover. The basement is also required to have a Backflow Valve and Sump Pump.
 - Exterior to be vinyl siding with brick on the front elevation.
 - Attached garage. NOTE: Garage will not extend past the living portion of the home as indicated on Attachment A.
13. The Purchasers will be purchasing this property for \$10,000 which will be placed as a mortgage on the property payable if the property is sold or transferred in any manner within ten (10) years of the date of closing date. Should the property sell or is transferred in any manner before the ten (10) years have expired the entire purchase price plus all closing cost will be due immediately upon sale or transfer to the City of Wyandotte. The mortgage will be executed at time of closing.
14. If the home has a unit installed with energy savings systems such as solar systems capable of supplying 1kw of energy or wind turbines supplying 400 watts of energy or geothermal systems capable of heating, cooling and provided hot water then the City will reduce the balance of the promissory note by \$2,000.
15. This Agreement is further contingent upon the Purchaser undertaking development within six (6) months from time of closing and complete construction within one (1) year. "Undertaking development" is defined as: the commencement of the building construction with a Building Permit being issued by the Engineering and Building Department for the construction of the home as described in Paragraph 12 above. Failure to undertake development or complete construction within the above time period will result in Seller's right to repurchase property including any improvements for \$1.00, this will be a condition of the Deed.
16. All utilities are required to be underground. Purchaser will provide three (3) ducts; electrical, cable and telephone to a central location. If reusing existing sewer tap, line must be inspected or cameraed and documents submitted to the Engineering Department for approved use. If use is not approved, you must re-tap the main.
17. The Purchaser is responsible for the cost of the Title Insurance Policy Premium, Closing Fee of \$200.00 and Wayne County Mapping Fee which will be added to the mortgage at time of closing. These charges will be including into the mortgage.
18. Dirt shall be removed from the site at the Purchaser's expense.
19. The property is being sold in "As Is" condition, without express or implied warranty. Purchaser understands that buildings were removed from the site and the City of Wyandotte accepts no responsibility for underground conditions or environmental conditions of the property.
20. This Agreement is subject to the approval of the Wyandotte City Council.




Derek Johnson Purchaser



Purchaser

Dated: 7/19/2016

CITY OF WYANDOTTE, Seller

Joseph R. Peterson, Mayor

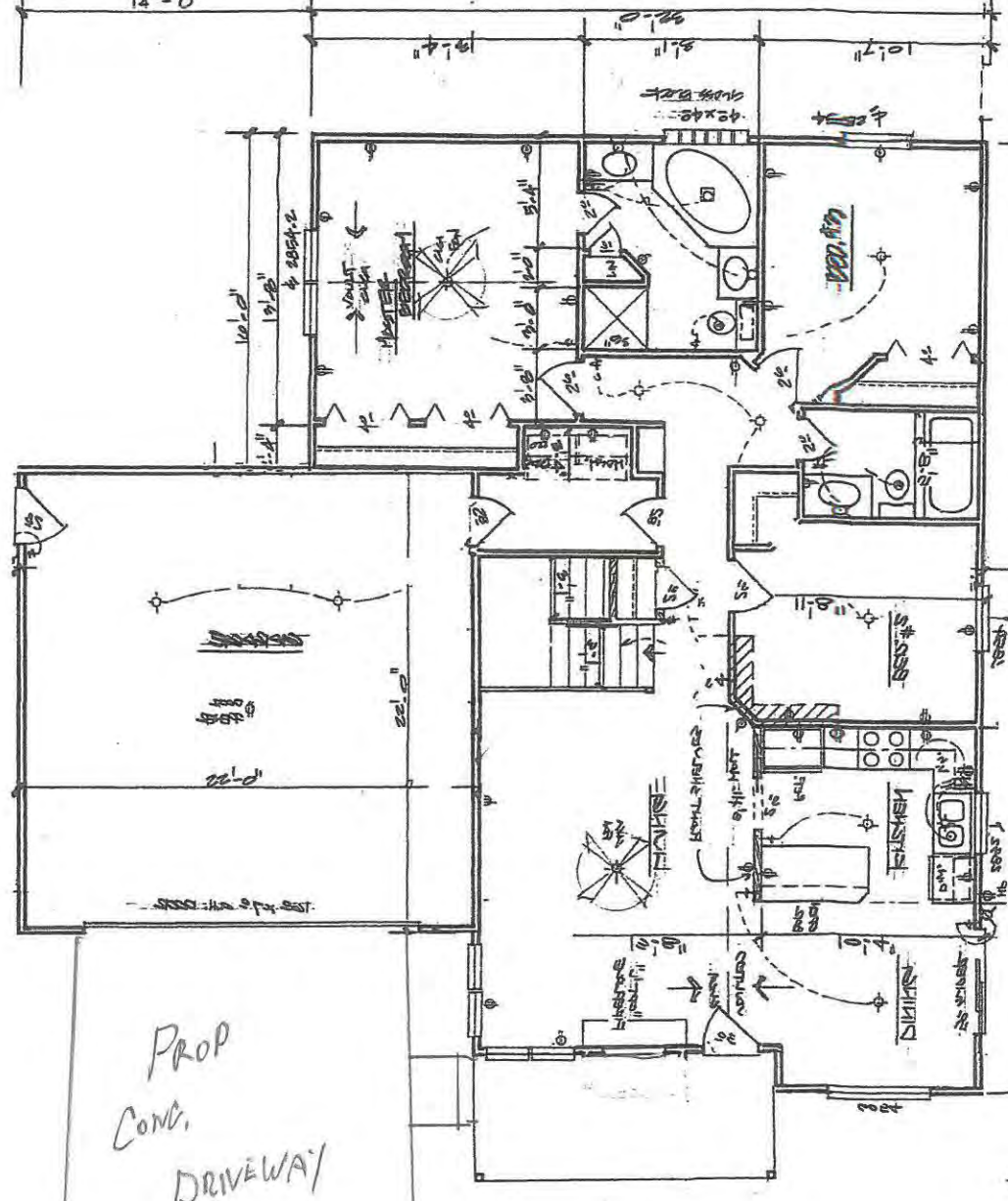
Lawrence S. Stec, City Clerk
3200 Biddle Avenue
Wyandotte, Michigan 48192

Dated: _____

Legal Department Approval _____

ALLEY

ATTACHMENT A



1200
SQ FT

5' SIDEWALK

1515 MAPLE ST.

6'

60'

14'-0"

46'-0"

69'

89'

46'-0"

4'-0"

21'

1122

1121

Build a FUTURE
in Wyandotte

**SPECIFICATION FOR ACQUISITION OF
VACANT PARCELS
FOR THE CONSTRUCTION OF A
NEW SINGLE FAMILY HOME
ON PROPERTY OWNED BY
THE CITY OF WYANDOTTE**

Department of Engineering and Building
City of Wyandotte, Michigan

Mark A. Kowalewski,
City Engineer

INSTRUCTIONS AND CONDITIONS

Delivery

Proposals with deposits shall be delivered to the City Engineer at Wyandotte City Hall, 3200 Biddle Avenue, Michigan, 48192 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Separate Proposals

A separate proposal must be submitted for each parcel. Proposals will become the property of the City of Wyandotte.

Expeditious Agreement

The maker of the best proposal, as recommended by the Committee, shall expeditiously enter into a purchase agreement, subject to the terms set forth in these Specifications for submission to the City Council.

Terms of Sale

These lots are available for \$10,000. The City is discouraging any bids under \$10,000. The City offers terms for the sale of these lots which are as follows:

1. \$10,000 Cash plus all closing costs due at time of closing.
2. \$5,000 due at closing and \$5,000 plus closing cost (ie title commitment, recording fee, mapping fees) as a no interest fee lien on the property payable upon the next sale or if the property is remortgaged or transferred in any manner.
3. \$10,000 placed as no interest fee lien on the property which also includes closing costs (ie title commitment, recording fee, mapping fees). This lien will be forgivable if the purchaser(s) occupy the property as their primary residences for ten (10) years. Note: the City will not subordinate this lien.

Further, a reduction of the purchase price of \$2,000 is available if the purchaser agrees to install energy saving systems such as solar systems capable of supplying 1 kw of energy or wind turbines supplying 400 watts of energy or geothermal systems capable of heating, cooling and providing hot water.

As Is Condition

This property is being sold, in an "as is" condition without expressed or implied warranty. The City of Wyandotte assumes no responsibility for the environmental conditions of the properties.

Prospective purchaser understand that, whether buildings were removed or not, the City of Wyandotte accepts no responsibility for underground conditions in cases where there were previous structures, with or without a basement.

Title Insurance

The City of Wyandotte will furnish a warranty deed. Title insurance must be obtained at the purchaser's expense. The City will provide its policy, if available, to the successful proposal maker as credit on a new policy.

Taxes and Prorated Items

All taxes and assessments which have become a lien upon the land as of ~~the date~~ of the Purchase Agreement shall be paid by the City as Seller. Current taxes, if any, INCLUDING CURRENT TAXES ON HOMES ALREADY DEMOLISHED, shall be prorated and adjusted as of the date of closing in accordance with the "Due Date" basis of the taxing unit in which the property is located.

Neighborhood Enterprise Zones (NEZ)

Properties which are located in an NEZ are eligible to receive a twelve (12) year tax abatement, which will reduce the taxes paid by homeowners. Proposals will be accepted by Developers and/or Builders and/or Occupied Persons. The City may show preference towards an owner occupant's proposal depending on the quality of the proposal received. Example of the tax saving is as follows:

Home valued at \$200,000 without the tax abatement using 2006 Homestead Tax Rate:
Taxable Value for land and house \$100,000 x 48 mills = \$4,800.00

Home valued at \$200,000 with the tax abatement using 2006 Homestead Tax Rate:
Taxable Value for land \$10,000 x 48 mills = \$480.00
Taxable Value for home \$90,000 x 16.86 mills = \$1,500.00
This is a yearly savings of \$2,820.00

CONTACT THE ENGINEERING DEPARTMENT TO SEE IF LOT IS ELIGIBLE FOR THIS TAX INCENTIVE.

Closing Fee

Purchaser is responsible for the payment of the TWO HUNDRED (\$200.00) DOLLAR closing fee. The closing fee will be paid at time of closing.

Subdivision Precluded

The properties are being offered as one single parcel each and shall not be subdivided.

Dirt Removal

Said Agreement will provide that dirt shall be removed from the site at Purchaser's expense.

Subject to Easement

The City will require the granting of a five (5) foot easement as part of the condition of sale. This Easement will be for future underground access for decorative 14' LED Lamp Post fixtures.

Building Permit Prior to Closing

The Purchase Agreement will require that a building permit be obtained prior to closing. Permits will only be issued to licensed residential builders.

Exception - A homeowner who meets the following requirements: A bona fide owner of a single family residence which is or will be on completion, for a minimum of two (2) years his or her place of residence, and no part of which is used for rental or commercial purposes, nor is contemplated for such purpose, may do his or her own work, providing he or she applies for and secures a permit, pays the fee, does the work himself or herself in accordance with the provisions hereof, applies for inspections and receives approval of the work by the code official. Failure to comply with these requirements will subject the owner's permit to cancellation. Owners building their own homes, will be required to sign an affidavit that they understand and agree to these conditions. Any violation of the two (2) year occupancy requirement will result in prosecution by the City.

Purchaser will have 120 days to obtain a building permit from the date of the Agreement. One (1) thirty (30) day extension may be granted by the City Engineer if there is a good reason.

Timely Development

Purchaser agrees to undertake development for the construction of a Single Family Dwelling no later than six (6) months from the date of the closing. Purchaser's failure to undertake development results in the City's right to repurchase the property at 80% of the purchase price as evidenced and enforced by a recordable document.

Guideline Price Not Binding

These lots are available for \$10,000. The City is discouraging any bids under \$10,000. The City offers terms for the sale of these lots which are as follows:

1. \$10,000 Cash plus all closing costs due at time of closing.
2. \$5,000 due at closing and \$5,000 plus closing cost (ie title commitment, recording fee, mapping fees) as a no interest fee lien on the property payable upon the next sale or if the property is remortgaged or transferred in any manner.
3. \$10,000 placed as no interest fee lien on the property which also includes closing costs (ie title commitment, recording fee, mapping fees). This lien will be forgivable if the purchaser(s) occupy the property as their primary residences for ten (10) years. Note: the City will not subordinate this lien.

Further, a reduction of the purchase price of \$2,000 is available if the purchaser agrees to install energy saving systems such as solar systems capable of supplying 1 kw of energy or wind turbines supplying 400 watts of energy or geothermal systems capable of heating, cooling and provided hot water.

Reservation

The City reserves the right to reject any or all proposals and the right to waive any formal defects in proposals when deemed in the best interest of the City.

REQUIREMENTS

Sales Price

The proposed price must be written in both words and numerals. These lots are offered for \$10,000 per buildable lot. The following are the options available for purchase:

1. \$10,000 Cash plus all closing costs due at time of closing.
2. \$5,000 due at closing and \$5,000 plus closing cost (ie title commitment, recording fee, mapping fees) as a no interest fee lien on the property payable upon the next sale or if the property is remortgaged or transferred in any manner.
3. \$10,000 placed as no interest fee lien on the property which also includes closing costs (ie title commitment, recording fee, mapping fees). This lien will be forgivable if the purchaser(s) occupy the property as their primary residences for ten (10) years. Not the City will not subordinate this lien.

Further, a reduction of the purchase price of \$2,000 is available if the purchaser agrees to install energy saving systems such as solar systems capable of supplying 1 kw of energy or wind turbines supplying 400 watts of energy or geothermal systems capable of heating, cooling and provided hot water.

Disclosure and Anti-Collusion

Proposal makers must complete the sworn affidavit included in this RFP, listing all persons, firms or corporations having any interest in the Agreement that would result from acceptance of the proposal, and state whether any member of the City Council, or Officer, or Employee of the City is directly interested in said proposal.

Deposit

The proposal maker must accompany the proposal with a deposit in the form of a cashier's check, bank money order, or certified check payable to the City of Wyandotte for ten (10%) percent of the amount offered for the parcel. This earnest money deposit shall be applied to the purchase price at the time of closing.

In order to protect the integrity of this solicitation and review process, deposits may be forfeited in cases where acceptable proposals are withdrawn prior to execution of any Agreement. All other deposits shall be returned at the direction of the City Council.

Once the City determines to enter into an Agreement and the proposal maker fails to consummate the sale, the Deposit will be forfeited to the City of Wyandotte.

Evaluation

In order to best serve the City's interest, proposals will be evaluated for: highest and best use of the property; quality of development as measured by meeting or exceeding the suggested minimum features; and the demonstrated experience, qualifications, and readiness of the prospective purchaser. The highest dollar amount does not necessarily determine the best proposal.

Equalization Factor

Any current Wyandotte Resident submitting a proposal on lots included in these specifications will receive a five (5%) percent Equalization Factor Credit on their proposal price for the property should their proposal be considered equivalent in quality to the high dollar bid proposal.

Equivalent in quality shall mean similar size square footage, exterior, amenities, such as but not limited to; fireplaces, tile floors, bay windows, counter tops, bedrooms, bathrooms, fixtures, etc.

Proof of residency will be required upon request.

BUILDING REQUIREMENTS

Harmony with Adjoining Residential Properties

Proposed building should respect the existing character of the immediate neighborhood. McKinley Neighbors United Picture Portfolio applies on lots located in the Neighborhood Enterprise Zone (NEZ) located between Eureka and Grove. This Portfolio is for reference only. The City does not have any of these plans available.

Building Features

Proposals must be attached to Signature Sheet and describe the proposed new single family dwelling by specifying the following features:

- a. Number of stories.
- b. Estimated amount of square feet.
- c. Provisions for a garage. *GARAGES PLACED IN FRONT OF THE LIVING QUARTERS, BECOMING THE PREDOMINANT FEATURE (more than 3 feet) IN THE FRONT YARD ARE UNDESIRABLE.*
- d. Number of bathrooms.
- e. Provisions for underground utilities. Contact Wyandotte Municipal Service and Ameritech for information.
- f. Other desirable architectural features such as covered porches, extended soffits, picture windows, bay windows, doorwalls, fireplaces, vaulted ceilings.
- g. Trim on house (vinyl, aluminum or painted wood).
- h. Decks or patios

Suggested Minimum Features

One Story Building Minimum Features:

- a. Consist of a minimum of 1,200 square feet of living area. This does not include basement or garage square footage.
- b. Full brick exterior. (Vinyl or aluminum would be considered as an alternative depending on the neighborhood)
- c. Full basement.
- d. All utilities underground (Electric, Cable and Telephone).

Two Story Building Minimum Features:

- a. Consist of a minimum of 1,500 square feet of living area. This does not include basement or garage square footage.
- b. Brick exterior on the entire first floor. (Vinyl or aluminum would be considered as an alternative depending on the neighborhood)
- c. Full Basement.
- d. All utilities underground (Electric, Cable and Telephone).

Corner Lots:

- a. Wrap around porches

BUILDING REQUIREMENTS

Required Feature

1. All basements shall have backflow prevention system, which shall include back water valves and sump pump.
2. All basements shall comply with Section R310 – Emergency Escape and Rescue Openings in accordance with the 2003 Michigan Residential Code. Also a cover over the opening will be required in accordance with Section R310.4 - Bars, grills, covers and screens of the 2003 Michigan Residential Code.

Standards

Purchaser understands that development of the property is subject to all the current codes and ordinances of the City of Wyandotte applicable for construction and use, such as the following:

Maximum Height:	Two (2) stories or thirty (30) feet.
Maximum Lot Coverage:	All structures can only cover thirty-five (35%) percent of property.
Yard Requirements:	Front: Minimum of twenty (20) feet. Side: Minimum of four (4) feet, except corner lots require minimum of five (5) feet on side abutting street.
	Total Side: Twelve (12) feet.
	Rear: Minimum of twenty-five (25) feet.

NOTE: Submittals which exceed these minimums requirements should be clearly stated on the proposal. More specific information of the proposed project will aid the Land Sale Committee in making its recommendation for acceptance to the Mayor and City Council.

The City reserves the right to reject any proposal wherein the square footage of the house does not meeting with the character of the neighborhood or size of the lot.

144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	30	325
ELM ST.																		
BAISLEY PARK																		
137	136	135	134	133	132	131	130	129	128	127	126	125	124	123	122	121	112	112
MAPLE ST.																		
SUBD'N. (13)																		
104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	30	325
DEE ST.																		
97	96	95	94	93	92	91	90	89	88	87	86	85	84	83	82	81	112	112

30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
SEVENTEENTH																		
112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112
128	127	126	125	124	123	122	121	120	119	118	117	116	115	114	113	112	112	112
FIFTEENTH																		
129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	30	30
SUBDIVISION (16)																		
192	191	190	189	188	187	186	185	184	183	182	181	180	179	178	177	176	112	112

30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
SIXTEENTH																		
110	109	108	107	106	105	104	103	102	101	100	99	98	97	96	95	94	93	92
SEVENTEENTH																		
147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165
EIGHTEENTH																		
174	173	172	171	170	169	168	167	166	165	164	163	162	161	160	159	158	157	156

1515 Maple LOTS 141 AND 142 THE STEEL PLANT SUB T3S R11E L18 P53 WCR — City of Wyandotte
 Lot Size: 60' x 112'

**CITY OF WYANDOTTE, MICHIGAN
CERTIFIED RESOLUTION
2016-325**

REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF WYANDOTTE,
WAYNE COUNTY, MICHIGAN, HELD IN THE COUNCIL CHAMBERS, OF THE MUNICIPAL
BUILDING.

UNDER THE DATE OF: July 18, 2016

MOVED BY: Councilperson Schultz

SUPPORTED BY: Councilperson Sabuda

BE IT RESOLVED that the communication from Derek Johnson regarding the approval of a home plan and lot purchase at 1515 Maple is hereby referred to the City Engineer for further review and report back in one week (7/25/2016) to include a proposed purchase agreement that includes an attached garage that is greater than six (6) feet forward of the dwelling portion of the home that would require a Zoning Board of Appeals decision prior to closing.

Motion unanimously carried

ABSENT: Councilperson VanBoxell

I, LAWRENCE S. STEC, duly authorized City Clerk of Wyandotte, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council on July 18, 2016 said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meeting Act, being Act 267, Public Acts of Michigan, 1976.



Lawrence S. Stec
City Clerk

WYANDOTTE TO CELEBRATE 40 YEARS OF SERVICE

The Wyandotte Jaycees are preparing to celebrate 40 years of continuing service to the Wyandotte community on Saturday November 19, 2016. The purpose of this event is to give full regard to the past and continuing service of the Wyandotte Junior Chamber and to raise community awareness of our organization. The event will be held at ~~the Grand Harbor Banquet Center (the old JB Wharf)~~ a location yet to be determined at 6pm, it will include dinner, drinks, awards and dancing. The Jaycees will be honoring the Mayor and hearing from our Michigan Jaycee President Steve Pickelman and our first president of the chapter Tom Randazzo.

Anyone who was a former Wyandotte Jaycee or Jaycee from a Downriver chapter are invited to the celebration! Please come out and see what 40 years of service looks like! For more information contact Michelle Kelley at mkelley@mijaycees.org

The “Jaycees” is an organization that gives individuals age 21-40, an opportunity to gain leadership skills while making a positive impact on their community. The Wyandotte Jaycees have been offering our members an opportunity to develop their leadership skills through a wide variety of social, business, and community service projects since 1976. We have contributed to the betterment of our community through our involvement in projects such as Easter egg hunts, street cleanups, charitable donations to national organizations (American Red Cross, American Cancer Society, and Ronald McDonald), local organizations, less fortunate families and other projects for the city.

RE: Classification of Ordinance for New Business – 9 Month Bump / Licensing Fee

Kimberly Uy
9 Month Bump
121 Elm Street, Wyandotte
734.307.7491 (store)
734.673.0889 (cell)

July 21st, 2016

Dear Mayor Peterson and Wyandotte Council Members,

My name is Kimberly Uy and I am the owner of the 9 Month Bump located at 121 Elm Street in the downtown district. We relocated our store (formerly in Trenton for the past two years) and reopened for business in January of 2016. We were (and are) excited and grateful to bring our small, family-run business (I am currently the only employee) to the Wyandotte community. Our business focuses on assisting moms-to-be with affordable maternity clothing (consigned) and also features new, locally handmade baby boutique items from about 25 local women.

When we opened the store, I worked with city officials to get proper documentation on file, approval for signage and our certificate of occupancy. I was informed at that time (December) that due to our retail nature no further licensing/documentation was required. In May of 2016, I received a letter that stated that because I sell secondhand goods (maternity wear), I was required to pay a licensing fee to the city of \$300, to be bonded up to \$3,000 (\$100 additional fee), to carry additional insurance (additional monthly cost) and also to have a background check and my fingerprints on file (additional fees). Overall the estimated costs would be over \$500 a year in additional licensing fees. I was shocked by these requirements, as this seemed to be an excessive amount for our small business to be charged yearly. It may also create an undue financial strain upon the overall success of our new business.

When I reached out to my neighbors, I learned that restaurants pay \$75 a year and that other businesses similar in nature to our business were not contacted or charged a licensing fee at all (although they deal in secondhand goods as well). I immediately reached out to the city clerk and the deputy clerk to discuss options, exceptions and possible payments adjustments. I was informed by the clerk's office that this high fee and additional requirements were most likely established due to the high risk nature of some secondhand dealer businesses (such as pawnbrokers) and their high priced items. Our business would not under normal circumstance be considered high risk and the highest price in our store on a piece of clothing is currently less than \$25.

I have had several discussions with Beth Lekity (Deputy City Clerk) and also a personal meeting with Larry Stec (City Clerk) this morning (July 21st). I was informed

during this meeting that writing a letter to address this issue may assist in getting some of the outdated ordinances reviewed. Larry understood my concerns and was also kind enough to provide me with a copy of the ordinance.

Upon reviewing the entire ordinance (prior to writing this letter), I did find a clause that seems to address our business and remove us from the secondhand dealer classification. Although the 9 Month Bump does “engage in the business of purchasing, storing, selling, and exchanging secondhand goods (i.e. maternity wear)”, it does state that a secondhand dealer definition “does not include sellers of new articles, wares, or merchandise from manufacturer, wholesale distributors or jobbers for retail sale to customers, nor persons, firms or corporations whose principle business is that of dealing in new goods, articles and merchandise. Although we do sell consigned maternity wear, the majority (and now principle business) of the 9 Month Bump is the retail sale of new maternity and baby boutique items to our customers. Over the past 2.5 years our handmade boutique business has quadrupled and now is our primary means of daily retail income.

As I stated before, I am excited about being a part of the Wyandotte community and continuing to bring our customers to the area (and growing and gaining new customers as well). I was informed that a new general licensing fee may soon be issued for all local businesses and I look forward to receiving future notification regarding this decision. I am simply asking for review and reconsideration as to our current ordinance classification. The ordinance as it stands does not seem to accurately take our unique business structure into account and it seems to unfairly single out only certain businesses in the downtown area.

Thank you for you time and consideration!

Sincerely,

Kimberly Uy
9 Month Bump
121 Elm Street, Wyandotte
734.307.7491 (store)
734.673.0889 (cell)

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 25, 2016

AGENDA ITEM # 4

ITEM: Concur with Municipal Services Commission authorization for the purchase of a 2017 Ford Transit 250 LR Cargo Van for the Water Dept.

PRESENTER: William Weirich - Water Department Superintendent *WW*

INDIVIDUALS CONSULTED: Rod Lesko, Paul LaManes *PLM*

BACKGROUND: A new vehicle is needed to replace a 2008 Ford Econoline van for the Water Department as the main vehicle for customer service. This vehicle is used in the daily duties of the Customer Service staff and due to having a full crew with increased workload demands, an additional vehicle is needed in the department. The current Ford Econoline van will be retained for use, including transporting crews to work sites and towing lawn equipment. The MiDeal bid for vehicle purchases for the State of Michigan was awarded to Gorno Ford of Woodhaven for a price of \$20,999 for the 2016 model of the vehicle requested and with necessary options the total price is \$25,000, including that the delivered vehicle will be a 2017 model. As such no other bids were required/requested for this purchase.

Vehicle specs are included as an attachment to this request.

STRATEGIC PLAN/GOALS: To provide services in an efficient, reliable and economical manner.

ACTION REQUESTED: Concur with the approval by the Wyandotte Municipal Services Commission for the purchase of a 2017 Ford Transit 250 Cargo Van for the Water Department utilizing the MiDeal bid for \$ 25,000, as recommended by WMS management.

BUDGET IMPLICATIONS: Purchase was approved in the FY2016 Water Department capital budget for \$ 25,000, project # 592-000-970-000-1031WA.

IMPLEMENTATION PLAN: Subsequent to City Council concurrence, a purchase order will be generated for the purchase. The current delivery lead timeframe is estimated at 10 to 12 weeks after receipt of the purchase order.

MAYOR'S RECOMMENDATION: *Joseph R. Peterson*

CITY ADMINISTRATOR'S RECOMMENDATION: *J. Dysdale*

LEGAL COUNSEL REVIEW: N/A

LIST OF ATTACHMENTS

- MiDeal quote from Gorno Ford

RESOLUTION

BE IT RESOLVED, by the Wyandotte City Council that Council concurs with the Municipal Services Commission approval of the purchase of a 2017 Ford Transit 250 LR Cargo Van vehicle from Gorno Ford of Woodhaven by the Water Department for an amount not to exceed \$25,000 as secured through the State of Michigan MI-Deal bid and as recommended by WMS management.

I move the adoption of the foregoing resolution.

MOTION by
Councilperson _____

Supported by
Councilperson _____

YEAS

COUNCIL

NAYS

Sabuda
Sutherby-Fricke
Galeski
Schultz
Miciura Jr.
VanBoxell

GORNO FORD
Woodhaven MI
Bus: 734-671-4017
FAX: 734-671-4375

CITY OF WYANDOTTE
WATER DEPARTMENT
BUS: 734-324-7142
wweirich@wyan.org

ATT: BILL WEIRICH

7-14- 16

2017 FORD TRANSIT 250 LR CARGO VAN, #3958-0039, MI CONTRACT# O71B1300005

130" WHEELBASE

3.7L TI-VCT V6

6 SPD AUTO OVERDRIVE WITH SELECTSHIFT

OXFORD WHITE

PEWTER VINYL INTERIOR

3.73 RATIO REGULAR AXLE

9000# GVWR

POWER DOORS / LOCKS / KEYLESS ENTRY

VINYL FRONT FLOOR ONLY

REARVIEW CAMERA

CONTRACT PRICE FOR 250 TRANS VAN \$ 20,999.00

REQUESTED OPTIONS

REAR FIXED WINDOWS / PASSENGER SIDE DOOR WINDOW \$ 325.00

CENTER CONSOLE BETWEEN DRIVER AND PASSENGER SEAT \$ 300.00

PARTITION BETWEEN DRIVER / PASSENGER AND CARGO AREA \$ 895.00

MUNICIPAL LIGHTING PACKAGE: \$ 2,420.00

LED AMBER LIGHTS MOUNTED IN THE GRILL / MINI LED LIGHTBAR MOUNTED CENTER ROOF ABOVE B PILLAR

/ TRAFFIC ADVISOR MOUNTED ABOVE REAR DOORS / TRAFFIC ADVISOR CONTROLLER

TOTAL FOR REQUESTED OPTIONS.....\$ 3,940.00

DELIVERY \$ 61.00

TOTAL FOR TRANS VAN AND OPTIONS \$ 25,000.00

- MSRP 34,005.00, MIDEAL SAVINGS APPROXIMATELY \$ 13,000.00
- THIS COST INCLUDE CONTRACT CONCESSION THROUGH THE CONTRACT

CURRENT LEAD TIME IS ESTIMATED 10-12-WEEKS FROM RECEIPT OF PURCHASE ORDER

CUSTOMER SIGNATURE _____ DATE _____

STATE OF MICHIGAN
 DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
 PROCUREMENT
 P.O. BOX 30026, LANSING, MI 48909
 OR
 525 W. ALLEGAN, LANSING, MI 48933

CHANGE NOTICE NO. 9
 to
CONTRACT NO. 071B1300005
 between
THE STATE OF MICHIGAN
 and

NAME & ADDRESS OF CONTRACTOR	PRIMARY CONTACT	EMAIL
Gorno Ford 22025 Allen Rd Woodhaven, MI 48183	Jim Agney	jagney@gornoford.com
	PHONE	CONTRACTOR'S TAX ID NO. (LAST FOUR DIGITS ONLY)
	(734) 671-4033	4520

STATE CONTACTS	AGENCY	NAME	PHONE	EMAIL
PROGRAM MANAGER / CO	MDOT	Dan Smith	517-334-7767	Smithd4@michigan.gov
CONTRACT ADMINISTRATOR	DTMB	Yvon Dufour	517-284-6996	dufoury@michigan.gov

CONTRACT SUMMARY			
DESCRIPTION: Vehicles, Patrol and Passenger Vehicles, Trucks, Vans, Cabs & Chassis			
INITIAL EFFECTIVE DATE	INITIAL EXPIRATION DATE	INITIAL AVAILABLE OPTIONS	EXPIRATION DATE BEFORE CHANGE(S) NOTED BELOW
October 1, 2010	September 30, 2015	2, one year options	September 30, 2015
PAYMENT TERMS		DELIVERY TIMEFRAME	
Net 45		30 Days	
ALTERNATE PAYMENT OPTIONS			EXTENDED PURCHASING
<input type="checkbox"/> P-card <input type="checkbox"/> Direct Voucher (DV) <input type="checkbox"/> Other			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
MINIMUM DELIVERY REQUIREMENTS			
N/A			

DESCRIPTION OF CHANGE NOTICE				
EXERCISE OPTION?	LENGTH OF OPTION	EXERCISE EXTENSION?	LENGTH OF EXTENSION	REVISED EXP. DATE
<input checked="" type="checkbox"/>	1 Year	<input type="checkbox"/>		September 30, 2016
CURRENT VALUE	VALUE OF CHANGE NOTICE	ESTIMATED AGGREGATE CONTRACT VALUE		
\$1,615,494.00	\$0.00	\$1,615,494.00		
DESCRIPTION: Effective September 23, 2015, the first option year available on this contract is hereby exercised. The revised contract expiration date is September 30, 2016. All other terms, conditions, specifications and pricing remain the same. Per contractor and agency agreement, and DTMB Procurement approval.				

Light Duty Trucks	Pick-Up, Alt. Fuel, Standard Cab, 8' Box, 1,500 lbs. min. Payload	3958-0026A	Ford	2016	F150 (E-85)	6	\$18,935.00	\$2.00	
Light Duty Trucks	Pick-Up, Extended Cab, 8' Box, 1,400 lbs. min. Payload	3958-0027	Ford	2016	F150	6	\$20,695.00	\$2.00	
Light Duty Trucks	Pick-Up, Alt. Fuel, Extended Cab, 8' Box, 1,400 lbs. min. Payload	3958-0027A	Ford	2016	F150 (E-85)	8	\$21,378.00	\$2.00	Must have 5.0L V8 for (E85 Capability)
Light Duty Trucks	Pick-Up, Extended Cab, 6' Box, 1,400 lbs. min. Payload	3958-0028	Ford	2016	F150	6	\$19,785.00	\$2.00	
Light Duty Trucks	Pick-Up, Alt. Fuel, Extended Cab, 6' Box, 1,400 lbs. min. Payload	3958-0028A	Ford	2016	F150 (E-85)	6	\$19,835.00	\$2.00	
Light Duty Trucks	Pick-Up, 8' Box, Standard Cab, 3,240 lbs. min. Payload	3958-0029	Ford	2016	F250	8	\$20,795.00	\$2.00	(E-85 Capable)
Light Duty Trucks	Pick-Up, Diesel, 8' Box, Standard Cab, 3,240 lbs. min. Payload	3958-0029D	Ford	2016	F250	8	\$27,400.00	\$2.00	
Light Duty Trucks	Pick-Up, Extended Cab, 8' Box, 3,000 lbs. min. Payload	3958-0030	Ford	2016	F250 XL	8	\$22,900.00	\$2.00	(E-85 Capable)
Light Duty Trucks	Pick-Up, Alt. Fuel, Extended Cab, 8' Box, 3,000 lbs. min. Payload	3958-0030A	Ford	2016	F250XL (E-85)	8	\$22,898.00	\$2.00	
Light Duty Trucks	Pick-Up, Diesel, Extended Cab, 8' Box, 3,000 lbs. min. Payload	3958-0030D	Ford	2016	F250 XL	8	\$29,675.00	\$2.00	
Light Duty Trucks	Pick-Up, Extended Cab, 6' Box, 3,000 lbs. min. Payload	3958-0031	Ford	2016	F250	8	\$22,710.00	\$2.00	(E-85 Capable)
Light Duty Trucks	Pick-Up, Diesel, Extended Cab, 6' Box, 3,000 lbs. min. Payload	3958-0031D	Ford	2016	F250	8	\$29,515.00	\$2.00	
Vans and Large Utility Vehicles	Cargo-Van, 1,700 lbs. min. Payload	3958-0032	Ford	2016	Transit 150	6	\$20,165.00	\$2.00	V6 increased HP decreased torque over discontinued Econoline V8. Low roof.
Vans and Large Utility Vehicles	Cargo-Van, Alt. Fuel, 1,700 lbs. min. Payload	3958-0032A	Ford	2016	Transit 150 (E-85)	6	\$20,168.00	\$2.00	V6 increased HP decreased torque over discontinued Econoline V8. Low roof.
Vans and Large Utility Vehicles	Cargo-Van, 3,100 lbs. min. Payload, 3/4 Ton	3958-0039	Ford	2016	Transit 250	6	\$20,999.00	\$2.00	V6 increased HP decreased torque over discontinued Econoline V8. Low roof.

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 25th 2016

AGENDA ITEM # 5a

ITEM: Special Event Application - Wyandotte Boat Club - Blitzen the Dotte

PRESENTER: Heather A. Thiede, Special Events Coordinator

INDIVIDUALS IN ATTENDANCE: Heather A. Thiede, Special Events Coordinator

BACKGROUND: Attached please find the Special Event Application from the Wyandotte Boat Club to hold the Blitzen the Dotte race November 19th prior to the opening of the Wyandotte Christmas Parade. This event has been reviewed and approved by the Police and Fire Chief, Recreation Superintendent, and Department of Public Service provided the group add the City of Wyandotte as additional insured to their insurance policy and sign a hold harmless agreement to be drafted up by the Department of Legal Affairs. (Please see the attached application and information sheets).

STRATEGIC PLAN/GOALS: The City of Wyandotte hosts several quality of life events throughout the Year. These events serve to purpose the goals of the City of Wyandotte by bringing our community together with citizen participation and supporting the local businesses and non-profit organizations.

ACTION REQUESTED: It is requested the City Council concur with the support of the Chief of Police, Fire Chief, and Recreation Superintendent and support the use of city sidewalks and property for their event held November 19th 2016.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Chief of Police, Department of Public Service, Recreation, Fire Department and Special Event Coordinator.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION:

S. Rysdal

LEGAL COUNSEL'S RECOMMENDATION: Concurs with recommendation, approval on file.

MAYOR'S RECOMMENDATION:

J.P.

LIST OF ATTACHMENTS

Special Event Application
Event Maps

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: July 25th 2016

RESOLUTION by Councilman _____

BE IT RESOLVED by the City Council that Council Concurs with the recommendation of the Special Event Coordinator, Fire Chief, Police Chief and Recreation Superintendent to approve the use of city sidewalks and property for the event held July 25th 2016 provided the group add the City of Wyandotte as additional insured to their insurance policy and sign a hold harmless agreement to be drafted up by the Department of Legal Affairs.

I move the adoption of the foregoing resolution.

MOTION by Councilmen _____

Supported by Councilman _____

YEAS

COUNCIL

NAYS

- Fricke
- Galeski
- Miciura
- Sabuda
- Schultz
- VanBoxell

Special Events Office, City of Wyandotte
2624 Biddle Avenue Wyandotte, Michigan 48192
P: 734-324-4502 F: 734-324-7283
hthiede@wyan.org www.wyandottestreetartfair.org

Date of proposed event: November 19, 2016 Times: 8:00 a.m. - 10:00 a.m.

Name of Applicant: Fred Mekolon

Name of Business or Organization: Wyandotte Boat Club

Type of legal entity of your business/organization: 501C.3

Name of individual authorized to sign documents on behalf of your business/organization: Fred Mekolon

Address: 1 Pine Street, Wyandotte, MI 48192

Email: c/o vnicholson@wowway.com Cell Phone: _____

Please attach a detailed description and site map (please see details for proper site map on page 3 of this document) of the proposed event to this application for review by the Special Event Office.

Site of proposed event: From Pine Street to Wyandotte Hospital thru ^{one} Golf Course

Estimated maximum number of persons expected at the event for each day: 800

Is Alcohol going to be served or provided at this event: NO Do you have a license: n/a

Do you need water hook up for this event? NO

If you will need water hook up, please list where and what the water will be for: n/a

Electrical needs: Please list on the attached electrical sheet your electrical needs for your event. This document must be returned to the Special Event Office along with this application if you require power at your event.

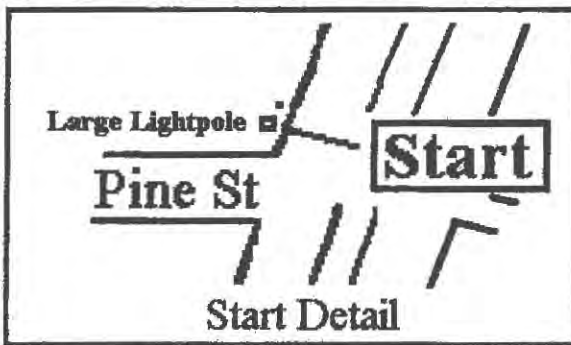
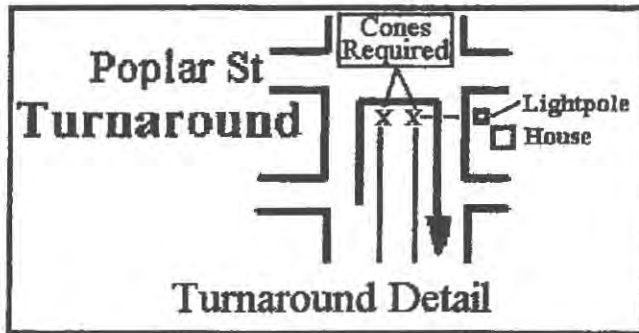
Application fee: \$50 Please make checks or money orders payable to the City of Wyandotte.

If you have any questions regarding this application and its details feel free to contact the Special Event Office at hthiede@wyan.org or 734.324.4502.

Blitzen The Dotte 5K

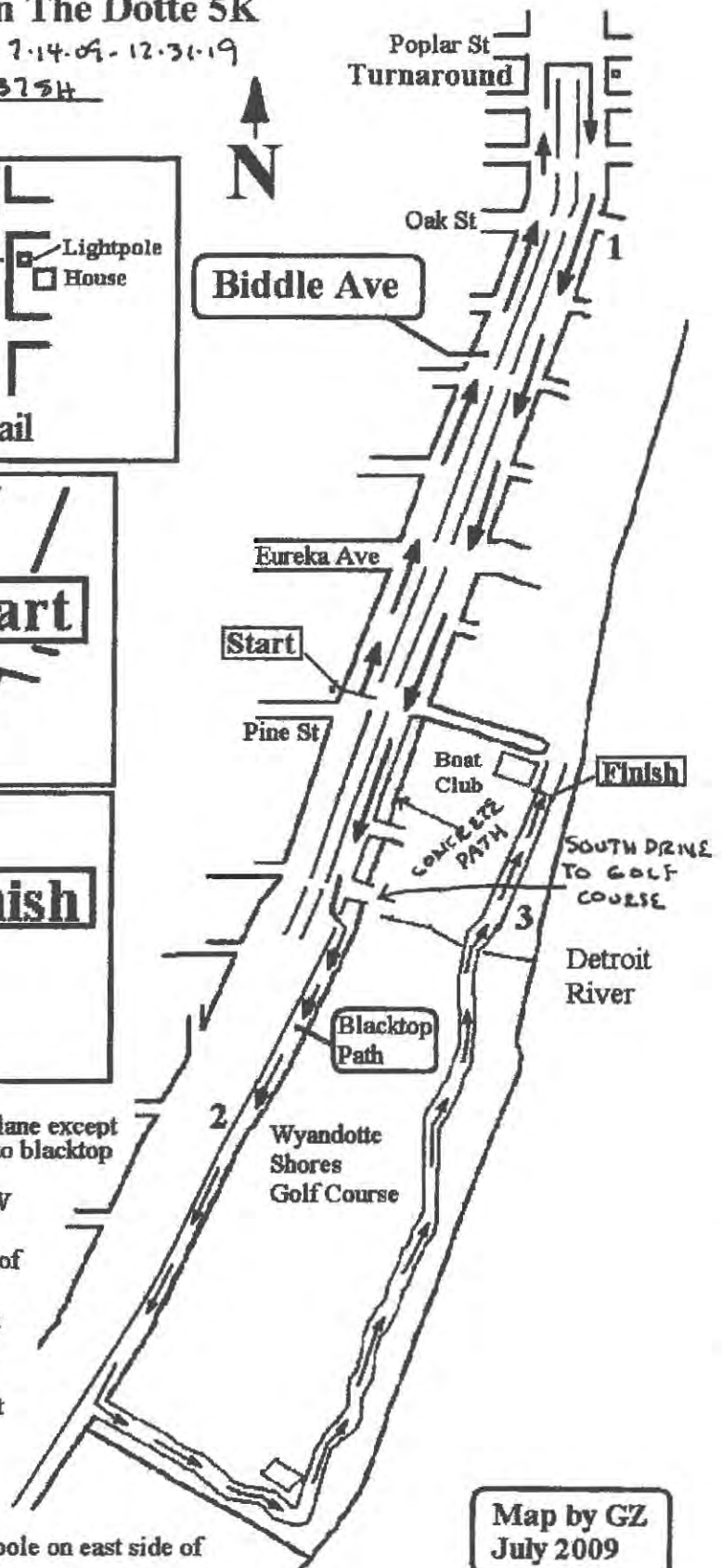
Effective Date: 7-14-09 - 12-31-09

MI090375H



Notes

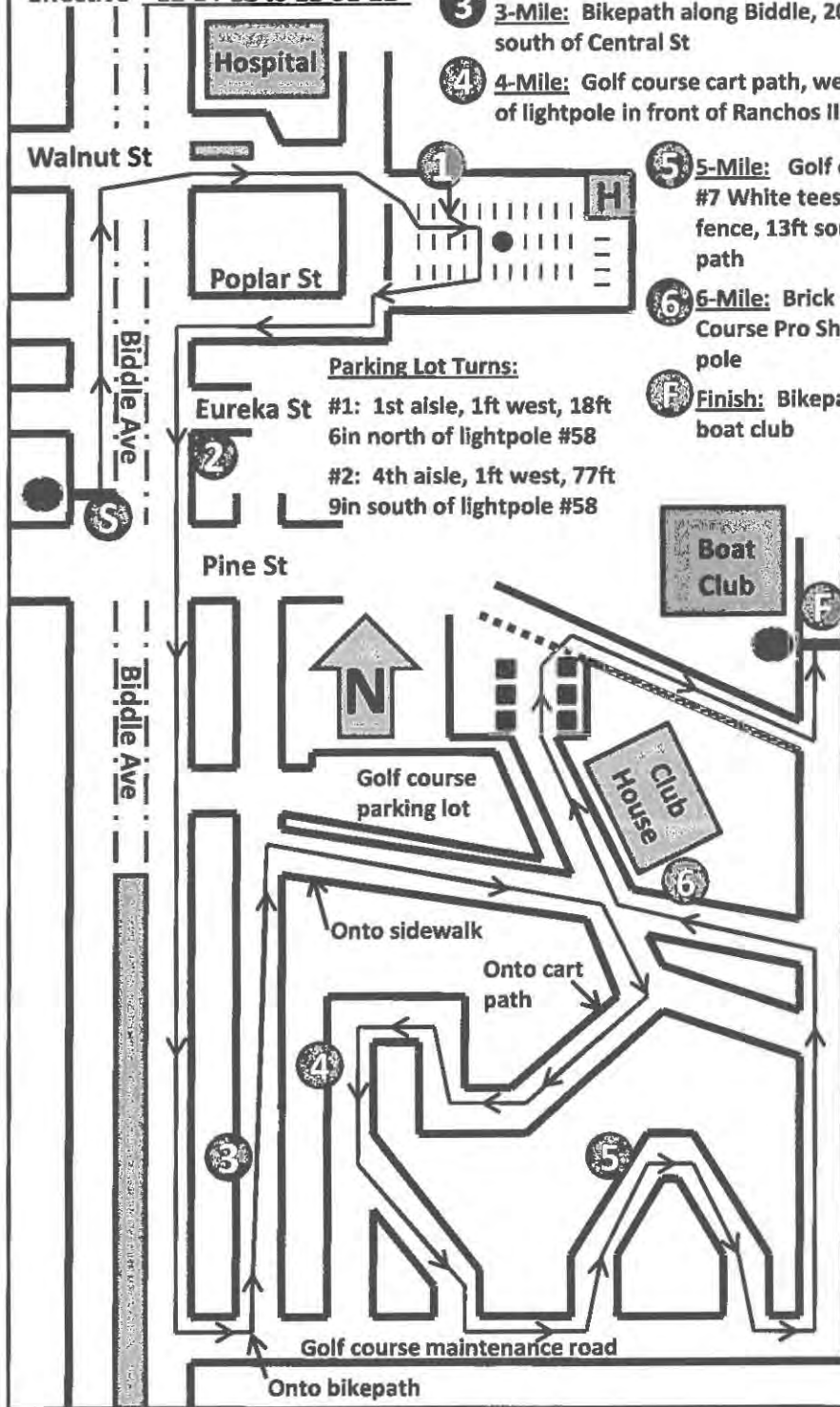
1. Runners must keep left of center turn lane except to crossover at turnaround and move to blacktop path when along the Golf Course.
2. Start Line is at Large Lightpole at NW corner of Biddle and Pine St.
3. Turnaround is at Lightpole just north of 2533 Biddle on east side of Biddle.
4. Finish Line is at the American Legion flagpole adjacent to path across from south side of Wyandotte Boat Club.
5. Mile Mark 1 is at SE corner of Oak at Biddle Ave.
6. Mile Mark 2 is on path along Golf Course across from entry door at 4120 Biddle.
7. Mile Mark 3 is across from 2nd lightpole on east side of path north of Golf Course "gate".



Map by GZ
July 2009

Blitzen The Dotte 10K Wyandotte, Michigan

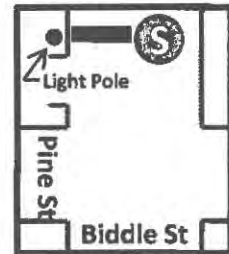
USATF Certification MI12064SH
Effective 11-14-12 to 12-31-22



- S** **Start:** Biddle Ave, west side, at first lightpole north of Pine St
- 1** **1-Mile:** East hospital parking lot, 2nd (w-e) aisle, 12 spots from west end (98ft west of lightpole #58)
- 2** **2-Mile:** Biddle Ave, 51ft 4in south of light pole at southeast corner of Eureka
- 3** **3-Mile:** Bikepath along Biddle, 20ft north of 2nd lightpole south of Central St
- 4** **4-Mile:** Golf course cart path, west side of Hole #3, 54ft north of lightpole in front of Ranchos II restaurant
- 5** **5-Mile:** Golf course cart path, west of Hole #7 White tees, just north of boundary fence, 13ft south of sprinkler head along path
- 6** **6-Mile:** Brick path, south side of Golf Course Pro Shop entrance, 14ft east of light pole
- F** **Finish:** Bikepath, at flagpole, in front of boat club

Parking Lot Turns:
#1: 1st aisle, 1ft west, 18ft 6in north of lightpole #58
#2: 4th aisle, 1ft west, 77ft 9in south of lightpole #58

START LINE:



LANE RESTRICTIONS:
 -Northbound Biddle: Keep left of center turn lane.
 -Southbound Biddle: Far left lane only



MAP NOT TO SCALE

Course Measurement completed by: Joe Baldwin

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 25th 2016

AGENDA ITEM # 5b

ITEM: Special Event Application – New Destiny Church Event

PRESENTER: Heather A. Thiede, Special Events Coordinator

INDIVIDUALS IN ATTENDANCE: Heather A. Thiede, Special Events Coordinator

BACKGROUND: Attached please find the Special Event Application from New Destiny Church to use Memorial Park for a back to school rally to take place August 27th 2016 from 12 – 4 pm. Any tents on the street or sidewalk must be weighted (no stakes are allowed to be used to anchor tents) to prevent collapse. Clean up before/during and after the event must be done by the group/company. This means any trash, spills; broken items will need to be cleaned during the event. This event has been reviewed and approved by Police Chief, Recreation Superintendent, and Department of Public Service provided the group add the City of Wyandotte as additional insured to their insurance policy and sign a hold harmless agreement created by the Department of Legal Affairs. (Please see the attached application and information sheets).

STRATEGIC PLAN/GOALS: The City of Wyandotte hosts several quality of life events throughout the Year. These events serve to purpose the goals of the City of Wyandotte by bringing our community together with citizen participation and supporting the local businesses and non-profit organizations.

ACTION REQUESTED: It is requested the City Council concur with the support of the Chief of Police, Fire Chief, and Recreation Superintendent and support the use of city sidewalks and property for their event held August 27th 2016.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Chief of Police, Department of Public Service, Recreation, Fire Department and Special Events Coordinator.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: *Shrysdal*

LEGAL COUNSEL'S RECOMMENDATION: Concurs with recommendation, approval on file.

MAYOR'S RECOMMENDATION: *J.P.*

LIST OF ATTACHMENTS

Special Event Application
Letter

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: July 25th 2016

RESOLUTION by Councilman _____

BE IT RESOLVED by the City Council that Council Concurs with the recommendation of the Special Event Coordinator, Fire Chief, Police Chief and Recreation Superintendent to approve the use of city sidewalks and property for the event held August 27th 2016 from 12 – 4 pm.. Any tents on the street or sidewalk must be weighted (no stakes are allowed to be used to anchor tents) to prevent collapse. Clean up before/during and after the event must be done by the group/company. This means any trash, spills; broken items will need to be cleaned during the event. This event has been reviewed and approved by Police Chief, Recreation Superintendent, and Department of Public Service provided the group add the City of Wyandotte as additional insured to their insurance policy and sign a hold harmless agreement created by the Department of Legal Affairs.

I move the adoption of the foregoing resolution.

MOTION by Councilmen _____

Supported by Councilman _____

YEAS

COUNCIL

NAYS

- Fricke
- Galeski
- Miciura
- Sabuda
- Schultz
- VanBoxell

Application for Special Event

Special Events Office, City of Wyandotte
2624 Biddle Avenue Wyandotte, Michigan 48192
P: 734-324-4502 F: 734-324-7283
hthiede@wyan.org www.wyandottestreetartfair.org

Date of proposed event: 08/27/2016 Times: 12p-4p

Name of Applicant: Desmond Cheatham

Name of Business or Organization: New Destiny Church

Type of legal entity of your business/organization: Religious

Name of individual authorized to sign documents on behalf of your business/organization: Desmond Cheatham

Address: 2957 11th Street Wyandotte, MI 48192

Email: Pastordez@yahoo.com Cell Phone: 248-688-4636

Please attach a detailed description and site map (please see details for proper site map on page 3 of this document) of the proposed event to this application for review by the Special Event Office.

Site of proposed event: Pulaski Park or park City deems suitable for event

Estimated maximum number of persons expected at the event for each day: 400

Is Alcohol going to be served or provided at this event: NO Do you have a license: N/A

Do you need water hook up for this event? No

If you will need water hook up, please list where and what the water will be for: _____

Electrical needs: Please list on the attached electrical sheet your electrical needs for your event. This document must be returned to the Special Event Office along with this application if you require power at your event. No Electrical required

Application fee: \$50 Please make checks or money orders payable to the City of Wyandotte.

If you have any questions regarding this application and its details feel free to contact the Special Event Office at hthiede@wyan.org or 734.324.4502.

My name is Desmond Cheatham, I'm a Pastor in the city of Wyandotte, I had the opportunity to speak with the supt of Wyandotte Public schools in regards to adopting a school for our back to school rally. We have been partnered with Washington elementary school and have had several communications with their principal.

We are looking to hold a back to school event on August 27th 2016 from 12-4pm and was interested in using one of Wyandottes parks to have the event due to the large population of students at the school which comes to about 400 students.

The event will consist of passing out school supplies, food and some games and possibly a bounce house for the children to enjoy. We are interested in finding out what is the process for getting the use of a park for the event as I called yesterday and spoke with one of your staff and she advised us that you would be the person to email and speak with. I look forward to hearing from you and i may be contacted via phone @ 248-688-4636 or by email.

Thank you,
Desmond Cheatham

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 25th 2016

AGENDA ITEM # 5c

ITEM: Special Event Application – Wyandotte Yacht Club – Hayrides

PRESENTER: Heather A. Thiede, Special Events Coordinator

INDIVIDUALS IN ATTENDANCE: Heather A. Thiede, Special Events Coordinator

BACKGROUND: Please see the attached letter and application from the Wyandotte Yacht Club requesting permission to hold their annual hayride, Saturday, October 29th. The below are the area in which the hayride will take place.

- The group will be taking a trailer from Silver Shores Marina and travel to Brooklyn's followed by Captains, then Firehouse and return to Silver Shore Marina. They have been doing this event for multiple years and will be sure to follow all of the appropriate traffic laws as well as not disrupt normal traffic. They have a caution light on the lead truck that will be pulling the wagon as well as a vehicle following the wagon.

This event has been reviewed and approved by the Police Chief, Fire Chief, Recreation Superintendent and DPS Superintendent pending the signing of a hold harmless agreement Wyandotte Yacht Club representative.

STRATEGIC PLAN/GOALS: The City of Wyandotte hosts several quality of life events throughout the year. These events serve to purpose the goals of the City of Wyandotte by bringing our community together with citizen participation and supporting the local businesses and non-profit organizations.

ACTION REQUESTED: It is requested the City Council concur with the support of the Special Event Coordinator, Police Chief, Recreation Superintendent, Fire Chief and Department of Public Service Superintendent and support the use of city streets, sidewalks and property for their event held October 26th.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Chief of Police, Department of Public Service, Recreation, Fire Department and Special Event Coordinator.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: *Shuydal*

LEGAL COUNSEL'S RECOMMENDATION: Concurs with recommendation, approval on file.

MAYOR'S RECOMMENDATION: *JAT*

LIST OF ATTACHMENTS:

Special Event Application/Letter

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: July 25th 2016

RESOLUTION by Councilman _____

BE IT RESOLVED by the City Council that Council Concurs with the recommendation of the Special Event Coordinator to approve the use of city sidewalks, streets and property for the event held October 29th, 2016.

I move the adoption of the foregoing resolution.

MOTION by Councilmen _____

Supported by Councilman _____

YEAS

COUNCIL

NAYS

Fricke
Galeski
Miciura
Sabuda
Schultz
VanBoxell



Wyandotte Yacht Club

Post Office Box 274
Wyandotte, MI. 48192
wyandotteyachtclub.com

July 01, 2016

Heather A. Thiede
Special Events Coordinator
Department of Recreation, Leisure and Culture
2624 Biddle Avenue
Wyandotte, Michigan 48192
Phone – 734-324-4502 Fax – 734-324-7283
www.wyandotte.net www.wyandottestreetartfair.org

Dear Ms. Thiede and City Council:

The purpose of this letter is to again request approval for Wyandotte Yacht Club to hold our annual Hayride Event through the streets of Wyandotte. We have held this event for around 12 years. The date we would like is October 29, 2016 between the hours of 4:00 pm and 10:30 pm. Enclosed is a check for \$50.00 made out to the City of Wyandotte.

We will be leaving at Silver Shore Marina and travel to Brooklyn's, followed by Captains, then Firehouse and return to Silver Shore Marina. We will observe all traffic signals and will have everyone sign a City issued hold harmless agreement. We also have a caution light on the lead truck that is pulling the wagon as well as a vehicle following the wagon.

Sincerely yours,
Robert Spicer

Rear Commodore
Wyandotte Yacht Club

**CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION**

MEETING DATE: July 25th 2016

AGENDA ITEM # 5d

ITEM: Special Event Application - RHS Downriver Fanfare

PRESENTER: Heather A. Thiede, Special Events Coordinator

INDIVIDUALS IN ATTENDANCE: Heather A. Thiede, Special Events Coordinator

BACKGROUND: The Roosevelt High School Marching Band "Tag Days" will be held July 29th from 9 a. - 9 pm and August 19th from 9 am to 10 pm along Biddle Avenue and adults to stand at Biddle and Eureka Road. This event has been reviewed and approved by the Police Chief, Fire Chief, Recreation Superintendent and DPS Superintendent pending the signing of a hold harmless agreement created by the Department of Legal Affairs by the School District representative. It is also requested that any adults working in the intersection of Eureka and Biddle are wearing the required reflective safety vest.

STRATEGIC PLAN/GOALS: The City of Wyandotte hosts several quality of life events throughout the year. These events serve to purpose the goals of the City of Wyandotte by bringing our community together with citizen participation and supporting the local businesses and non-profit organizations.

ACTION REQUESTED: It is requested the City Council concur with the support of the Special Event Coordinator, Police Chief, Recreation Superintendent, Fire Chief and Department of Public Service Superintendent and support the use of city streets, sidewalks and property for their event held October 6th.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Chief of Police, Department of Public Service, Recreation, Fire Department and Special Events Coordinator.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION:

S. Dunsdale

LEGAL COUNSEL'S RECOMMENDATION: Concurs with recommendation, approval on file.

MAYOR'S RECOMMENDATION:

J.P.

LIST OF ATTACHMENTS

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: July 25th 2016

RESOLUTION by Councilman _____

BE IT RESOLVED by the City Council that Council Concurs with the recommendation of the Special Events Coordinator to approve the use of city sidewalks, streets and property for the event held July 29th and

August 19th 2016. The Roosevelt High School Marching Band "Tag Days "will be held July 29th from 9 a, - 9 pm and August 19th from 9 am to 10 pm along Biddle Avenue and adults to stand at Biddle and Eureka Road. This event has been reviewed and approved by the Police Chief, Fire Chief, Recreation Superintendent and DPS Superintendent pending the signing of a hold harmless agreement created by the Department of Legal Affairs by the School District representative. It is also requested that any adults working in the intersection of Eureka and Biddle are wearing the required reflective safety vest.

I move the adoption of the foregoing resolution.

MOTION by Councilmen _____

Supported by Councilman _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
	Fricke	
	Galeski	
	Miciura	
	Sabuda	
	Schultz	
	VanBoxell	



Theodore Roosevelt High School
Instrumental Music Department



Mark D'Angelo, Director
<http://music.wyandotte.org>
734-759-5236

City of Wyandotte
c/o Heather Thiede
3200 Biddle Ave.
Wyandotte, MI 48192

Dear City Officials;

The Roosevelt High School Marching Band, known as the "Wyandotte Marching Chiefs" are grateful to the City of Wyandotte and it's officials, especially, Mayor Joe Peterson for providing fundraising opportunities to our program and it's students.

For the past several years one of these fundraisers has been our summer community donation drives, known as "TAG DAYS." During the *Tag Day* fundraiser, student members of the RHS Marching Band stand along Biddle Avenue wearing Marching Band shirts and accept donations for the band, along with some small music performances. In addition, a few adults have stood in the intersection of Biddle & Eureka to ask for donations on behalf of the band program. The patrons are given a special "tag" receipt showing the event schedule for the Wyandotte Marching Chiefs.

We are asking the permission of the City of Wyandotte for the RHS Music Department to hold these same fundraisers this Summer on July 29' 2016 from 9am – 9pm, and August 19' 2016 from 9am – 10pm. Adult supervision will be provided during all fundraisers.

Thank you for your consideration.

Sincerely,

Mark D'Angelo

Mark D'Angelo
Director of Instrumental Music
Roosevelt High School
540 Eureka Rd
Wyandotte, MI 48192
734-759-5236

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 25th 2016

AGENDA ITEM # 5e

ITEM: Special Event Applications – Whiskey’s on the Water

PRESENTER: Heather A. Thiede, Special Events Coordinator

INDIVIDUALS IN ATTENDANCE: Heather A. Thiede, Special Events Coordinator

BACKGROUND: Below please find the requested date for streets/property the Whiskeys on the Water would like to utilize for their Downriver Taco and Beer special event, October 8th 2016 2-10 pm. This event will allow restaurants and businesses to promote their menus and services to patrons of the event while a large part of the proceeds will be donated to the Meals on Wheels program in the Downriver Area. They are asking permission for the following items: (see attached Special Event applications for details)

October 8th 2016: Event to take place from 2 to 10 pm with set up early Saturday morning

- Permission to utilize city sidewalks/property
- Permission to utilize half of Parking Lot 1 for the event and other half for business and patron parking
- Please see map for details

If there are any costs for any city staff/material/property for said event, the business/company will be responsible for those fees no later than 14 days after said event date. Any tents on the street or sidewalk must be weighted (no stakes are allowed to be used to anchor tents) to prevent collapse. Clean up before/during and after the event must be done by the business/company. This means any glass, spills; broken items will need to be cleaned during the event. The business/company must add the City of Wyandotte as additional insured to their insurance policy and sign a hold harmless agreement. Any requests made after this letter is reviewed and approved will be evaluated by the Special Events Coordinator and necessary Department Heads for approval/denial (Please see the attached applications).

STRATEGIC PLAN/GOALS: The City of Wyandotte hosts several quality of life events throughout the year. These events serve to purpose the goals of the City of Wyandotte by bringing our community together with citizen participation and supporting the local businesses and non-profit organizations.

ACTION REQUESTED: It is requested the City Council concur with the support of the Special Event Coordinator, Police Chief, Recreation Superintendent, Fire Chief and Department of Public Service Superintendent and support the use of city streets, sidewalks and property for their events held:

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Chief of Police, Department of Public Service, Recreation, Fire Department and Special Event Coordinator.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR’S RECOMMENDATION: Approval contingent on meeting the approval of the City Attorney

LEGAL COUNSEL’S RECOMMENDATION: Approval contingent on meeting the approval of the City Attorney

MAYOR'S RECOMMENDATION: Approval contingent on meeting the approval of the City Attorney

LIST OF ATTACHMENTS

Special Event Applications and information sheets

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: July 25th 2016

RESOLUTION by Councilman _____

BE IT RESOLVED by the City Council that Council Concurs with the recommendation of the Special Event Coordinator to approve the use of city sidewalks, streets and property for the event held October 8th 2016 contingent on meeting the approval of the City Attorney.

I move the adoption of the foregoing resolution.

MOTION by Councilmen _____

Supported by Councilman _____

YEAS

COUNCIL

NAYS

Fricke
Galeski
Miciura
Sabuda
Schultz
VanBoxell

Application for Special Event

Special Events Office, City of Wyandotte
2624 Biddle Avenue Wyandotte, Michigan 48192
P: 734-324-4502 F: 734-324-7283
hthiede@wyan.org www.wyandottestreetartfair.org

Date of proposed event: Oct. 8th 2016 Times: 7pm 10pm

Name of Applicant: Josh Cade

Name of Business or Organization: Whiskeys on the ~~water~~ water

Type of legal entity of your business/organization: _____

Name of individual authorized to sign documents on behalf of your business/organization: Josh Cade

Address: ~~123~~ 2903 Biddle

Email: Whiskeysonthewater@gmail.com Cell Phone: 734-626-7713

Please attach a detailed description and site map (please see details for proper site map on page 3 of this document) of the proposed event to this application for review by the Special Event Office.

Site of proposed event: Parking Lot 1 - Downtown Wyandotte

Estimated maximum number of persons expected at the event for each day: 1000

Is Alcohol going to be served or provided at this event: Yes Do you have a license: Yes

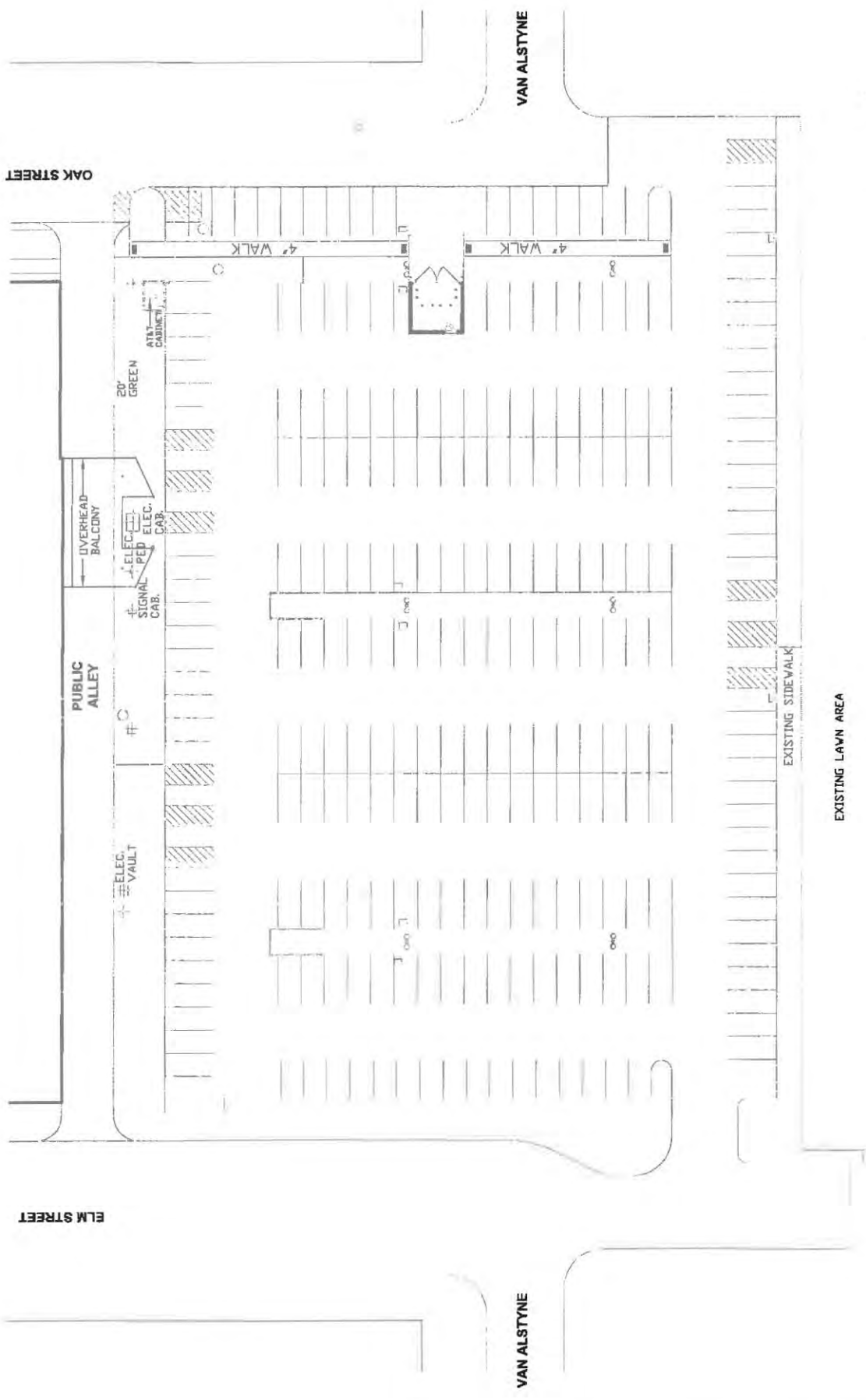
Do you need water hook up for this event? Yes

If you will need water hook up, please list where and what the water will be for: food vendors - parking lot 1

Electrical needs: Please list on the attached electrical sheet your electrical needs for your event. This document must be returned to the Special Event Office along with this application if you require power at your event.

Application fee: \$50 Please make checks or money orders payable to the City of Wyandotte.

If you have any questions regarding this application and its details feel free to contact the Special Event Office at hthiede@wyan.org or 734.324.4502.



(USE ENTIRE LOT)

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July ²⁵~~18~~, 2016

AGENDA ITEM # 6

ITEM: Request for Outdoor Café at 116 Oak

PRESENTER: Stan Pasko, Vice Chairperson

INDIVIDUALS IN ATTENDANCE: Stan Pasko, Vice Chairperson

BACKGROUND: The City received a request from Dotte Pub, 116 Oak, to move their outdoor café adjacent to their building. The Planning Commission held the required public hearing on June 23, 2016, wherein the outdoor café layout was reviewed. The Planning Commission received comments from the Police Chief, Fire Chief, and City Engineer. The Planning Commission has approved this use contingent upon City Council approval for usage of the public property. Please see the attached adopted Resolution.

Further, since the outdoor café is on City owned property a Grant of License and Hold Harmless Agreement and Insurance would be required.

STRATEGIC PLAN/GOALS: The City is committed to making the downtown a destination of choice for residents throughout Southeast Michigan by encouraging existing businesses to expand.

ACTION REQUESTED: Concur with recommendation provided a Grant of License, Hold Harmless and Insurance is received and approved by the City.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Execute Grant of License and Hold Harmless and receive Insurance Certification

COMMISSION RECOMMENDATION: Approved by Planning Commission June 23, 2016

CITY ADMINISTRATOR'S RECOMMENDATION: 

LEGAL COUNSEL'S RECOMMENDATION: Grant of License reviewed by W. Look

MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS: Minutes, Site Plan and Resolution from the Planning Commission, letter from City Engineer and Grant of License and Hold Harmless Agreement.

RESOLUTION

25
Date: July 18, 2016

RESOLUTION by Councilperson _____

RESOLVED BY THE MAYOR AND CITY COUNCIL that Council concurs with the recommendation of the Planning Commission to grant the request of Dotte Pub, 116 Oak for an outdoor café in conjunction with said business at 116 Oak with the following conditions:

1. The outdoor café is subject to all conditions applicable to an outdoor café in the Central Business District (CBD) Zoning District, Special Land Uses, Section 2202.S of the City of Wyandotte’s Zoning Ordinance. The applicant is responsible for carefully reviewing, understanding and complying with the requirements of the ordinance.
2. Outdoor café to be constructed in accordance with the site plan submitted by Owner indicated as drawings by Kret’s Classic Kitchens & Construction with final revision dated May 31, 2016.
3. If alcoholic beverages are served, the current Michigan Liquor Control Commission rules and regulations shall apply, and the applicant shall obtain all necessary approvals.
4. Compliance with all Police, Fire and City Engineer requirements attached. Planter boxes to be approved by the City Engineer.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to Midnight from March 15 through October 31.
6. The outdoor café shall comply with all applicable laws and regulations of the City, County, and the State.
7. Umbrellas to have name of establishment on the drip-tee only, no logo’s for products.
8. Fence to be black decorative metal.
9. Table detail to be black metal or plastic with matching chairs.
10. This outdoor café shall be relocated at the same time as the outdoor cafe at 126 Oak Street.

AND BE IT FURTHER RESOLVED that a Grant of License and Hold Harmless Agreement approved by the Department of Legal Affairs is executed by the Property Owners of Dotte Pub and Tenant(s) and liability insurance, liquor liability and property damage coverage naming the City as additional insured and in a form and amount that is approved by the City, shall be submitted to the City 20 days in advance of opening the café; AND

WHEREAS, the City is currently in the process of reviewing pending Outdoor Café Applications; AND

WHEREAS Dotte Pub has agreed to limit the approval for 2016 only and acknowledges it would be required to renew this request annually with the City of Wyandotte.

WHEREAS, the Mayor and City Clerk be authorized to execute the Grant of License as prepared by the City Attorney.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	VanBoxell	_____

Mr. Kret indicated that the outdoor café would be located in the green space area adjacent to the brick pavers. The café would be fenced in on all sides, with tables and chairs.

Vice-Chairperson Pasko stated that he felt it was a nice layout.

Commissioner Benson asked if the grass area would be leveled out.

Mr. Kret indicated that it would be leveled and with proper drainage.

Commissioner Mayhew indicated that the City might have sprinkler heads in that area that would need to be maintained.

Mr. Kret indicated that he would make sure there was no damage to the City's sprinklers in that area.

Commissioner Mayhew asked if there was going to be an attendant present in the cafe area.

Ms. Goreta indicated that there would be.

Vice-Chairperson Pasko asked if there was anyone else present who wishes to speak about this public hearing.

There being no further questions, the public hearing was closed.

Communications were received regarding this request and read into the record.

PUBLIC HEARING # 515 - Request from Dotte Pub (Appellant and Owner) for a Certificate of Occupancy to move an outdoor café on public property at 116 Oak, Wyandotte, Michigan. The property is located in CBD Zoning District where the proposed café conflicts with Section 2202.S.2.

Vice-Chairperson Pasko opened the Public Hearing and asked if there was anyone present who wished to speak about this public hearing.

Mark Hayes, representative for the owner, present.

Mr. Hayes indicated that they are just planning to move the café and attach the fence to the building. Mr. Hayes further stated that the walkway would be better for the pedestrians.

Vice-Chairperson Pasko asked if this was going to be just like Captain's café which has already been approved.

Mr. Hayes stated yes and it would be same type of fence.

Commissioner Benson indicated that the current ordinance requires the entrance from the building and this request indicates that the entrance is from the street.

Mr. Hayes indicated that there is only 1 door to enter the building and the café would be on each side of this door. Mr. Hayes indicated further that there is no way to have another entrance.

There was a discussion regarding the current ordinance and the entrances for outdoor café.

Mr. Tallerico stated that you could argue that the entrance is from the building and from the sidewalk.

Vice-Chairperson Pasko indicated that they could not redesign this café and it was the Planning Commission that recommended this café and Captains be moved so it was attached to the buildings.

Commissioner Duran asked if there was going to be a gate.

Mr. Hayes indicated there would be no gate.

Vice-Chairperson Pasko asked if there was anyone else present who wishes to speak about this public hearing.

There being none, the public hearing was closed.

Communications were received regarding this request and read into the record.

PUBLIC HEARING – To consider amendments to the City of Wyandotte Zoning Ordinance regarding Special Land Use – Outdoor Café.

Vice-Chairperson Pasko opened the Public Hearing and asked if there was anyone present who wished to speak about this public hearing.

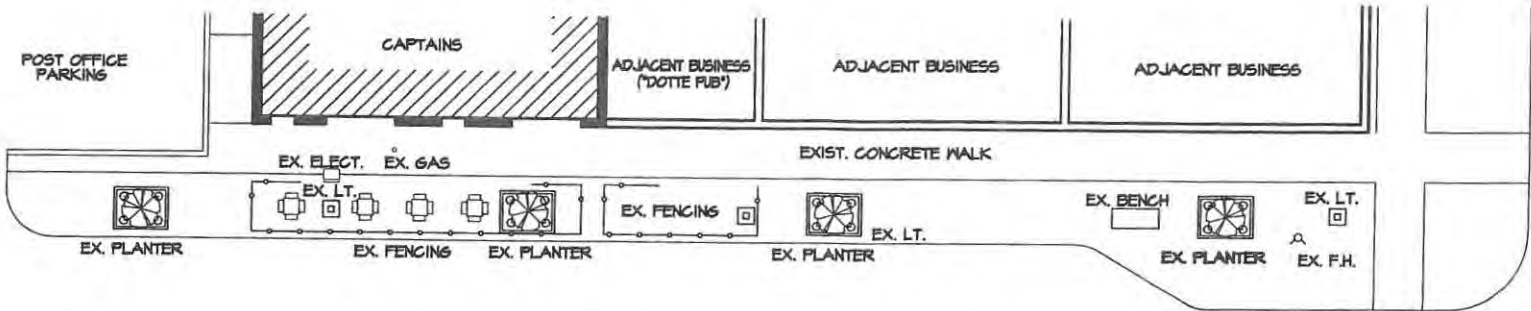
Mr. Bruce Yinger, 117 Chestnut. Mr. Yinger indicated that he reviewed the proposed changes and feels that some of the changes should help. However, Mr. Yinger feels that the occupancy should be addressed. Mr. Yinger feels that occupancy should be determined on how many seats not allowing standing. Also, Mr. Yinger asked if smoking was allowed in the outdoor café or if that is part of the bar and should not be allowed.

Mr. Yinger continued that last call should be 30 minutes before the outdoor area closes so that will allow for all to leave in a timely manner by midnight. Mr. Yinger indicated that he sees people stay longer than midnight and changing last call could help with that.

- Corki Benson, read a communication which had suggestions. The communication is attached and made part of the record.

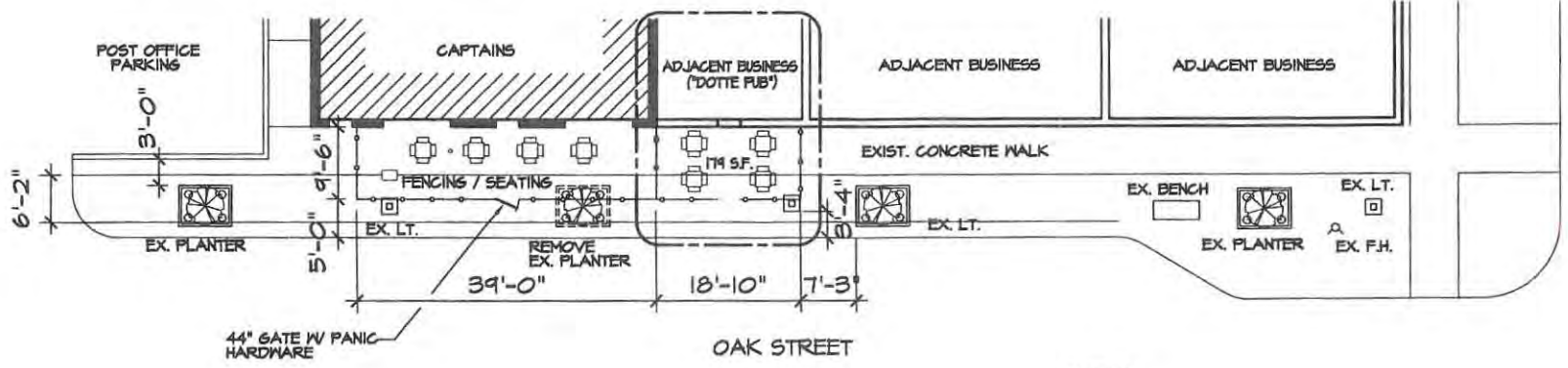
Joe Gruber, DDA Director read a communication which suggested the hours of operation be changed to 2:00 a.m. The communication is attached and made part of the record.

Dean Robinett, Attorney for Captains. Mr. Robinett indicated that he agrees with the change with the decibel levels and realistically in this area is a good thing. Mr. Robinett asked if the Commission would consider changing the hours for the café to 2:00 a.m. to be consistent with LCC for the inside bar area.



OAK STREET

EXISTING STREETSCAPE PLAN
1/16" = 1'-0"



OAK STREET

PROPOSED STREETSCAPE PLAN
1/16" = 1'-0"



Approved by
PC 6/23/16

RESOLUTION PLANNING COMMISSION
JUNE 23, 2016

RESOLUTION BY COMMISSIONER LUPO

SUPPORTED BY COMMISSIONER BENSON

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that Special Approval #515 – request by Dotte Pub (Owner and Appellant) for:

A Certificate of Occupancy for an Outdoor Café at 116 Oak, Wyandotte, Michigan

Be hereby approved contingent upon City Council approval on the basis of the following reasons:

The proposed outdoor café complies with all ordinance requirements or will comply with said requirements and the conditions below prior to use as an outdoor café. Further, during the public hearing for this application, there were objections to the proposed project.

Said approval is subject to the following conditions:

1. The outdoor café is subject to all conditions applicable to an outdoor café in the Central Business District (CBD) Zoning District, Special Land Uses, Section 2202.S of the City of Wyandotte's Zoning Ordinance. The applicant is responsible for carefully reviewing, understanding and complying with the requirements of the ordinance.
2. Outdoor café to be constructed in accordance with the site plan submitted by Owner indicated as drawings by Kret's Classic Kitchens & Construction with final revision dated May 31, 2016.
3. If alcoholic beverages are served, the current Michigan Liquor Control Commission rules and regulations shall apply, and the applicant shall obtain all necessary approvals.
4. Compliance with all Police, Fire and City Engineer requirements attached. Planter boxes to be approved by the City Engineer.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to Midnight from March 15 through October 31.
6. The outdoor café shall comply with all applicable laws and regulations of the City, County, and the State.
7. Umbrellas to have name of establishment on the drip-tee only, no logo's for products.
8. Fence to be black decorative metal.
9. Table detail to be black metal or plastic with matching chairs.
10. This outdoor café shall be relocated at the same time as the outdoor cate at 126 Oak Street.
11. Applicant shall apply for a variance from the Zoning Board of Appeals to Section 2202.S.3 for outside entrance of café.

YES: Adamczyk, Benson, Duran, Lupo, Mayhew, Pasko, Rutkowski

NO: None

ABSENT: Krimmel, Parker

MOTION PASSED

OFFICIALS

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

MAYOR
Joseph R. Peterson

COUNCIL
Sheri Sutherby Fricke
Daniel E. Galeski
Ted Miciura, Jr.
Leonard T. Sabuda
Donald C. Schultz
Kevin VanBoxell

July 6, 2016

The Honorable Mayor Joseph R. Peterson
And City Council Members
City Hall
Wyandotte, Michigan

Dear Mayor Peterson and Council Members:

At the June 23, 2016, Planning Commission meeting regarding the Outdoor Café at 116 Oak, questions were raised by a Commissioner as to whether a portion of Section 2202.S.3 of the Special Land Use Ordinance for Outdoor Cafes was being applied correctly. This sentence states, "If alcohol is served, entrance to the outdoor café is required to be from inside the building". There have been numerous cafe's approved that entrance is not from inside the building. Therefore, as part of the Ordinance update for outdoor cafes I recommend the following. This sentence be removed from the ordinance.

In addition, the Planning Commission recommendation item #11 states, "Applicant shall apply for a variance from the Zoning Board of Appeals to Section 2202.S.3 for outside entrance of café". I recommend the City Council approve the outdoor café without this requirement.

Also, the following sentence should be added to 2202.S.6, "Consideration for approval for use of any public area shall be limited to public property that is situated within the extended property boundaries of property owned by the applicant". Further, the City's Insurance Carrier recommends that "Liquor Liability Coverage" be added to the first sentence of Section 2202.S.5.

The changes are incorporated into the redlined document.

Very truly yours,

Mark A. Kowalewski
City Engineer

3. If alcoholic beverages are served, the current Michigan Liquor Control Commission rules and regulations shall apply, and the applicant shall obtain all necessary approvals.
4. Use of the outdoor café shall be allowed from 7:00 a.m. to Midnight from March 15 through October 31.
5. The outdoor café shall comply with all applicable laws and regulations of the City, County and the State.
6. Umbrellas to have name of establishment on the drip-tee only, no logo's for products
7. Applicant to pay all costs to the City of Wyandotte, Department of Public Service for providing and removing temporary reflective tape as indicated on lane marking plans and placing permanent pedestrian crossing sign.

YES: Adamczyk, Benson, Duran, Lupo, Mayhew, Pasko, Rutkowski

ABSENT: Krimmel, Parker

MOTION PASSED

3. **PUBLIC HEARING #515** - Request from Dotte Pub, Dan Helka, owner and appellant, for a Certificate of Occupancy to move the outdoor café at 116 Oak, Wyandotte, Michigan in a CBD Zoning District, which conflicts with Section 2202.S.2 of the City of Wyandotte Zoning Ordinance.

MOTION BY COMMISSIONER LUPO, Supported by Commissioner Benson, that Special Approval #515 – request by Dotte Pub (Owner and Appellant) for a Certificate of Occupancy for an Outdoor Café at 116 Oak, Wyandotte, Michigan, be hereby approved contingent upon City Council approval on the basis of the following reasons:

The proposed outdoor café complies with all ordinance requirements or will comply with said requirements and the conditions below prior to use as an outdoor café. Further, during the public hearing for this application, there were objections to the proposed project.

Said approval is subject to the following conditions:

1. The outdoor café is subject to all conditions applicable to an outdoor café in the Central Business District (CBD) Zoning District, Special Land Uses, Section 2202.S of the City of Wyandotte's Zoning Ordinance. The applicant is responsible for carefully reviewing, understanding and complying with the requirements of the ordinance.
2. Outdoor café to be constructed in accordance with the site plan submitted by Owner indicated as drawings by Kret's Classic Kitchens & Construction with final revision dated May 31, 2016.
3. If alcoholic beverages are served, the current Michigan Liquor Control Commission rules and regulations shall apply, and the applicant shall obtain all necessary approvals.
4. Compliance with all Police, Fire and City Engineer requirements attached. Planter boxes to be approved by the City Engineer.
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6. The outdoor café shall comply with all applicable laws and regulations of the City, County, and the State.
7. Umbrellas to have name of establishment on the drip-tee only, no logo's for products.
8. Fence to be black decorative metal.
9. Table detail to be black metal or plastic with matching chairs.

10. This outdoor café shall be relocated at the same time as the outdoor cafe at 126 Oak Street.
11. Applicant shall apply for a variance from the Zoning Board of Appeals to Section 2202.S.3 for outside entrance of café.

YES: Adamczyk, Benson, Duran, Lupo, Mayhew, Pasko, Rutkowski

NO: None

ABSENT: Krimmel, Parker

MOTION PASSED

4. **PUBLIC HEARING** – To consider amendments to the City of Wyandotte Zoning Ordinance Article XXII Special Land Uses, Section 2201 General Provisions Sub-Section H Revoke Special Land Use and Section 2202 Special Land Use Designated Sub-Section S Outdoor Cafes.

The Commission reviewed each Section of the proposed changes to Article XXII- Special Land Uses, Section 2202 Special Land Use Designated Sub-Section S Outdoor Cafes and the following was determined:

Section 2202.1 Change to: The permitted hours of operation are from 7:00 a.m. to 12 midnight Monday, Tuesday, Wednesday, Thursday and Sunday and 7:00 a.m. to 2:00 a.m. Friday and Saturday only in the CBD District and 10:00 a.m. to 12 Midnight Monday, Tuesday, Wednesday, Thursday and Sunday and 10:00 a.m. to 2:00 a.m. Friday and Saturday only in the RU and B-2 Districts. All of changes to this section are approved as presented.

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Mayhew to approve the permitted hours of operation Section 2202.S.1.

YES: Adamczyk, Duran, Lupo, Mayhew, Pasko, Rutkowski

NO: Benson

ABSENT: Krimmel, Parker

MOTION PASSED

Section 2202.2 – All proposed changes were accepted and approved.

Section 2202.3 – All proposed changes were accepted and approved.

Section 2202.4 – All proposed changes were accepted and approved.

Section 2202.5 – All proposed changes were accepted and approved.

Section 2202.6 – All proposed changes were accepted and approved.

Section 2202.7 – All proposed changes were accepted and approved.

Section 2202.8 – All proposed changes were accepted and approved.

Section 2202.9 – All proposed changes were accepted and approved.

Section 2202.10 – All proposed changes were accepted and approved.

GRANT OF LICENSE

CITY OF WYANDOTTE, a Michigan Municipal corporation, and its successors, hereinafter called the GRANTOR, and C.O. Management Services, Co., Edinger Apartments, 23933 Vreeland Road, Flat Rock, Michigan, and its successors, hereinafter called the LICENSEE, enter into this Agreement on the _____ day of _____ 2016, subject to the following conditions:

1. The GRANTOR owns the real estate south of 116 Oak, more particularly described as: 80 foot wide public street, respectively, abutting west 19.5 feet of Lot 9, blocks 69, Plan of Pt of Wyandotte, T3S R11E., L57 Page 5 WCR. The outdoor café will occupy the area south of 116 Oak, as shown on the attached site plan Exhibit A which includes portions of sidewalk and northern portion of Oak Street Right-of-Way. The LICENSEE owns the real property at 116 Oak. 57-011-06-0009-000.
2. The GRANTOR grants to the LICENSEE, and it assigns, the right to construct, operate and maintain an outdoor café on the north 80 foot wide public street right-of-way and in conjunction with 116 Oak, Wyandotte, and the LICENSEE is required to maintain and keep in good repair said area and in accordance with all requirements of Grantor's Zoning Ordinance and all conditions of the Special Land Use Approval of the Grantor's Planning Commission. The LICENSEE shall use methods in constructing, operating and maintaining the outdoor café that will not cause any damage to the premises and the premises described below shall be maintained by LICENSEE so that it will promote and protect the public health, safety, general welfare, and appearance of the premises and insure the premises will be reasonably safe and convenient for public travel and for licensee's patrons. The LICENSEE'S café will consist of tables and chairs and be in accordance with the outdoor café plan approved by the Planning Commission on June 23, 2016.
3. LICENSEE'S outdoor café shall only occupy that part of the above described property.
4. Tables and chairs and any other objects provided with the café shall be of quality design, materials, and workmanship both to insure the safety and convenience of users and to enhance the visual and aesthetic quality of the urban environment. When the associated establishment and the sidewalk café are not open for daily use, all furnishings and fixtures shall be removed from public property or stored in a manner approved by GRANTOR. All apparatuses for the outdoor café shall be removed by the expiration date of October 31, 2016, and the sidewalk and Right-of-Way will be restored to the condition that existed prior to the placement of the outdoor café. The outdoor café may be utilized from March 15 to October 31 in accordance with the City of Wyandotte Zoning Ordinance, Article XXII, Section 2202.S.1.- 10.
5. The GRANTOR reserves the right from the date hereof, an easement on, over, under, across, and within said property for the purpose of construction, operating, maintaining, and repairing existing and future public utilities, sewers, water mains, gas mains and drains. The GRANTOR also reserves the same rights for Michigan Consolidated Gas Company, and Michigan Bell Telephone Company, their successor and assigns.
6. In consideration of the GRANTOR providing their Grant of License, the LICENSEE agrees to execute a Hold Harmless Agreement indemnifying the GRANTOR from all liability arising out of their Grant of License and GRANTOR shall be named as an additional insured party on LICENSEE'S premises liability insurance and Liquor Liability Coverage.
7. If the GRANTOR directs LICENSEE to make any modifications to the above premises to promote and protect the public health, safety, general welfare and appearance of the premises and insure the premises will be reasonably safe and convenient for public travel, LICENSEE agrees to do modifications at its own cost immediately.
8. This Grant of License may not be assigned by the LICENSEE without prior written approval of the GRANTOR.
9. License shall comply with dBA levels set forth in the Outdoor Café Requirements of the City's of Wyandotte Zoning Ordinance for Special Land use.

[signatures on next page]

GRANT OF LICENSE
PAGE 2

10. The License is subject to revocation as authorized by Law and pursuant to the City of Wyandotte zoning Ordinance if it is determined by Grantor that the Grantee is not in compliance with the Standards of the City of Wyandotte Zoning Ordinance.
11. The License expires on October 31, 2016.
12. Any Tenant of the Licensee must also execute this Grant of License and comply with all of the terms contained in this License.

Witnesses:

GRANTOR: City of Wyandotte

Joseph R. Peterson, Mayor

Lawrence S. Stec, City Clerk

Subscribed and sworn to me this ____ day of _____, 2016, by Joseph R. Peterson and Lawrence S. Stec who are the Mayor and City Clerk of the City of Wyandotte who duly executed said LICENSE with full authority.

NOTARY PUBLIC, WAYNE COUNTY, MICHIGAN

My Commission Expires: _____

Witnesses:

LICENSEE: C.O. M. ANAGEMENT SERVICES, CO.
EDINGER APARTMENTS

Subscribed and sworn to me this ____ day of _____, 2016, by _____ who are the _____, and _____ of _____ and who duly executed said LICENSE with full authority.

NOTARY PUBLIC, WAYNE COUNTY, MICHIGAN

My Commission Expires: _____

Witnesses:

TENANT: DOTTE PUB

Subscribed and sworn to me this ____ day of _____, 2016, by _____ who are the _____, and _____ of _____ and who duly executed said LICENSE with full authority.

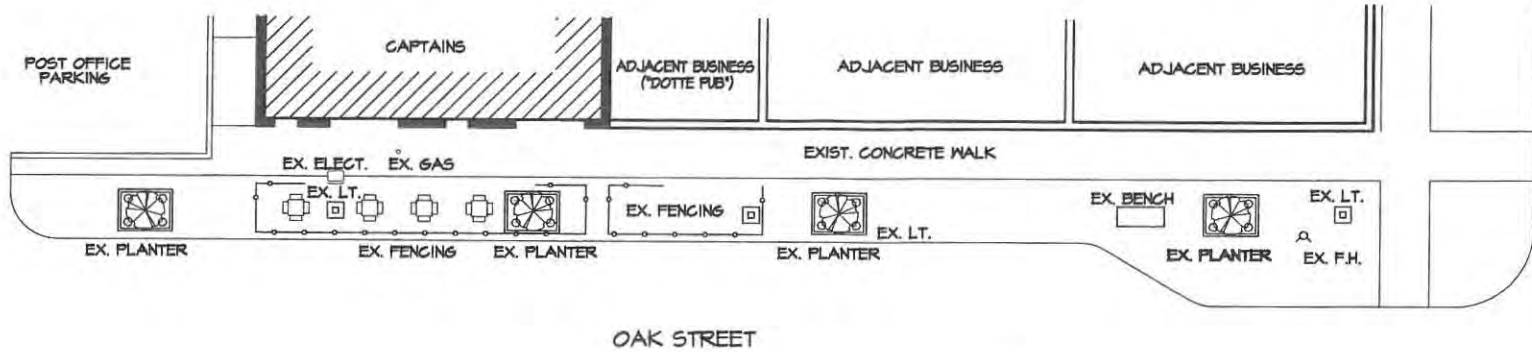
NOTARY PUBLIC, WAYNE COUNTY, MICHIGAN

My Commission Expires: _____

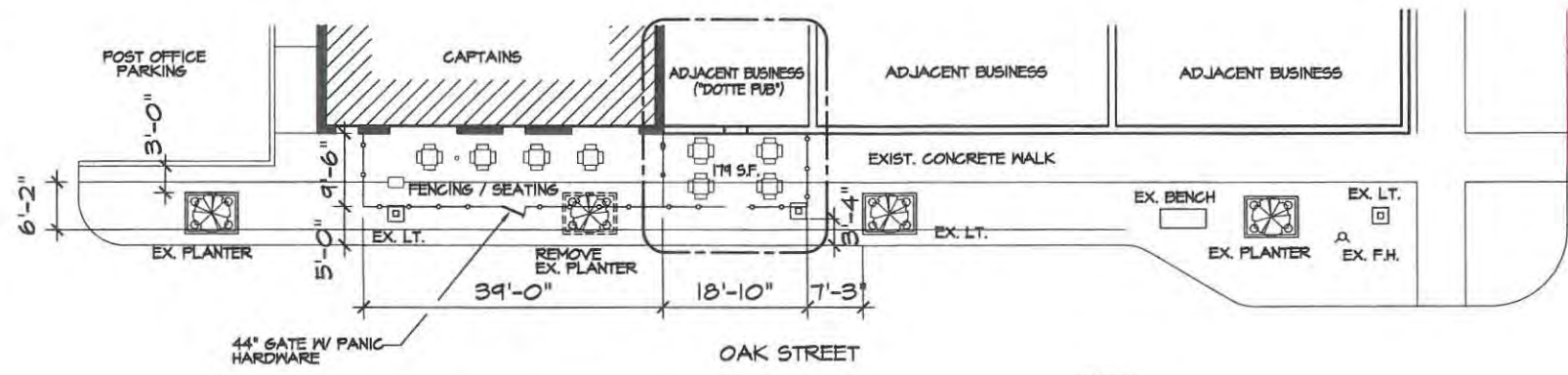
Drafted by: William R. Look

When recorded, return to: William R. Look
2241 Oak St.
Wyandotte, MI 48192

Attachment A



EXISTING STREETSCAPE PLAN
1/16" = 1'-0"



PROPOSED STREETSCAPE PLAN
1/16" = 1'-0"



Approved by
PC 6/23/16

 Classic Kitchens & Construction Visit our showroom full of ideas! 116 OAK	DOTTE PUB	MYANDOTTE, MICHIGAN
	SHEET	1
	DATE	MAY 6, 2014 MAY 27, 2014 MAY 16, 2015 JUNE 9, 2015 MAY 31, 2016
	DOTTE PUB MYANDOTTE, MICHIGAN	
	DATE MAY 6, 2014 MAY 27, 2014 MAY 16, 2015 JUNE 9, 2015 MAY 31, 2016	

HOLD HARMLESS AGREEMENT

In consideration of the City of Wyandotte granting permission to the undersigned to construct an outdoor café on the south side of 116 Oak, Wyandotte, Michigan which will encroach on to the 80 foot Oak Street right-of-way as shown on attached site plan Exhibit A and in no way interfere with pedestrian or automotive traffic at said location, the undersigned hereby assumes all risk and liability relating to the construction, maintenance and use of said of the outdoor café and agrees to hold harmless and indemnify the City of Wyandotte and all City officials, employees, volunteers and agents from all liability or responsibility whatsoever for injury (including death) to persons and for any damage to any City property or to the property of others arising out of, or resulting either directly or indirectly, from the construction, maintenance and/or use of said outdoor café as described above and in the Grant of License.

The undersigned further does hereby remise, release, and forever discharge the City of Wyandotte, its Officers, agents and employees from any and all claims, actions, causes of action, damages and liabilities resulting or arising out of, either directly or indirectly, from the construction, maintenance and/or use of said outdoor café as indicated at above location.

The undersigned represents personally that he/she is authorized to execute this Agreement on behalf of the undersigned.

The undersigned is required to name the City of Wyandotte as an additional insured party on premises liability insurance and Liquor Liability Coverage.

The undersigned is contractually obligated by this Hold Harmless to comply with all ordinances, special approval conditions, and all requirements of the Grant of License for the premises.

Agreed to this ___ day of _____, 2016.

Dotte Pub:

Owner:

By: _____
Its:

By: _____
Its:

Address: 116 Oak Wyandotte Michigan 48192
Street City State Zip

Telephone: _____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

25

MEETING DATE: July 18, 2016

AGENDA ITEM # 7

ITEM: **Zoning Ordinance Amendment** – Article XXII Special Land Uses, Section 2201 General Provisions, Sub-Section H Revoke Special Land Use; Section 2202 Special Land Use Designated Sub-Section S Outdoor Café and Section 2405.E Performance Standards for Noise

PRESENTER: Stan Pasko, Vice-Chairperson Planning Commission

INDIVIDUALS IN ATTENDANCE: Stan Pasko, Vice-Chairperson Planning Commission; Mark Kowalewski, City Engineer

BACKGROUND: A On November 9, 2015, Your Honorable Body requested a review of the Outdoor Café Ordinance. The City Engineer, City Planner and City Attorney reviewed the current ordinance and made suggested changes to the Planning Commission. A public hearing was held on June 23, 2016, see enclosed minutes. The Commission agreed with all proposed changes except for the following:

Section 2202.S.1 – Hours of operations, the Commission recommends the hours be extended on Friday and Saturday only to 2:00 a.m. for all Zoning Districts (CBD, RU and B-2).

Add Section 2202.S.11 – An annual inspection be performed for compliance with the approved plan.

Please find attached the Resolutions duly adopted by the Planning Commission on June 23, 2016.

In addition, after the Public Hearing the City Engineer has have made recommendations to change Sections 2202.S.3, 2202.S.5 and 2202.S.6 which are described in his attached letter. The City Attorney has recommended that Section 2405 E. Performance Standard for Noise be updated.

The proposed changes to the Outdoor Café Ordinance are attached and are shown in red. Changes to Section 2405.E Performance Standards for Noise is included as Ordinance format.

STRATEGIC PLAN/GOALS: Promoting the finest in design, amenities and associated infra-structure improvements in all new developments and establishing a unique historic, cultural and visual identity for Wyandotte as a destination city within the region

ACTION REQUESTED: Adopt a resolutions to receive and place the communication on file and setting first reading of the ordinance.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Adopt Resolution and update Zoning Ordinances

COMMISSION RECOMMENDATION: Recommendation by the Planning Commission June 23, 2016

CITY ADMINISTRATOR'S RECOMMENDATION:  Concur with City Attorney letter

LEGAL COUNSEL'S RECOMMENDATION: Annual renewal of outdoor café, see Attorney's attached letter

MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS: Minutes and Resolution from Planning Commission meeting of June 23, 2016, proposed changes and letter from the City Engineer, email from City Attorney.

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: July 18, 2016
25

RESOLUTION by Councilperson _____

RESOLVED BY THE MAYOR AND CITY COUNCIL that the communication from the Planning Commission, regarding changes to Article XXII Special Land Uses, Section 2201 General Provisions, Sub-Section H Revoke Special Land Use; Section 2202 Special Land Use Designated Sub-Section S Outdoor Cafe and Section 2405 – Performance Standards Section E – Noise is hereby received; AND

BE IT FURTHER RESOLVED that Council schedule the 1st reading of the ordinance.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	VanBoxell	_____

RESOLUTION

Planning Commission Wyandotte, Michigan

Wyandotte, Michigan June 23, 2016

PUBLIC HEARING – To consider amendments to the City of Wyandotte Zoning Ordinance Article XXII Special Land Uses, Section 2201 General Provisions Sub-Section H Revoke Special Land Use and Section 2202 Special Land Use Designated Sub-Section S Outdoor Cafes.

The Commission reviewed each Section of the proposed changes to Article XXII- Special Land Uses, Section 2202 Special Land Use Designated Sub-Section S Outdoor Cafes and the following was determined:

Section 2202.S.1 Change to: The permitted hours of operation are from 7:00 a.m. to 12 midnight Monday, Tuesday, Wednesday, Thursday and Sunday and 7:00 a.m. to 2:00 a.m. Friday and Saturday only in the CBD District and 10:00 a.m. to 12 Midnight Monday, Tuesday, Wednesday, Thursday and Sunday and 10:00 a.m. to 2:00 a.m. Friday and Saturday only in the RU and B-2 Districts. All of changes to this section are approved as presented.

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Mayhew to approve the permitted hours of operation Section 2202.S.1.

YES: Adamczyk, Duran, Lupo, Mayhew, Pasko, Rutkowski

NO: Benson

ABSENT: Krimmel, Parker

MOTION PASSED

Section 2202.S.2 – All proposed changes were accepted and approved.

Section 2202.S.3 – All proposed changes were accepted and approved.

Section 2202.S.4 – All proposed changes were accepted and approved.

Section 2202.S.5 – All proposed changes were accepted and approved.

Section 2202.S.6 – All proposed changes were accepted and approved.

Section 2202.S.7 – All proposed changes were accepted and approved.

Section 2202.S.8 – All proposed changes were accepted and approved.

Section 2202.S.9 – All proposed changes were accepted and approved.

Section 2202.S.10 – All proposed changes were accepted and approved.

Section 2202.S.11 – Add: Annual inspection of the outdoor café to be conducted by the Engineering and Building Department for compliance with approved plan.

MOTION BY COMMISSIONER BENSON, supported by Commissioner Rutkowski to approve the addition of Section 2202.S.11.

YES: Adamczyk, Benson, Duran, Lupo, Mayhew, Pasko, Rutkowski

NO: None

ABSENT: Krimmel, Parker

MOTION PASSED

MOTION BY COMMISSIONER BENSON, supported by Commissioner Rutkowski to recommend to the Mayor and City Council that amendments to the City of Wyandotte Zoning Ordinance Article XXII Special Land Uses, Section 2201 General Provisions Sub-Section H Revoke Special Land Use and Section 2202 Special Land Use Designated Sub-Section S Outdoor Cafes be approved with the recommended changes by the Planning Commission.

YES: Adamczyk, Benson, Duran, Lupo, Mayhew, Pasko, Rutkowski

NO: None

ABSENT: Krimmel, Parker

MOTION PASSED

Mr. Hayes indicated that there is only 1 door to enter the building and the café would be on each side of this door. Mr. Hayes indicated further that there is no way to have another entrance.

There was a discussion regarding the current ordinance and the entrances for outdoor café.

Mr. Tallerico stated that you could argue that the entrance is from the building and from the sidewalk.

Vice-Chairperson Pasko indicated that they could not redesign this café and it was the Planning Commission that recommended this café and Captains be moved so it was attached to the buildings.

Commissioner Duran asked if there was going to be a gate.

Mr. Hayes indicated there would be no gate.

Vice-Chairperson Pasko asked if there was anyone else present who wishes to speak about this public hearing.

There being none, the public hearing was closed.

Communications were received regarding this request and read into the record.

PUBLIC HEARING - To consider amendments to the City of Wyandotte Zoning Ordinance regarding Special Land Use - Outdoor Café.

Vice-Chairperson Pasko opened the Public Hearing and asked if there was anyone present who wished to speak about this public hearing.

Mr. Bruce Yinger, 117 Chestnut. Mr. Yinger indicated that he reviewed the proposed changes and feels that some of the changes should help. However, Mr. Yinger feels that the occupancy should be addressed. Mr. Yinger feels that occupancy should be determined on how many seats not allowing standing. Also, Mr. Yinger asked if smoking was allowed in the outdoor café or if that is part of the bar and should not be allowed.

Mr. Yinger continued that last call should be 30 minutes before the outdoor area closes so that will allow for all to leave in a timely manner by midnight. Mr. Yinger indicated that he sees people stay longer than midnight and changing last call could help with that.

Corki Benson, read a communication which had suggestions. The communication is attached and made part of the record.

Joe Gruber, DDA Director read a communication which suggested the hours of operation be changed to 2:00 a.m. The communication is attached and made part of the record.

Dean Robinett, Attorney for Captains. Mr. Robinett indicated that he agrees with the change with the decibel levels and realistically in this area is a good thing. Mr. Robinett asked if the Commission would consider changing the hours for the café to 2:00 a.m. to be consistent with LCC for the inside bar area.

Mr. Robinett indicated further that businesses need to be competitive with other cities by allowing the outdoor cafes to stay open longer this will make Wyandotte a destination city not just a drive by city. Mr. Robinett indicated that by changing the hours you take away from each owner having to apply to extended hours.

Vice-Chairperson Pasko asked if there was anyone else present who wishes to speak about this public hearing.

There being none, the public hearing was closed.

Communications were received regarding this ordinance change and were read into the record.

Corki Benson – 404 Vinewood

Memo to Planning regarding Revised Ordinance #2200S- Outdoor Cafes

I have spoken in the past to this Planning Commission and the City Council regarding outdoor cafes. In July of 2015, I suggested that Ordinance #2200-S be reviewed and revised in some areas. I ask that all the outdoor cafes be inspected each year when they open and again when they close. I felt this would put all the cafes on the same page as to the numerous required and non-consistent conditions that seem in the past to reinforce non-compliance instead of compliance among the approved outside Wyandotte cafes. I also felt it would make the ordinance more effective from opening day each year.

This year our City Engineer did inspections of the cafes currently open in Wyandotte and I thank Mayor and Council for that direction. I would suggest these inspections be included in the revised ordinance. A committee has been reviewing the outside café ordinance and I hope with some revisions it will be considered by you with the objective of being clearly understood, fairly written, specific in details and most of all enforceable.

The City of Birmingham has been brought up several times in regard to their outdoor cafes so as a FYI for you, I have condensed some info from Birmingham regarding existing establishments that have a license for the sale of intoxicating liquor in their city. These establishments are reviewed yearly in January by the City Manager and the results then reviewed by the City Commission. Their yearly renewal process includes outside cafes and platform cafes (which in Birmingham are cafes that extend out in a public street) and serve liquor:

1. Has the licensee been in compliance with all applicable city and state codes and in good status with the Health Department for the prior 12 months?
2. Is licensee in compliance with the license itself, its current approved site plan, plan of operation, and conditions imposed by the liquor control commission and the city?
3. Is the establishment's exterior and interior in good condition?
4. Is there a signed affidavit stating gross income for the past year from sales of food and alcoholic beverages.
5. Are all taxes paid on time and in full?
6. This is very important for the neighborhoods abutting outdoor cafes: Do police files or other sources of info determine whether any activity in connection with the licensed premises is in violation of the law, disturbs the public peace and tranquility or contributes to the disruption of the normal activities of those in the neighborhood of the licensed premises?

In Birmingham violations or failures to abide by terms of the liquor license, city contracts, the special land use permit or the codes that apply are grounds for the state liquor control commission to suspend, revoke or not renew a liquor license, the lifeline of a cafe.

IN MY OPINION: Many of the problems related to outdoor cafes in Wyandotte could have been avoided with stricter enforcement of the CURRENT ordinance. But things got out of hand without that enforcement in the past few years and you have a revised ordinance before you tonight. I understand the Planning Commission does not have authority regarding enforcement of ordinances but in a City Council resolution of November 9, 2015, item 7, the Planning Commission was directed to "make recommendations concerning enforcement of the ordinance". I believe that ENFORCEMENT IS THE KEY TO THIS REVISED ORDINANCE'S success and your input on enforcement should be part of the revision In section A #1 the ordinance states outdoor cafes will close at midnight and I believe that does not mean last call, it means close at midnight.

In section A items 2 and 9 a detailed plan by the outdoor cafe does not include a required GATE. Some cafes have gates others do not. Just last week a new cafe was approved with a gate. A gate not only helps keep patrons from migrating outside the fenced area. It also helps the cafe from exceeding their occupancy with non-patrons entering the fenced area. In some cases outside cafes are located by ice cream stores and restaurants and those customers enter the fenced areas to enjoy their purchases when the outdoor cafe is not open or have no closed gates. We have all seen people eating while sitting on the curb when downtown is busy but most would rather eat at a table and often leave their trash for the outdoor cafe personal to clean up. I think a gate would also help a hostess control the fenced area of the outdoor cafe. I'd like to see gates on all our outdoor cafes.

One thing I did not see noted in the proposed revisions is porta potties. When a business is approved a proper number of restrooms facilities are required to serve the approved occupancy for that business. If that is correct the inside and outside cafe should be in compliance with the number of restrooms approved for the occupancy and would not require the use of porta potties unless they exceed their occupancy. Porta potties are ugly, they smell, and they would only take up additional space in an outdoor cafe. Hopefully, porta potties will not be allowed under this revised ordinance.

Lastly that City Council resolution of November 9, 2015 in item one, ask the Planning Commission to consider the current outdoor cafes and possible future growth. Last week an outdoor cafe that will extend into a public street was approved until December 31 of this year. It is sort of a "test case" for other cafes that might want to extend into a public street. Although this current revision of the outdoor cafe ordinance does not contain specific rules and regulations

#4

regarding this new type of café plan, the Planning Commission should be prepared to address this issue down the road in order to comply with the possible future growth of outdoor cafes noted in the council resolution.

Any ordinance that is not enforced, cannot be enforced, or the city does not want to enforce leads to a lack of compliance and credibility of purpose

THANK YOU FOR LISTENING TO MY CONCERNS.

Kelly- I also ask what is Wyandotte's liability if problems arise from an outdoor café on private property without a fence if the café is approved, especially since ALL other cafes are defined by a fence - even those on private property.

HA

OFFICIALS

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas Woodruff
CITY ASSESSOR



MAYOR
Joseph Peterson

COUNCIL
Sheri M. Sutherby-Fricke
Daniel E. Galeski
Ted Miciura Jr.
Leonard T. Sabuda
Donald Schultz
Kevin VanBoxell

JOSEPH KELLER GRUBER, MCD
DOWNTOWN DEVELOPMENT AUTHORITY DIRECTOR

Dear Members of the Planning Commission,

My name is Joe Gruber. I am the Director of the Downtown Development Authority (DDA) for the City of Wyandotte. I am here this evening in opposition of the limited hours of operation for outdoor cafes and patios.


As Director of the DDA, it is my responsibility to focus on business procurement (bringing in new businesses), business retention (supporting existing businesses) and all forms of community development, including but not limited to business development, economic development and real estate development in the Downtown Development Authority District. Furthermore, it is the responsibility of the DDA and its Director to market the businesses and events that exist and occur Downtown, while protecting and preserving our cultural and historical heritage. The City of Wyandotte is a wonderful place with a wonderful downtown, and much of what makes our downtown so wonderful is the vibrant and energetic night life we have throughout the year, specifically on nights and weekends.

There is no doubt in my mind that Downtown Wyandotte's bars and restaurants do their best on nights, weekends and during events that occur throughout the seasons, namely during the summer months. There is no doubt in my mind that Michiganders enjoy being outside. Considering that almost half of our year is cold, grey and snowy, Michiganders revel in opportunities to be outside. To limit our local businesses ability to host additional patrons and guests on their busiest nights through restrictive hours of operation for the outdoor cafes and patios is to stifle the growth of new & existing businesses and to negatively impact our Downtown's identity that welcomes diverse groups from all over the Downriver Area looking for a fun and exciting night. It is a simple argument: our community is many things, one of which is a home to an exciting Downtown where people come to celebrate and enjoy themselves, and therefore, it is our duty to support and preserve that Downtown.

As Downtown Wyandotte residents, my wife and I are subject to the noisy hustle and bustle. Michiganders share an affinity for the combustion engine, and we are often awoken by loud roars of motorcycles and muscle cars. Never would we impose an ordinance that limits the numbers of motorcycles and muscle cars allowed Downtown. Emergency vehicles' sirens blare throughout our community - a necessity. So why target outdoor cafes and patios: a source of tremendous joy for diverse groups of people who spend money and enjoy an authentic and traditional Downtown Wyandotte experience? The answer is simple - because we as a City want our taxpaying residents to feel safe and secure and live happy wholesome lifestyles, which includes a good night of sleep, every night. For this alone, a fair compromise is in order.

I would like to share a brief exercise of numbers before offering my professional recommendation. There are 365 days in a year. Let's assume there are 52 weekends every year, or 104 collective Fridays and Saturdays. Let's remove five months of weekends, or approximately 42 weekend nights during which patios are closed (half of November, December, January, February, March and half of April), twelve WBA 3rd Fridays, two days of the Street Fair (not accounting for two weekdays) and perhaps two random days that may receive City Council Approval to operate. What we are left with is 46 days of a year: approximately 12% of a year during which our town's identity and business environment teems.

Therefore, it is my professional recommendation to allow businesses with outdoor cafes and patios to service patrons until 2:00 AM during all weekends within the proposed allotted months of April 15 through November 15. Additionally, I would propose to allow businesses with outdoor cafes and patios to service patrons during regular operating hours (beyond weekends) within the proposed allotted months of April 15 through November 15. Thank you for your consideration.

Joe Gruber 

SECTION 2200 SPECIAL LAND USE DESIGNATED (S) OUTDOOR CAFÉ (1)

A. Outdoor Café

1. An outdoor café may be set up and used from ~~March 15~~ through ~~October 31~~ ~~November 15~~. The permitted hours of operation are from 7:00 a.m. to 12 midnight in CBD Districts, ~~Monday, Tuesday, Wednesday, Thursday and Sunday and 7:00 a.m. to 2:00 a.m. Friday and Saturday ONLY~~, and from 10:00 a.m. to 12 midnight, ~~Monday, Tuesday, Wednesday, Thursday and Sunday and 7:00 a.m. to 2:00 a.m. Friday and Saturday Only~~, in RU and B-2 Districts unless longer hours are specifically approved by ~~the Planning Commission and~~ the City Council. Noise radiating from an outdoor café, which exceeds ~~75 DBA between 8:00 a.m. to 12 midnight or 65 DBA for all other times shall, 50 DBA between 8:00 p.m. and 12 midnight, or other approved hours, or 55 DBA between 7:00 a.m. and 8:00 p.m., shall~~ constitute prima facie evidence that such noise unreasonably disturbs the comfort, quiet and repose of persons in the area. The "DBA" represents the sound pressure level in decibel measured on the "A" scale of a standard sound level meter. Noise level measurements shall be taken at the zoning district boundary of any residential zoning district, recreation unit district and any planned development as may be appropriate. In all other districts, noise level measurements shall be taken at the property line of an affected property. ~~The City Council may, by resolution, extend the dates of operation or the hours of operation for a stipulated number of days, not to exceed a total of 30 days per calendar year. Upon request, the city council may, by resolution, extend the dates of operation or the hours of operation for the following events:~~

~~3rd Fridays as sponsored by Wyandotte Business Association
Street Art Fair sponsored by City of Wyandotte Events approved by Resolution of City Council~~

~~A public hearing on said request shall first be held by the Planning Commission (under the same procedures for approval of special land use). Upon receipt by the City Council of recommendation of the planning commission the City Council may approve the request. The criteria for approval will include the impact on adjacent or nearby residential, religious, educational or commercial properties and review of previous or current compliance will all city ordinances, state and federal regulations. Any approval for extension of dates or hours shall be issued on a calendar year basis and shall expire on December 31st and must be renewed annually. The City Council may grant a renewal of the extended dates or hours without the necessity of a public hearing if it determines the applicant is in compliance with all requirements of all city ordinances and approvals for the special land use. Any approval for extension of dates or hours is subject to revocation by the Planning Commission in accordance with paragraph h, section 2201.~~

2. A site drawing showing the detailed plan of the outdoor café must be submitted to and approved by the Planning Commission. The detailed plan is to include: the design, relevant details and location of all temporary structures such as awnings, planters, landscaping, railing, tables, chairs and other equipment, as well as lighting and electrical outlet locations. The location of entrances and exits shall be shown. For cafes on public property, the plan shall also show existing sidewalks, buildings, curbs, existing improvements, i.e., lamp posts, street trees, benches, mailboxes, etc., and an unobstructed clear area for pedestrian use (a minimum of 60"). A minimum clearance of seven (7) feet shall be maintained between the sidewalk and bottom edge of table umbrellas or awnings. The layout shall show all seating, tables and chairs and shall be used to determine maximum occupancy load for the outdoor

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café. The occupancy load shall be posted in a conspicuous location.

- Plans for setting up the outdoor café must be approved by the Department of Engineering and Building to provide for the free passage of pedestrians along the sidewalks, by the Police Department to provide for traffic and pedestrian safety, and by the Fire Department for fire-safety issues. ~~If alcohol is served, entrance to the outdoor café is required to be from inside the building.~~ An outdoor café which is adjacent to residential properties or shares an alley with residential properties shall be screened with a solid fence a minimum of six (6) feet high.

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- The outdoor café must be part of a licensed restaurant and meet all the requirements of the department of health and any other local, county or state requirements, including the City of Wyandotte's ordinance and the Michigan Liquor Control Commission (if applicable).

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- For outdoor cafes on public property, liability insurance, Liquor Liability Coverage and property damage coverage naming the City of Wyandotte as an insured party, in an amount approved by the City of Wyandotte's Financial Director, must be provided before an outdoor café may be set up and be maintained for as long as the outdoor café is in operation.

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- Approval of the City Council is required for the proposed use of any public area or facility. All provisions of a Grant of License must be complied with at all times. Consideration for approval for use of any public area shall be limited to public property that is situated within the extended property boundaries of property owned by the applicant.

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- An outdoor café in a B-2 district may provide for only thirty five percent (35%) more seating than is provided inside the restaurant. Additional parking shall be provided for the square foot area of the outdoor café in accordance with Section 2403.

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- No sign or any other form of advertising is permitted in the dining area, nor on fences or railings of such area with the except of an identification or menu sign. The name of the establishment may appear on the valance of an umbrella. No display of merchandise for sale shall be allowed.

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- Furnishings of an outdoor café shall consist solely of readily removable awnings, covers, canopies, railings, tables, chairs, planters containing plants and accessories. Furnishings may not be attached, even in a temporary manner, to the sidewalk or other public property, except that canopies and railings, ~~if specifically approved by the Planning Commission and the City Council,~~ shall ~~may~~ be secured by means of flush mounted anchors or other methods approved by the Building Official. No objects which are part of an outdoor café, except lighting fixtures, railings, awnings, or other nonpermanent covers or canopies, may be attached, even in a temporary manner, to any building, or structure on which the outdoor café abuts. When the associated establishment and/or the outdoor café on public property are not open for daily use, all furnishings and fixtures, unless otherwise specifically approved, shall be removed from the public property or stored in an approved manner which shall not cause a public nuisance or hazard. The Building Official shall determine when fences on public property shall be removed. The Building Official shall determine when a

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hazardous condition exists in the public right-of-way and on other public property.

10. Outdoor dining areas must remain clear of litter, food scraps and soiled dishes at all times.

10.11. Annual inspection of the outdoor café to be conducted by the Engineering and Building Department for compliance with approved plan.

SECTION 2100 GENERAL PROVISIONS

H. Revoke special land use. A special land use can be revoked by the planning commission, under the same procedure as the section used to approve it, if it is found that it no longer meets the standards of this ordinance. Revoke special land use. A special land use may be revoked by the planning commission under the following procedures:

1. Mail notice of the proposed action to revoke the special land use to the owner/operator of the business at least 10 calendar days prior to the hearing.
2. Provide with the notice the reasons for the proposed action.
3. Provide with the notice the date, time and place of the hearing for the proposed action.
4. Include in the notice a statement that the owner/operator may present evidence and testimony and question any witness at the hearing.
5. At the hearing, the city engineer's office or planner will present to the planning commission any witnesses, reports, documents and recommendations concerning the proposed revocation of the special land use.

Criteria for revocation.

The planning commission may revoke a special land use upon a determination by the commission that, based upon a preponderance of evidence presented at the public hearing, any of the following exists:

1. Violation of any of the restrictions of the special land use set forth in the city ordinance or in any conditions set by the city when it approved the special land use.
2. Maintenance of a nuisance upon the premises, including, but not limited to, any of the following:
 - a. Existing violations of building, zoning, health, fire or regulatory codes.
 - b. A pattern of patron conduct upon or in the neighborhood of the licensed establishment which is in violation of the law or disturbs the peace, order and tranquility of the neighborhood.
 - c. Failure to maintain the grounds and exterior of the license establishment, including litter, debris, refuse blowing, or being deposited on adjoining properties.
 - d. Entertainment without a permit or entertainment which disturbs the peace, order and tranquility of the neighborhood.
 - e. Any advertising, promotion or activity which by its nature causes, creates or contributes to disorder, disobedience to rules, ordinances or laws, or contributes to the disruption of normal activity of those in the neighborhood of the licenses establishment.

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- f. Any condition of default in the payment of any tax, fee, charge, water bill, special assessment or other debt to the city or any unpaid judgment payable to the city.
- g. Any misrepresentation of any information in any application or hearing for the grant or renewal of any special land use.

11. —

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OFFICIALS

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



MAYOR
Joseph R. Peterson

COUNCIL
Sheri Sutherby Fricke
Daniel E. Galeski
Ted Miciura, Jr.
Leonard T. Sabuda
Donald C. Schultz
Kevin VanBoxell

MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

July 6, 2016

The Honorable Mayor Joseph R. Peterson
And City Council Members
City Hall
Wyandotte, Michigan

Dear Mayor Peterson and Council Members:

At the June 23, 2016, Planning Commission meeting regarding the Outdoor Café at 116 Oak, questions were raised by a Commissioner as to whether a portion of Section 2202.S.3 of the Special Land Use Ordinance for Outdoor Cafes was being applied correctly. This sentence states, "If alcohol is served, entrance to the outdoor café is required to be from inside the building". There have been numerous cafe's approved that entrance is not from inside the building. Therefore, as part of the Ordinance update for outdoor cafes I recommend the following. This sentence be removed from the ordinance.

In addition, the Planning Commission recommendation item #11 states, "Applicant shall apply for a variance from the Zoning Board of Appeals to Section 2202.S.3 for outside entrance of café". I recommend the City Council approve the outdoor café without this requirement.

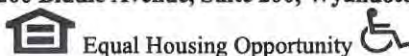
Also, the following sentence should be added to 2202.S.6, "Consideration for approval for use of any public area shall be limited to public property that is situated within the extended property boundaries of property owned by the applicant". Further, the City's Insurance Carrier recommends that "Liquor Liability Coverage" be added to the first sentence of Section 2202.S.5.

The changes are incorporated into the redlined document.

Very truly yours,

Mark A. Kowalewski
City Engineer

3200 Biddle Avenue, Suite 200, Wyandotte, Michigan 48192 734-324-4551 • Fax 734-324-4535 email: engineering1@wyan.org



An Equal Opportunity Employer

3. If alcoholic beverages are served, the current Michigan Liquor Control Commission rules and regulations shall apply, and the applicant shall obtain all necessary approvals.
4. Use of the outdoor café shall be allowed from 7:00 a.m. to Midnight from March 15 through October 31.
5. The outdoor café shall comply with all applicable laws and regulations of the City, County, and the State.
6. Umbrellas to have name of establishment on the drip-tee only, no logo's for products
7. Applicant to pay all costs to the City of Wyandotte, Department of Public Service for providing and removing temporary reflective tape as indicated on lane marking plans and placing permanent pedestrian crossing sign.

YES: Adamczyk, Benson, Duran, Lupo, Mayhew, Pasko, Rutkowski

ABSENT: Krimmel, Parker

MOTION PASSED

3. **PUBLIC HEARING #515** - Request from Dotte Pub, Dan Helka, owner and appellant, for a Certificate of Occupancy to move the outdoor café at 116 Oak, Wyandotte, Michigan in a CBD Zoning District, which conflicts with Section 2202.S.2 of the City of Wyandotte Zoning Ordinance.

MOTION BY COMMISSIONER LUPO, Supported by Commissioner Benson, that Special Approval #515 – request by Dotte Pub (Owner and Appellant) for a Certificate of Occupancy for an Outdoor Café at 116 Oak, Wyandotte, Michigan, be hereby approved contingent upon City Council approval on the basis of the following reasons:

The proposed outdoor café complies with all ordinance requirements or will comply with said requirements and the conditions below prior to use as an outdoor café. Further, during the public hearing for this application, there were objections to the proposed project.

Said approval is subject to the following conditions:

1. The outdoor café is subject to all conditions applicable to an outdoor café in the Central Business District (CBD) Zoning District, Special Land Uses, Section 2202.S of the City of Wyandotte's Zoning Ordinance. The applicant is responsible for carefully reviewing, understanding and complying with the requirements of the ordinance.
2. Outdoor café to be constructed in accordance with the site plan submitted by Owner indicated as drawings by Kret's Classic Kitchens & Construction with final revision dated May 31, 2016.
3. If alcoholic beverages are served, the current Michigan Liquor Control Commission rules and regulations shall apply, and the applicant shall obtain all necessary approvals.
4. Compliance with all Police, Fire and City Engineer requirements attached. Planter boxes to be approved by the City Engineer.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to Midnight from March 15 through October 31.
6. The outdoor café shall comply with all applicable laws and regulations of the City, County, and the State.
7. Umbrellas to have name of establishment on the drip-tee only, no logo's for products.
8. Fence to be black decorative metal.
9. Table detail to be black metal or plastic with matching chairs.

10. This outdoor café shall be relocated at the same time as the outdoor cafe at 126 Oak Street.
11. Applicant shall apply for a variance from the Zoning Board of Appeals to Section 2202.S.3 for outside entrance of café.

YES: Adamczyk, Benson, Duran, Lupo, Mayhew, Pasko, Rutkowski

NO: None

ABSENT: Krimmel, Parker

MOTION PASSED

4. PUBLIC HEARING – To consider amendments to the City of Wyandotte Zoning Ordinance Article XXII Special Land Uses, Section 2201 General Provisions Sub-Section H Revoke Special Land Use and Section 2202 Special Land Use Designated Sub-Section S Outdoor Cafes.

The Commission reviewed each Section of the proposed changes to Article XXII- Special Land Uses, Section 2202 Special Land Use Designated Sub- Section S Outdoor Cafes and the following was determined:

Section 2202.1 Change to: The permitted hours of operation are from 7:00 a.m. to 12 midnight Monday, Tuesday, Wednesday, Thursday and Sunday and 7:00 a.m. to 2:00 a.m. Friday and Saturday only in the CBD District and 10:00 a.m. to 12 Midnight Monday, Tuesday, Wednesday, Thursday and Sunday and 10:00 a.m. to 2:00 a.m. Friday and Saturday only in the RU and B-2 Districts. All of changes to this section are approved as presented.

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Mayhew to approve the permitted hours of operation Section 2202.S.1.

YES: Adamczyk, Duran, Lupo, Mayhew, Pasko, Rutkowski

NO: Benson

ABSENT: Krimmel, Parker

MOTION PASSED

Section 2202.2 – All proposed changes were accepted and approved.

Section 2202.3 – All proposed changes were accepted and approved.

Section 2202.4 – All proposed changes were accepted and approved.

Section 2202.5 – All proposed changes were accepted and approved.

Section 2202.6 – All proposed changes were accepted and approved.

Section 2202.7 – All proposed changes were accepted and approved.

Section 2202.8 – All proposed changes were accepted and approved.

Section 2202.9 – All proposed changes were accepted and approved.

Section 2202.10 – All proposed changes were accepted and approved.

Kelly Roberts

From: Look, Makowski and Look, P.C. <lkmakowski@sbcglbal.net>
Sent: Monday, June 27, 2016 3:44 PM
To: Kelly Roberts
Subject: Outdoor Cafe

Kelly,

When drafting the recommended amendments to outdoor cafe special approval, paragraph 2405 (e) must also be addressed regarding noise.

Bill Look

CONFIDENTIALITY NOTICE: This email message and any attachments to it is intended only for the individual or entity to which it is addressed and may contain confidential and/or privileged material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, please contact the sender by reply email and destroy all copies of the original message. If you are the intended recipient, but do not wish to receive communication through this medium, please so advise the sender immediately.

LOOK, MAKOWSKI AND LOOK
PROFESSIONAL CORPORATION

ATTORNEYS AND COUNSELORS AT LAW

2241 OAK STREET
WYANDOTTE, MICHIGAN 48192

(734) 285-6500
Fax (734) 285-4160

WILLIAM R. LOOK
STEVEN R. MAKOWSKI

RICHARD W. LOOK
(1921 – 1993)

July 8, 2016

To: Honorable Mayor and City Council

From: Department of Legal Affairs

Re: Outdoor Cafes

Dear Mayor and City Council:

When considering amendment to the ordinance for outdoor cafes, I recommend that the following should be considered from a legal point of view:

- 1) The enforcement of the ordinance is the responsibility of the city engineer (building official)
- 2) The city currently has more than 30 outdoor cafes.
- 3) The city engineer submitted a report on June 27, 2016 that his department did not know how many outdoor cafes had been approved and remained operational until his department reviewed their files prior to making the report.
- 4) The report indicated that 16 outdoor cafes had not submitted their current liability insurance.
- 5) In October 2015, the city was informed that one outdoor café that had been approved by the planning commission but had not met all of the initial conditions set by the planning commission and was operating.
- 6) The downtown is a mixture of commercial and residential and there have been complaints by some residents of noise.
- 7) The purpose of the zoning ordinance is to blend various uses in a compatible manner.
- 8) Any amended ordinance should identify who will be responsible for enforcement and how often should the outdoor cafes be inspected for compliance.

9) Most cities require annual renewal for outdoor cafes and I would recommend the same for the city. In my opinion, it would be more orderly and is a good reminder to the businesses of the conditions to be complied with.

10) Before considering expanding hours or approving additional outdoor cafes, the city needs to determine whether it has the manpower to enforce the ordinance each year and not just in reaction to complaints. How much personnel do other cities assign to enforcement? Do other cities rely upon the police officers to monitor noise? If so, how many officers do they have on the road at any given time?

11) The courts are a last resort remedy. The courts recognize that once a city issues an approval, it is the city's responsibility to enforce and the courts are reluctant to order that a city approved use may be revoked.

In addition to the above, I also believe the city needs to study its policy in granting a private business the authority to use city property for their private business, especially when a request is made to go beyond the adjoining sidewalk. Outdoor events are fine but the city has experienced past difficulties for events along the Detroit River (area between Biddle and the river between Oak and Elm streets (city parking lot) and the area along the river in the vicinity of the former Wyandotte Yacht Club). The combination of the river and the service of alcohol has presented issues resulting in citizen complaints to the city council and extra cost to the city in enforcement. I would recommend that guidelines be put in place if the city intends to consider future use of city property by private business.

Respectfully submitted,

Department of Legal Affairs

LOOK, MAKOWSKI and LOOK
Professional Corporation



William R. Look

WRL:ks

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 25, 2016

AGENDA ITEM # 8

ITEM: Proposal to Vacate a Public Alley West of 7th Street, South of Oak Street

PRESENTER: Mark A. Kowalewski, City Engineer



INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The attached request of the Wyandotte School Board was submitted to vacate a portion of the 16 foot wide public alley west of 7th Street running north and south, and the 20 foot wide public alley south of Oak at Elm Street running east and west, abutting the south 3.6 feet of Lot 7, Lot 8, Lot9, Lot 10, south 95.6 feet of Lot 11, 116 feet of vacated Elm Street to the south and 20 feet of vacated Elm Street to the west all within Roehrig's Sub. A communication has been submitted and 100% of the abutting property owners are in favor of the vacation. The Wyandotte School Board desires to use this land to give the football and soccer teams more practice space. This alley does not have overhead electric, cable, and phone lines, but does contain an underground sewer line. The vacation would provide no fence or barrier to be placed that would restrict or limit access to these utilities at any time.

The Department of Legal Affairs has prepared the necessary resolution setting a hearing of objections to proceed with vacating the public alley.

STRATEGIC PLAN/GOALS: This proposal to close the alley is consistent with the Goals and Objectives of the City of Wyandotte Strategic Plan in the continuing effort to enhance the quality of life for residents and the maintenance of infrastructure

ACTION REQUESTED: Determine that vacating the public alley is a necessary and beneficial public improvement, and adopt the prepared resolution setting the time and date for a public hearing.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: The alley vacation will have no budget implications.

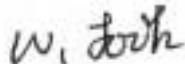
IMPLEMENTATION PLAN: If approved by Council, authorize the City Clerk to give notice of the hearing of objections in accordance with the City Charter and set the time and date for the public hearing.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION:



LEGAL COUNSEL'S RECOMMENDATION:



MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS: Request from School Board to vacate alley, map of area, proposed Resolution for setting the Hearing of Objections and Notice of Hearing of Objections.

RESOLUTION

Wyandotte, Michigan

Date: July 25, 2016

RESOLUTION by Councilperson _____

Supported by Councilperson _____

At a regular session of the City Council of the City of Wyandotte.

RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYANDOTTE.

That it is a necessary public improvement for the health, welfare, comfort and safety of the People of the City of Wyandotte, and is deemed advisable to vacate the following land as a public alley in the City of Wyandotte, Wayne County, Michigan, more particularly described as:

The 16 foot wide public alley west of 7th Street running north and south, and the 20 foot wide public alley south of Oak at Elm Street running east and west, abutting the south 3.6 feet of Lot 7, Lot 8, Lot9, Lot 10, south 95.6 feet of Lot 11, 116 feet of vacated Elm Street to the south and 20 feet of vacated Elm Street to the west all within Roehrig's Sub, as recorded in Liber 25, Page 2, Wayne County Records.

RESOLVED FURTHER, that this Council will meet on Monday, August 8, 2016, at 7:00 p.m., in the Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, in said City, to hear objections to the proposed vacation of said described land as a public alley.

RESOLVED FURTHER, that the City Clerk shall give notice of such meeting, with a copy of this Resolution, in a newspaper published and circulating in said City, in accordance with the provisions of the City Charter.

I move the adoption of the foregoing Resolution.

Councilperson _____

Supported by Councilperson _____

<u>YEAS</u>	<u>COUNCILPERSON</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	VanBoxell	_____
	Absent _____	



OAK ST

7th

FLM

Joseph Mayhew

From: Mark Kowalewski [mkowalewski@wyandotte.net]
Sent: Wednesday, July 06, 2016 11:54 AM
To: Joe Mayhew
Subject: FW: Alley closure

Joe,

See me this afternoon regarding this.

Mark A. Kowalewski, PE
City Engineer
City of Wyandotte
3200 Biddle, suite 200
Wyandotte, MI 48192
1-734-324-4554

-----Original Message-----

From: Tom Desana [<mailto:tdesana@gmail.com>]
Sent: Wednesday, July 06, 2016 11:50 AM
To: mkowalewski@wyan.org; Catherine Cost
Subject: Alley closure

This is Tom DeSana, WPS would like permission to vacate the alley west of 7th south of Oak to develop a grass area for FB and soccer practices. WPS will provide gate so trucks can access sewers for cleaning. Thank you for your consideration.

Sent from my iPhone

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 25, 2016

AGENDA ITEM # 9

ITEM: Wayne County Tax Reverted Properties

PRESENTER: Mark A. Kowalewski, City Engineer *Mark Kowalewski*

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: At the City Council meeting of May 16, 2016, the City Engineer was authorized to solicit proposals to precede with the sale of tax reverted properties. Request for Proposals were solicited from qualified Developers for these properties. The City received two (2) responses. The undersigned recommends the Council accept the proposal from Realty Transition LLC.

The properties recommend to be purchased are as follows:

- Tax ID 57-001-05-0034-000 123 Riverbank for \$8,213.17 for economic redevelopment
 - Tax ID 57-001-07-0018-000 444 Clinton for \$4,845.93 for economic redevelopment
 - Tax ID 57-004-10-0036-000 941 Cora for \$2,264.59 for economic redevelopment
 - Tax ID 57-005-02-0014-000 876 9th for \$8,189.51 for economic redevelopment
 - Tax ID 57-006-02-0062-000 1009 Antoine for \$2,728.76 for economic redevelopment
 - Tax ID 57-011-11-0001-003 2827 3rd Street for 2,630.34 for economic redevelopment
- The cost of acquisition is \$28,872.30

Attached is an Agreement with Realty Transition LLC for Assignment of Certain Tax Reverted Properties Offered to City of Wyandotte by County of Wayne. Also attached is an email from Realty Transition, LLC which further clarifies their proposal. I recommend this email be read at the City Council meeting, as it clearly explains their process for any properties that are occupied. (read email)

If you concur, the attached resolution will authorize the undersigned to proceed.

STRATEGIC PLAN/GOALS: This recommendation is consistent with the Goals and Objectives of the City of Wyandotte Strategic Plan in committed to maintaining and developing excellent neighborhoods by enabling and empowering neighborhood organizations and associations, matching tools and efforts to the conditions in city neighborhoods, tracking infrastructure conditions in all neighborhoods.

ACTION REQUESTED: Approve the City to acquire the properties and sign Assignment of Certain Tax Reverted Properties Offered to City of Wyandotte by County of Wayne with Realty Transition LLC.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 492-200-850-519 TIFA Area Funds.

IMPLEMENTATION PLAN: Inform the County of the City's interest and execute Agreement with Realty Transition LLC.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: *S. Dupdal*

LEGAL COUNSEL'S RECOMMENDATION:

Approved as to form W. Look

MAYOR'S RECOMMENDATION: *J.P.*

LIST OF ATTACHMENTS: Council Resolution of May 16, 2016; Communication from Wayne County Treasurer; Proposal from Realty Transition LLC; Assignment of Certain Tax Reverted Properties; email clarification from Realty Transition LLC.

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: July 25, 2016

RESOLUTION by Councilperson _____

RESOLVED BY THE CITY COUNCIL that Council concurs with the recommendation of the City Engineer regarding the purchase of Wayne County Tax Reverted Properties; AND

BE IT RESOLVED that Council accepts Realty Transition LLC for the for economic redevelopment of the properties purchased in the 2016 Tax Reverted Property Sale with Wayne County and authorizes the Mayor and City Clerk to execute the Assignment of Certain Tax Reverted Properties Offered to City of Wyandotte By County of Wayne; AND

BE IT RESOLVED that Council concurs with the recommendation of the City Engineer to acquire the properties known as Tax ID 57-001-05-0034-000 123 Riverbank for \$8,213.17; Tax ID 57-001-07-0018-000 444 Clinton for \$4,845.93; Tax ID 57-004-10-0036-000 941 Cora for \$2,264.59; Tax ID 57-005-02-0014-000 876 9th for \$8,189.51; Tax ID 57-006-02-0062-000 1009 Antoine for \$2,728.76; Tax ID 57-011-11-000 1-003 2827 3rd Street for 2,630.34 from account no. 492-200-850-519 for economic redevelopment; AND

BE IT RESOLVED that all bid checks be return to the unsuccessful bidders.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____

**CITY OF WYANDOTTE, MICHIGAN
CERTIFIED RESOLUTION
2016-235**

REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF WYANDOTTE,
WAYNE COUNTY, MICHIGAN, HELD IN THE COUNCIL CHAMBERS, OF THE MUNICIPAL
BUILDING.

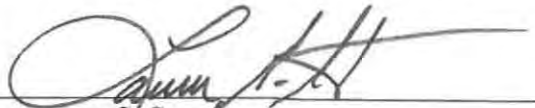
UNDER THE DATE OF: May 16, 2016

MOVED BY: Councilperson Schultz

SUPPORTED BY: Councilperson VanBoxell

RESOLVED that Council concurs with the recommendation of the City Engineer to solicit proposals to proceed with the sale of tax reverted properties; AND
BE IT RESOLVED that Council directs the City Engineer to recommend a developer with review of the proposed Assignment Agreement by the City Attorney.
Motion unanimously carried.

I, LAWRENCE S. STEC, duly authorized City Clerk of Wyandotte, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council on May 16, 2016 said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meeting Act, being Act 267, Public Acts of Michigan, 1976.



Lawrence S. Stec
City Clerk



ERIC R. SABREE
WAYNE COUNTY TREASURER

CHRISTA J. MCLELLAN
Deputy Treasurer/Finance

KIM L. HOMAN
Deputy Treasurer/Land Management

July 12, 2016

City of Wyandotte Treasurer
Attn: Todd Browning, Treasurer
3131 Biddle Ave.
Wyandotte, MI 48192

VIA E MAIL

RE: First Right of Refusal to Purchase Tax Foreclosed Property in Wayne County

Dear Mr. Browning:

Enclosed for your consideration is a list of the properties within your community that were foreclosed upon by the Wayne County Treasurer (the "List"), as the foreclosing governmental unit, pursuant to Mich. Public Act 123 of 1999, MCL 211.78 et. seq. as amended, due to unpaid 2013 and/or prior year's delinquent taxes.

Pursuant to MCL 211.78m (1), a city, village, or township may purchase foreclosed property located within its community if the State of Michigan fails to exercise its right of first refusal. MCL 211.78m(1) states, in part, "If this state elects not to purchase the property under its right of first refusal, a city, village, or township may purchase for a public purpose any property located within that city, village, or township . . . by payment . . . of the minimum bid. If the city, village, or township does not purchase that property, the county in which that property is located may purchase that property under this section by payment to the foreclosing governmental unit of the minimum bid". The same section goes on to state that "If property purchased by a city, village, township, or county under this subsection is subsequently sold for an amount in excess of the minimum bid and all costs incurred relating to demolition, renovation, improvements, or infrastructure development, the excess amount shall be returned to the delinquent tax property sales proceeds account. . . . Upon the request of the foreclosing governmental unit, a city, village, township, or county that purchased property under this subsection shall provide to the foreclosing governmental unit without cost information regarding any subsequent sale or transfer of the property."

Accordingly, subject to the State of Michigan's exercise of its right of first refusal, your community has the right to purchase, for a public purpose, any of the properties on the List for the amount of the "minimum bid." The "minimum bid" is the minimum amount established by the foreclosing governmental unit. By way of illustration and not limitation, the minimum bid includes all delinquent taxes, interest, penalties and fees due on the property, plus the costs associated with the preparation and administration of the auction sale and costs of recording the deed. The minimum bid amount for each parcel is stated on the List.

If you are aware of any foreclosed properties that are in need of demolition, or if there are contiguous properties that should be all bundled together in the upcoming auction, or if there are if there are any special circumstances that should be addressed with any properties, please let us know."

Your request to purchase foreclosed property within your community must be received no later than **July 29, 2016**. All requests must be in writing and identify each property to be purchased by its property identification number.

Your request must be mailed, via certified mail to the Wayne County Treasurer, Land Management Division, and Attention: Brian Gibson, 400 Monroe – Suite 520, Detroit, MI 48226, or via e mail to: bgibson@waynecounty.com. Receipt of the request will be confirmed in writing. Payments must be received by **August 17, 2016**. If timely payment is not received, the selected property may be offered back to the taxpayer or sold at a public auction.

You are advised to review the parcel identification numbers on the List with your current tax rolls to determine if any parcel has been combined, split, or assigned a new parcel identification number subsequent to the information being received by our office for the tax years in question. In the event you are unable to reconcile a parcel identification number provided in the List with your current tax rolls, you must immediately advise the Wayne County Treasurer in writing of the current or corrected identification number and the status of the property, and the name and address of persons shown on your current tax rolls as possessing an interest in the subject property.

Page 3 of 3
First Right of Refusal

The Wayne County Treasurer reserves the right to remove any property from the List, and to cancel any sale, at any time, for any reason, prior to the issuance of a deed. In the event that the State exercises its right of first refusal to purchase a property selected by your community, or if the Treasurer either removed a selected property from the List or cancelled the sale of a selected property the payment received from your community for the subject property will be refunded.

If you have questions or need additional information, please contact Brian Gibson at (313)224-5962.

Sincerely,



ERIC R. SABREE
Wayne County Treasurer

Brian Gibson
Land Management

(313) 224-5962 Phone
(313) 967-3628 Fax
Bgibson@waynecounty.com
www.treasurer.waynecounty.com

Enclosure

ERS: bg

Sale No.	Description	Offer Price
O 6358	57-001-05-0034-000 123 RIVERBANK WYANDOTTE 05677 LOT 34 RIVER BANK MANOR SUB P. C.'S 121 AND 169 L28 P100 WCR	\$8,213.17
O 6359	57-001-07-0018-000 444 CLINTON WYANDOTTE 05924 5925 LOTS 18 AND 19 ABBOTT AND BEYMER'S SUB P. C. 121 L30 P79 WCR	\$4,845.93
O 6360	57-004-10-0036-000 302 GODDARD WYANDOTTE 06279 LOT 36 GEO PERRY'S SUB T3S R11E L25 P27 WCR	\$3,431.14
O 6361	57-004-26-0071-000 941 CORA ST WYANDOTTE 09088 LOT 71 AND S 25 FT OF LOT 72 CUNNINGHAM-TOBIAS CO. GODDARD PARK SUB PC. 1 12 L39 P55 WCR	\$2,264.59
O 6362	57-005-02-0014-000 876 9TH WYANDOTTE 09128 9129 LOTS 14 AND 15 ALSO 16 FT ADJ VAC ALLEY MONTIE'S GODDARD AVE SUB T3S R11E L41 P85 WCR	\$8,189.51
O 6363	57-006-02-0062-000 1009 ANTOINE WYANDOTTE 07823 LOT 62 ALSO E 16 FT OF LOT 63 WELCH BROS MILLION DOLLAR SUB T3S R11E L31 P63 WCR	\$2,728.76
O 6364	57-006-08-0280-000 605 DAVIS WYANDOTTE 07465 7466 LOTS 280 AND 281 EBERT'S FORD CITY SUB T3S R11E L33 P55 WCR	\$8,287.97
O 6365	57-007-08-0008-000 266 FORD WYANDOTTE 06923 LOT 8 ALSO W 4 FT OF LOT 9 FORDNEY'S SUB T3S R11E L21 P26 WCR	\$7,054.60
O 6366	57-011-11-0001-003 2827 3RD WYANDOTTE 00743 S 45 FT OF W 41 FT OF LOT 1 PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 84 T3S R11E, L57 OF DEEDS P5 WCR	\$2,630.34
O 6367	57-013-24-0008-000 2474 10TH WYANDOTTE 03397 LOT 8 THE RICH-WELCH SUB, BLOCK 12 T3S R11E, L21 P62 WCR	\$5,978.10
O 6368	57-022-11-0237-002 1213 GROVE WYANDOTTE 15845 THRU 15858 N 17 FT OF LOT 237 ALSO LOTS 238 THRU 246 INCL ALSO VAC ALLEYS ALSO PART OF THE SW 1/4 OF SEC 32 T3S T11E DES AS BEG S 0 DEG 02 MIN 00 SEC W 10.00 FT FROM TH ENE COR OF LOT 246 OF DETROIT RIVER LAND CO'S. SUB NO.1 T3S T11E L37 P. 24 WCR TH S 6 DEG 57 MIN 47 SEC E 278.65 FT TH S 0 DEG 02 MIN 00 SEC W 204.47 FT TH N 89 DEG 07 MIN 40 SEC W 278.30 FT 0 DEG 02 MIN 00 SEC E 215.00 FT TO B DETROIT RIVER LAND CO'S SUB NO. 1 T3S R11E L37 P24 WCR	\$196,541.41

The Legal Description and Tax Identifier specify the Property.

The street address is provided as additional information and is not guaranteed to be accurate by the Treasurer. Revised 7/11/2016

PROPOSAL SHEET

CITY OF WYANDOTTE

2016 TAX REVERTED PROPERTY SALE

The City of Wyandotte is petitioning qualified developers to submit proposals on Tax Reverted Property Sale for approximately 14 properties in Wyandotte.

Possession: These home(s) are offered and sold in one package, and in as-is/where-is-condition. Seller shall deliver possession to qualified developer at Closing.

Sewer and Water Charges: Seller agrees to pay for all sewer and water charges to date of closing. Qualified developer is responsible for sewer and water charges from date of closing.

Property Taxes: Current taxes shall be prorated and adjusted as of date of closing in accordance with due date of municipality or taxing unit(s) in which property is located. Qualified developer acknowledges that property taxes are subject to change.

Other Terms and Conditions: Properties sold in as-is/where-is condition.

Describe Qualified Developer Business including partner names, number of employees, office location.

Proposals shall include a background of Qualified Developer's projects within the last five (5) years. Resume of the individuals that will be involved with implementation of remodeling of houses. Locations of three (3) closest projects to Wyandotte that can be visited by City Staff.

Addendum: If any addendums are issued for this proposal, bidder shall note receipt in column below and include each addendum with the proposal.

<u>Addendum No.</u>	<u>Date Received</u>	<u>Received By</u>
<u>145263-2-1</u>	<u>7/13/16</u>	<u>Sam Storch SA</u>
<u>(Revised Exhibit A)</u>	_____	_____

SIGNED: Shady Awad

BY: Shady Awad, Manager REALTY TRANSITION LLC

ADDRESS: 22805 Goddard Road, Taylor MI 48180

PHONE NO.: (248) 756-8818

Email Address: shady.awad314@gmail.com



Residential Reclamation Program

**2016 TAX FORECLOSURE PROPOSAL
CITY OF WYANDOTTE**

July 2016



22805 Goddard Road

Taylor, Michigan 48180

313.450.5313



Realty Transition, LLC

2016 Wyandotte Tax Foreclosure Proposal

Background

Realty Transition LLC is a locally owned and privately funded Michigan limited liability company formed in early 2015 for the express purpose of investing in and managing the rehabilitation of residential tax foreclosures on behalf of local municipalities. There are two major family investment partners, Shady Awad and his sister-in-law, Angela Migally. Angela Migally is not active in the management of the company. Realty Transition maintains an office at 22805 Goddard Road, Taylor Michigan 48180 and has three office employees as well as over 40 laborers, subcontractors and skilled tradesmen that act as independent contractors that perform all nature of rehabilitation services from clean-up and demo work to reparation and renovation of all aspects of a home.

Realty Transition's investment group and affiliated companies own over 200 residential properties in Wyandotte, Dearborn, Dearborn Heights, Allen Park, Taylor and throughout the downriver community. Realty Transition has rehabbed distressed homes in each of these cities as part of its goal to restore these communities and turn each and every tax foreclosure property into a quality home. In that regard, almost all Realty Transition homes are upgraded with granite countertops, backsplashes, tile bathrooms, and hardwood floors. Every home gets upgraded appliances plus plumbing, heating and cooling, and must meet all building and code requirements prior to sale.

Wyandotte, Michigan has numerous properties subject to tax foreclosure for 2016. These properties have not paid taxes for a minimum of three years and are often abandoned and need extensive renovation. To ensure these homes are properly restored and marketed to owner-occupants, the City must pay Wayne County to obtain title to these properties. In addition, the cost of rehabbing a residence will typically range well over \$30,000 per unit. Realty Transition typically contracts with a local municipality to rehab all of a city's tax

foreclosures and pays all of the charges and expenses to acquire, upgrade and sell each property at no cost to the City.

Management

Realty Transition is partially owned and fully managed by Shady Awad. Mr. Awad is an electrical engineer with a degree from the University of Michigan, and he is also a major investor with the company's family investment group. Mr. Awad has been purchasing and renovating distressed residential real estate in Southwestern Wayne County for the last ten years, and his investment group currently owns or has sold over 200 residential properties in Michigan. Approximately half of these homes were purchased through the tax and mortgage foreclosure auctions conducted by Wayne County. Mr. Awad manages the day to day rehabilitation process and works hand in hand with the construction crews and tradesmen. Mr. Awad reviews every property and communicates daily with the crews to ensure all work is done to Realty Transition's high standards.

Daniel Stockrahm is a former attorney with degrees from the University of Notre Dame and the Detroit College of Law. Mr. Stockrahm was a transactional and real estate attorney who now devotes his full time to administering the legal and business aspects of Realty Transition's various city projects. Mr. Stockrahm works mainly with city officials and building departments, title companies, and the company's legal and accounting professionals to ensure complete compliance with city requirements and the efficient administration of each project. Mr. Stockrahm is also in charge of working with former homeowners and tenants to ensure a smooth transition of each residence to an upgraded, owner-occupied property.

Allen Park Project

In 2015, Realty Transition contracted with the City of Allen Park to purchase and rehab 6 residential tax foreclosure properties. At the time of the transfer of the properties to Realty Transition, three of the homes were occupied and three were vacant at the time of the transfer. Realty Transition was able to work with each former homeowner to help them relocate and all of the tax foreclosure homes will be fully renovated within a year of the original contract. All properties were renovated with a minimum average investment of over \$35,000 per home. Three homes are already sold and owner-occupied with one sale pending. A fifth house has recently been listed and the last residence will be renovated by the end of July, 2016. All taxes and fees relating to these properties have been paid in full.

During this process, there were no evictions of the former homeowners and no lawsuits against the City of Allen Park.

Allen Park recently voted to renew the contract with Realty Transition to rehab its tax foreclosure properties for 2016.

Taylor Project

In 2015, Realty Transition contracted with the City of Taylor to purchase and rehab 93 residential tax foreclosure properties. Realty Transition has invested over \$3.5 million into this project through July, 2016. At the time of the contract with Realty Transition, 52 of the homes were occupied and 41 were vacant. Due to the high number of occupied homes, Realty Transition worked closely with each former homeowner or tenant to help them relocate or to lease the property (subject to the prior consent of the City of Taylor). With over 200 residential properties in Wayne County alone, Realty Transition is well versed with dealing with former homeowners and tenants, and is extremely sensitive to their situation and the need for alternative housing.

With the consent of the City of Taylor, 35 homes have been leased to former tenants or owner-occupants. These homes are being upgraded to code with the cooperation of each occupant. ***In fact, Realty Transition has been so successful with helping the former owners and tenants, that since the start of the Taylor rehabilitation program in August, 2015, there has been no writ of eviction issued against a single renter or former homeowner of a Taylor foreclosed property and there have been no lawsuits against the City of Taylor based on our contract with the City.***

As of July 1, 2016, 20 Taylor homes have been sold to owner-occupants, with 4 home sales pending. Another 25 vacant homes have been fully rehabbed and will be placed on the market by the end of July or in early August, 2016. 4 vacant homes are 50% finished and will be marketed in early August 2016. It is anticipated that the remaining 9 vacant homes will be rehabbed and on the market on or before August 31, 2016, all within a year of the original contract. ***All taxes and fees relating to these properties have been paid in full.***

We have been advised that Taylor is in the process of renewing the contract with Realty Transition to rehab its tax foreclosure properties for 2016.

Proposal

This proposal is for Realty Transition to work with the City to rehab and sell selected tax foreclosure properties as directed by the City of Wyandotte. The City will need to transfer these properties to Realty Transition, and Realty Transition will then renovate these properties and sell them at market value within a one year time frame and under certain specified terms and conditions.

Developer Responsibilities

Under this proposal, Realty Transition must reimburse the City of Wyandotte for all Wayne County taxes paid by the City to obtain the properties. Realty Transition must evaluate and rehab each property as needed consistent with City codes and permit requirements. Realty Transition will clear each property and repair the exterior of each home at its earliest opportunity. Realty will then restore the interiors and sell the residential units at market prices.

As part of the process, Realty Transition will pay all ordinance violations, utilities, cable or other assessments, and must otherwise comply with all of the terms and conditions of the City of Wyandotte's proposed Assignment Agreement provided to Realty Transition as part of the City's request for proposal.

The Assignment Agreement requires and Realty Transition agrees, among other things, that all properties subject to the Agreement shall be brought up to code, rehabbed with an average investment of at least \$30,000 per home, and sold consistent with the City's ordinances, rules, and regulations as well as all applicable laws.

As with every city working with Realty Transition, Realty will agree to indemnify and hold harmless the contracting municipality from and against any and all claims or litigation against such City arising from or relating to its contract with Realty Transition, including, but not limited to, claims brought by former home owners and tenants.

Benefits for the City

Private development of the foreclosed properties has a number of material benefits for the City of Wyandotte:

1. The City has no cash outlay for the purchase and renovation of the foreclosed residences.
2. Realty Transition will pay the City for Wayne County taxes and charges.
3. Realty Transition will pay all taxes and charges due and owing as provided in the Assignment Agreement.
4. Realty Transition will pay all rehab costs to improve the properties.
5. The City will receive approximately \$500 to \$1,000 per residence in license and permit fees.
6. The City's vacant and dilapidated tax foreclosure properties will be reconditioned and resold.
7. Realty Transition shall demolish selected homes as designated by the City.
8. Property values and the City's tax base will increase.

9. After renovation and sale, the City's annual property tax revenues will be restored for the affected homes.
10. The City will be able to limit rental properties and maximize home values.

To show the City the outstanding quality of our work, Addendum A contains some representative illustrations of tax foreclosure properties after they were rehabbed by Realty Transition. Exhibit B is a recommendation letter from the City of Taylor describing their experience with Realty Transition and our Residential Rehabilitation Program.

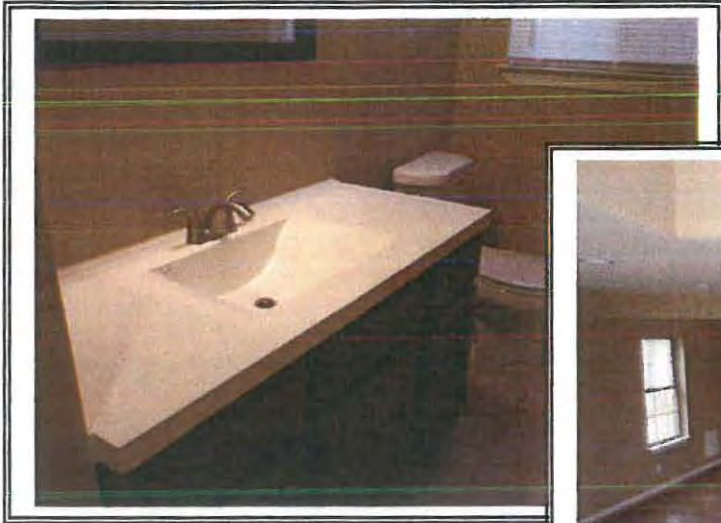
Summary

Based upon the foregoing and in cooperation with the City of Wyandotte, Realty Transition hereby respectfully requests the City enter into an Assignment Agreement to allow Realty Transition LLC to rehab and sell the City's tax foreclosures for 2016 as provided above and as more particularly described in the City's proposed Assignment Agreement.

Sincerely,

The Realty Transition Team

Addendum A





ASSIGNMENT OF CERTAIN TAX REVERTED PROPERTIES
OFFERED TO CITY OF WYANDOTTE BY COUNTY OF WAYNE

THIS AGREEMENT has been entered into as of _____, 2016 Between CITY OF WYANDOTTE, a Michigan municipal corporation, whose address is 3200 Biddle Avenue, Wyandotte, Michigan 48192 ("Assignor"), and Realty Transition LLC _____, whose address is 22805 Goddard Road, Taylor, Michigan 48180 _____ ("Assignee").

Regarding the properties listed on the Attachment 1 which the Assignor is able to acquire hereinafter referred to as ("Property").

The Parties agree as follows:

1. Assignment.

Assignor agrees to assign and Assignee agrees to accept the Property and all appurtenances thereto, for the price and under the terms and conditions contained in this Agreement. In the event Assignor is unable to acquire all of the properties listed on Attachment 1 for any reason, Assignee agrees to purchase the remaining properties. Assignment shall occur prior to August 31, 2016., 2016. Assignee shall inspect properties to determine if they are occupied. Assignee agrees to accept all properties subject to any existing occupants. Assignee agrees to perform in accordance with their submitted proposal Attachment 2 and email clarification Attachment 3.

2. Assignment Price.

The Assignment Price for said Property shall be an amount equal to the costs incurred by the Assignor to acquire the Property, plus the Administrative Fee described in Paragraph 3.

3. Terms of Payment.

Upon execution of this Agreement, Assignee shall deliver to Assignor prior to August 31, 2016, 2016, certified funds in the amount of \$28,872.30 to be held by Assignor. The funds shall be immediately available to Assignor to purchase the Property from the County of Wayne and to pay all costs associated with the negotiation and administration of this agreement including legal fees and staff costs. In the event the funds are insufficient to satisfy the obligations of Assignee to Assignor, Assignee shall deliver additional certified funds as directed by Assignor within 24 hours of receipt of notice from Assignor.

Assignee shall pay to Assignor an Administration Fee of 10% or \$2,887.23 to pay for the City costs and services for this Agreement.

4. Outstanding Violations.

Assignee shall pay all outstanding ordinance violations, utilities, cable and other assessments, or invoices associated with the Property prior to August 31, 2016., 2016.

5. Owner-Occupied Residential Properties

Taxes must be paid when due and the property maintained in accordance with all City Codes and Ordinances. Every effort shall be made by Assignee to sell homes to be owner occupied. Performance of owner occupied sales will be a consideration on future sales of tax reverted properties.

6. As-Is.

Assignee represents and warrants it is an experienced investor and residential and commercial property developer. Assignee understands and agrees it is purchasing the Property in an "AS IS" condition. Assignor makes no representations or warranties whatsoever regarding the marketability of title or any other matter related to any such properties. Title to the Property will be conveyed by means of a Quit Claim Deed at closing. If Assignee desires title insurance, it is at Assignee's cost.

7. Rehabilitation, Demolition and Compliance with Applicable Law.

Assignee shall complete the rehabilitation of the Property in full compliance with applicable codes and ordinances including, without limitation, all real estate laws, ordinances, codes, rules, and regulations related to the obligations of Assignee hereunder. Assignee shall be responsible for all permit and inspection fees and complying with all federal and state laws, rules and regulations with respect to the ownership and development of the Property. A City Upon Sale Inspection shall be paid for and obtained by the Assignee within forty-five (45) days that the quit claim deed is signed by Assignor and prior to commencement of rehabilitation. Necessary permits shall be obtained prior to commencement of work and work shall not be deemed completed prior to inspection and approval by the appropriate inspectors. A minimum of thirty thousand dollars (\$30,000.00) in renovations must be made on an average to each individual property. A work plan shall be submitted to the Assignor within thirty (30) days that the quit claim deed is signed by Assignor which indicates description of work, schedule and, estimated budget. Monthly reports shall be submitted by Assignee on status of homes. Exterior of home shall be maintained including grass cutting and snow removal upon purchase. All debris and junk vehicles shall be removed from the property within thirty (30) days of the date the quit claim deed is signed by assignor. Exterior property maintenance issues shall be corrected in ninety (90) days of the date the quit claim deed is signed by the Assignor. Homes remaining occupied after ninety (90) days of the date the quit claim deed is signed by Assignor or when a lease is signed whichever occurs first shall be registered as rental. Houses remaining vacant after 180 days of the date the quit claim deed is signed by Assignor shall be registered as vacant structures.

The properties identified as demolition shall be demolished and deeded back to the City of Wyandotte in a form of a Warranty Deed.

If there is default by Assignee in any of terms of this Agreement, then there will be no future sales of tax reverted properties to Assignee. Default means a failure of Developer to satisfy all requirements of the Agreement.

8. Completion and Transfer.

Assignee shall rehabilitate the Property within 12 months of the date the Quit Claim deed is signed by Assignor. Property shall not be transferred by Assignee prior to obtaining a final Certificate of Approval for the Property which is being transferred.

9. Taxes and Assessments. Assignee shall pay all taxes, utilities and other assessments when due.

10. Assignee Indemnification. Assignee shall indemnify and hold harmless Assignor and its officials, employees and agents from and against all losses, liabilities, or claims, including claims from any and all liability associated with squatters, holdover tenants or other occupancy of subject property, whether threatened or pending, which may be asserted against Assignor, its officials, employees and agents as a result of Assignee's failure to perform a term or condition of this Agreement. In the event Assignor incurs legal fees or costs to enforce this Agreement, Assignee contractually agrees to reimburse Assignor for all such legal fees and costs immediately.

11. Waiver. The waiver by either party of a breach of any term or provision of this Agreement will not operate as a waiver of a subsequent breach of the same term or provision by such party or of a breach of any other term or provision of this Agreement. The delay or failure of either party to provide notice under this Agreement will not constitute a waiver by such party of any breach under the Agreement.

12. Assignment: Neither party may assign this Agreement without prior written consent of the other party.

13. Entire Agreement. With respect to the subject matter of this Agreement, this Agreement shall constitute the entire agreement between the parties and shall supersede all prior contracts, written and oral, and all discussions.

14. No Third-Party Beneficiary. None of the provisions contained in this Agreement are intended by the parties, nor shall they be deemed to confer any benefit on any person or entirety not a party to this Agreement.

15. Amendment. This Agreement may be amended only upon the written consent of both parties. The City of Wyandotte reserves the right to extend all provisions of this Agreement to perform similar work in other areas for an additional period of three (3) consecutive years. This Agreement extension will only be authorized when initiated by the City, approved by the Wyandotte City Council and agreed to by the Assignee.

16. If agreement is signed on behalf of a corporation, LLC, or Partnership, that entity must provide a resolution of the entity authorizing who may sign on behalf of the entity.

ASSIGNEE:

REALTY TRANSITION, LLC

BY: Shady Awad

IT'S: Manager

BY: _____

IT'S: _____

ASSIGNOR:

CITY OF WYANDOTTE
a Michigan municipal corporation

BY: Joseph R. Peterson

IT'S: Mayor

BY: Lawrence S. Stec

IT'S: City Clerk

ATTACHMENT #1

PARCLE NO.	PROPERTY ADDRESS	TOTAL TAX DUE	FUTURE USE	NOTES
57-001-05-0034-000	123 Riverbank	\$ 8,213.17	Rehab then sell to owner occupant	Utilites On - Tenant Lot Size 42.16' x 148'
57-001-07-0018-000	444 Clinton	\$ 4,845.93	Rehab then sell to owner occupant	Utilities On - Tenant Lot Size: 60' x 73.89'
57-004-26-0071-000	Former 941 Cora	\$ 2,264.59	Clear Title deed back to City	No Utilities - Vacant Lot Lot Size: 55' x 100'
57-005-02-0014-000	876 9th Street	\$ 8,189.51	Demolish then deed back to the City	No Utilities - Vacant Lot Size: 70' x 119'
57-006-02-0062-000	1009 Antoine	\$ 2,728.76	Rehab then sell to owner occupant	Utilities On - Tenant Lot Size: 46' x 105'
57-011-11-0001-003	2827 3rd Street	\$ 2,630.34	Demolish then deed back to the City	Utilities On - Tenant Lot Size: 45' x 41'
		\$ 28,872.30		

Kelly Roberts

Attachment # 2

Subject: FW: Wyandotte Residential Rehab Program
Attachments: First Notice.pdf; Letter Agreement July 2016.pdf; Residential Lease Contract Form July 2016.pdf; Wyandotte Resolution.jpg

From: Daniel Stockrahm [<mailto:dstockrahm@gmail.com>]
Sent: Wednesday, July 20, 2016 11:06 AM
To: mkowalewski@wyan.org; Kelly Roberts
Cc: Shady Awad
Subject: Wyandotte Residential Rehab Program

Mar and Kelly -

Shady mentioned you needed to know more about how we deal with owner-occupants and/or tenants for our tax foreclosure homes. Typically, we will post and mail a notice of the tax foreclosure to advise any former owner/occupant that we are the record owner of the property. Once the occupant contacts us, we explain who we are and how this affects their right to stay in the property.

Once we are contacted, we discuss what the occupant might need to help him/her transition to a new residence. Our assistance might take the form of providing moving costs, and/or a limited amount of cash to assist with the relocation efforts. In certain instances we have provided information on other rentals available in the area.

If the occupant needs an extended period of time to move, we typically offer a discounted lease to allow them to stay until they can make other arrangements. These leases are short term (3 to 6 months).

Once we record our deed, we post a notice on the home asking for the occupant to contact us, and will repost it after a week or two if there is no response. We knock on the door when we post in the hope of explaining who we are and how we might be able to work with the former owner or tenant.

If there is still no answer we will post a statutory 30 day Notice to Quit to ensure the former owner gets back to us. If these efforts still don't result in the occupants contacting us, we then proceed with the eviction process. Once the former owner or tenant comes to court we will then work with them to enter a consent judgment or lease as may be needed to help them relocate in an organized and fair fashion.

In 2015, we started the Taylor project with over 50 occupied tax foreclosures and we have been able to reach agreement with the occupants and avoid a writ of eviction in every case to date. We treat every case individually and are willing to give extended time to the occupants that need more time to relocate their families and find a suitable home.

I have attached our standard lease and a couple sample notices. We customize each of these for every property but I think these samples will give you an idea of how we approach and work with the occupants of our tax foreclosure properties.

If more information is needed please advise,

Dan Stockrahm



Realty Transition LLC

A Michigan limited liability company

*"Rehabilitating neighborhoods
one home at a time."*

22805 Goddard Road
Taylor, Michigan 48180
realtytransition.com
313.450.5313

NOTICE

July __, 2016

(Address)

Re: Tax Foreclosure Notice for _____

Dear _____:

Be advised that, pursuant to the Wayne County tax foreclosure process, Realty Transition LLC is now the record owner of the residential real property located at _____ (the "Property"). Accordingly, please contact me at (313)450-5313 to discuss the options for relocating to a new home, and how Realty Transition might be able to assist with that process.

I look forward to your call.

Sincerely,

Dan Stockrahm
Project Administrator
Realty Transition LLC

R E S I D E N T I A L L E A S E

LANDLORD

That Realty Transition LLC ("LANDLORD") in its capacity as designated **Agent** this

1st day of March, 2016, in consideration of the rents to be paid and promises and agreements to be performed by the TENANT(S), leases to _____, designated as the "TENANT(S)," the following described premises located in the City of _____, County of Wayne, State of Michigan, more commonly known as _____.

TENANT(S) AND LANDLORD AGREE TO THE TERM LISTED ABOVE **AND** AS FOLLOWS:

1. RENT

TENANT(S) to pay LANDLORD the sum of Seven Thousand Two Hundred Dollars (\$7,200.00) Dollars, for the term of the lease. Said rent shall be due and payable **d**uring the continuance of this lease in equal monthly installments of Six Hundred Dollars (\$600.00) Dollars, in advance on the 1st day of each month, in lawful United States currency, delivered to LANDLORD. LANDLORD may require installments to be paid with certified funds or money orders **a**nd in a single payment. Rent is only paid when it is actually received by LANDLORD.

2. TERM

This lease begins on the 1st day of March, 2016 and ends on the 28th day of February, 2017. If none of the TENANT(S) take possession on the day it is to be provided, **a**nd if TENANT(S) have not given LANDLORD written notice that they will take possession on a **l**ater day, LANDLORD may presume conclusively that TENANT(S) have abandoned the premises and **r**e-rent the premises.

3. WHERE TO SEND RENT

TENANT(S) to submit rental payments payable to Realty Transition LLC at

22805 Goddard Rd. Taylor MI 48180 or a place LANDLORD may designate from time to time in writing.

4. NOTICES

Notices required by this lease or by law shall be in writing. Notices to TENANT(S) shall be delivered or sent to the premises. Notices to LANDLORD shall be sent to Realty Transition LLC at 22805 Goddard Rd. Taylor MI 48180 or to such other person and or address LANDLORD may from time to time supply to the TENANT(s) in writing. Notices that are mailed (including security deposit notices) are deemed received by the other party on the next regular day for delivery of mail after being stamped with sufficient postage and deposited in a United States Mailbox.

5. APPLICATION OF MONEY FROM TENANT(S)

Money received by LANDLORD from TENANT(S) or in their behalf shall be applied to TENANT(S) account as follows: first to satisfy unpaid late fees, dishonored check fees, and to other fees owed by TENANT(S); second, to maintenance and repair costs chargeable to TENANT(S); third, to legal fees and court costs legally chargeable to TENANT(S), including costs incurred prior to curing a default; fourth, to outstanding utility bills that are the responsibility of the TENANT(S); fifth, to deposits of portions due from TENANT(S); sixth to rent. Restrictive endorsements on a check or statements in communication, including those accompanying a payment, shall not constitute an accord and satisfaction or amend this provision. TENANT(S) agree that any misrepresentation of any facts or information supplied to the LANDLORD or LANDLORD'S agent by TENANT(S) upon entering this lease or during it's duration shall constitute a breach of this lease and shall terminate the lease at the election of the LANDLORD.

6. DEFAULT AND REMEDIES

TENANT(S) noncompliance with any covenant of this lease is a default. If TENANT(S) default, LANDLORD may have all remedies legally permitted, including termination of this tenancy. On 7 days written notice, LANDLORD also may terminate this tenancy if TENANT(S), a member of TENANT(S) household, or other person under TENANT(S) control unlawfully manufactures, delivers, possesses with intent to deliver, or possesses a controlled substance on the leased premises. TENANT(S) shall reimburse LANDLORD for all legal fees, costs, and expenses legally recoverable and for all damages caused by their default, including costs of re-renting the premises and all rent for the remainder of the term and succeeding terms that LANDLORD does not collect through mitigation. If other premises owned or managed by LANDLORD are available for lease, it shall not be unreasonable for LANDLORD to lease them before TENANT(S) premises. From the date of execution, time is of the essence of this lease. If LANDLORD terminates this tenancy, it may cancel, by written notice, any renewal, lease extension, or lease for a future term that LANDLORD and TENANT(S) have executed.

7. UTILITIES

TENANT(S) shall put utilities for the premises into their names, maintain uninterrupted service throughout the Term, and timely pay all utility bills, including electric, gas, and water. TENANT(S) shall pay any penalties imposed by utility providers because of late payment of original bills.

8. LATE FEES AND DISHONORED CHECKS

TENANT(S) shall pay a late fee to LANDLORD of \$25.00 for rent that is 15 days late, and TENANT(S) shall pay an additional late fee of \$25.00 for rent that is 30 days late or more. Partial

payment of a months rent does not abate late fees. In addition to late fees, TENANT(S) shall owe LANDLORD \$25.00 for any check to LANDLORD that is dishonored.

9. CHRONIC LATE PAYMENT OF RENT

Rent is due on the first of each month, and notwithstanding Paragraph 8, at the LANDLORD'S option, the LANDLORD may either terminate this lease because TENANT(S) are chronically late with rent payments or increase the rent in the amount of \$100.00 per month. Chronic late payment is defined as paying rent after the due date on three or more occasions during this lease; rent is not considered paid until it is received by the LANDLORD.

10. SECURITY DEPOSIT

TENANT(S) to deposit with the LANDLORD a security deposit in the amount of - \$0 - before receiving possession. The deposit shall be held and administered by the LANDLORD pursuant to Michigan Public Act 348 of 1972. The deposit, or any portion of it that is returned, shall be returned in a check, payable to all TENANT(S), or may be returned entirely to one TENANT(S) if all other TENANT(S) have so authorized to the LANDLORD in writing. Security Deposit Act communications shall be addressed to LANDLORD at the address in paragraph 4. TENANT(S) may not elect to use the deposit for rent.

The name and address of the financial institution where your deposit will be held is:

11. USE

TENANT(S) to use and occupy the premises exclusively for residential purposes and only by the TENANT(S) and occupants of this agreement unless otherwise agreed upon in writing by the LANDLORD. TENANT(S) agrees that drugs or intoxicating liquors will not be sold or manufactured on the premises. The use of illegal drugs is prohibited.

12. GOVERNMENT REGULATION

TENANT(S) to maintain the premises in accordance with all police, sanitary and other regulations and restrictions imposed by any government authority and any homeowners association.

13. NONREFUNDABLE PREPARATION FEE

TENANT(S) shall pay a nonrefundable Preparation Fee of \$0 to LANDLORD before receiving possession.

14. PERSONAL PROPERTY

TENANT(S) acknowledges that the personal property listed below is on the premises and agree to leave same upon vacating:

15. KEYS

LANDLORD may retain a key to the premises throughout the lease. TENANT(S) shall not change the locks without LANDLORD'S prior written consent, and TENANT(S) shall immediately provide LANDLORD with a key to any new lock if the locks are changed. LANDLORD may charge TENANT(S) \$50.00 for replacing lost keys and for assisting TENANT(S) in gaining entry to the premises.

16. ENTRY BY LANDLORD

LANDLORD or its agents may enter the premises in an emergency or to perform repairs, maintenance, code inspections, appraisals, insurance inspections, other purposes reasonably related to the operation of the building, and to show the premises for sale or lease. Except during an actual or apparent emergency, all entries shall be made during reasonable hours; and LANDLORD shall make reasonable efforts to inform TENANT(S) of its intention to enter and shall attempt to establish a mutually acceptable time.

TENANT(S) agree that for a period of thirty (30) days prior to the termination of this lease, the TENANT(S) will permit the LANDLORD to show the premises in an effort to obtain a new lease. TENANT(S) agree to allow the LANDLORD to affix "for rent" or "for sale" signs on the premises.

17. MAINTENANCE

TENANT(S) shall use and maintain the premises in accordance with applicable police, sanitary, and all other regulations imposed by governmental authorities. TENANT(S) also shall maintain the premises in a neat and orderly manner. TENANT(S) will keep premises, including the equipment and fixtures of every kind and nature, in good repair during the term of this lease, subject to limitations in paragraph 19.

TENANT(S) will, at its own expense during the continuation of the lease, maintain the landscaping, including but not limited to watering, fertilizing, weeding and trimming the landscaping. TENANT(S) will not remove or rearrange the landscaping without prior written consent of the LANDLORD. TENANT(S) will be responsible for snow removal from walkways and driveways. In the event the TENANT(S) fails to do any of the above responsibilities the LANDLORD shall have the right to have the lawn, landscaping and snow removal maintained, and TENANT(S) shall pay LANDLORD the cost immediately following receipt of an invoice presented to the TENANT(S) by the LANDLORD.

TENANT(S) agree to change the batteries in the smoke detector every six (6) months or sooner if needed. If the smoke detector is not in working order, the TENANT(S) agree to notify the LANDLORD in writing as soon as possible.

TENANT(S) will observe all reasonable regulations and requirements of underwriters concerning use and condition of the premises tending to reduce fire hazard and insurance rates, and not permit or allow any rubbish, waste materials or products to accumulate on the premises.

TENANT(S) shall pay for the repair of all damage to the premises and structure of which they are a part, including fire and flood damage, caused by TENANT(S), their guests or invitees; they shall reimburse LANDLORD for all permit, inspection, and certification costs it incurs because of their noncompliance with this lease or applicable laws; and they shall reimburse LANDLORD for all damages resulting from not reporting the need for repair or maintenance in a reasonably timely

manner. Nothing in this clause shall waive or lessen LANDLORD'S obligation to maintain and repair the premises under Michigan law, but LANDLORD is not liable for any loss that accrues to TENANT(S) because of LANDLORD'S actions in reasonably fulfilling its obligations hereunder.

18. ALTERATIONS

TENANT(S) will not make any alterations or additions or improvement to the premises without prior written consent of the LANDLORD, including but not limited to paint, wallpaper, telephone or cable TV lines, portable air conditioning units, and attached appliances. Written approval shall not be construed by the TENANT(S) that the LANDLORD assumes the expense or liabilities nor shall such written approval alter the promise of TENANT(S) to pay rent under this lease. All such additions or improvement to the premises made by the parties shall remain on said premises after termination of the lease without reimbursement to the TENANT(S). Further, the TENANT(S) agree that if the TENANT(S) should redecorate, the TENANT(S) will return the premises to its original decoration at the TENANT'S own expense at the termination of the lease unless the TENANT(S) has secured prior written consent of the LANDLORD.

19. REPAIR EXPENSES

Any repairs costing less than \$100.00 shall be paid by the TENANT(S). All repairs over \$101.00 must be approved in writing by the LANDLORD if the TENANT(S) elects to do the repairs.

If TENANT(S) break or damage any items, including but not limited to windows, doors, and locks, TENANT(S) agree to repair or replace the items IMMEDIATELY at the TENANT(S) expense. If, after seven (7) days the repairs or replacements are not complete the LANDLORD may repair or replace the item(s) and the cost shall be charged to the TENANT(S) and paid immediately.

20. DESTRUCTION

If TENANT(S) are unduly too hard and destructive to property so that LANDLORD could show cause for eviction in the professional opinion of LANDLORD or LANDLORD'S agent, this lease will be cancelled and TENANT(S) will be required to vacate the premises within thirty (30) days of written notification and costs to be borne by the TENANT(S).

21. HOLD HARMLESS

TENANT(S) agree for themselves, their heirs, and personal representatives, to hold LANDLORD harmless from all damages, loss, including lost rents, or liability that results from their negligent or illegal use of the premises and from their intentional misuse of them.

22. INSURANCE

LANDLORD and its agents are not responsible for theft of personal property of TENANT(S), their guests or invitees; or for damage, loss, or destruction of personal property of TENANT(S), their guests or invitees, from any cause, including acts or omissions of third parties, unless caused by LANDLORD'S failure to perform or negligent performance of a duty imposed by law. LANDLORD is not liable for any damage to personal property due to water that may come into the basement or through the sewers. **TENANT(S) SHALL INSURE THEIR PERSONAL PROPERTY.**

23. RETURN OF PREMISES

TENANT(S) agrees the TENANT(S) shall give thirty (30) days written notice of intent to vacate prior to the termination of this lease or any extension of the lease. Early surrender of the premises, including surrender accepted in writing, shall not extinguish any of TENANT(S) obligations to perform under this lease, including payment of all rent reserved. TENANT(S) shall return the premises at the expiration of the term (or earlier termination) in as good a condition as when received, reasonable wear and tear accepted. TENANT(S) agree to remove all of their personal property from the premises at time of vacating and if TENANT(S) fails to do so TENANT(S) agree to a charge for removal and disposal of the items unless they obtain prior written agreement with the LANDLORD.

24. QUIET ENJOYMENT

TENANT(S), upon payment of the rent at the time in manner stated and upon performing all of the promises, shall and may peacefully and quietly have, hold, and enjoy the premises for the term of this lease.

25. UNFITNESS

If the premises become wholly unfit because of fire or other casualty, LANDLORD may cancel this lease by notifying TENANT(S) in writing, and TENANT(S) shall surrender the premises to LANDLORD. If for the same reasons the premises become partially unfit or wholly unfit without LANDLORD canceling the lease, LANDLORD shall repair the premises with reasonable speed. From the date of the casualty, until repairs are substantially completed, rent shall abate in the same percentage that the premises are unfit, unless the unfitness is caused by negligence or intentional misconduct of TENANT(S), their guests or invitees, in which case rent shall not abate. LANDLORD is not liable for failure to

repair until TENANT(S) have notified LANDLORD of the need for repair and a reasonable time to make the repair has passed thereafter. If 50% or more of the premises are unfit, the premises are "wholly unfit".

26. ASSIGNMENT SUBLETTING AND OCCUPANCY

TENANT(S) shall not assign this lease or sublet the premises, or any part thereof, without prior written permission of LANDLORD, which shall not be denied unreasonably.

27. ABANDONMENT

If during this lease, LANDLORD believes in good faith that TENANT(S) have abandoned the premises and current rent is unpaid, LANDLORD may re-enter the premises and remove the remaining possessions of TENANT(S) without liability. Unless not allowed by local ordinance. Abandonment is conclusively presumed if rent is unpaid for fifteen days following the due date and (1) a substantial portion of TENANT(S) possessions have been removed or (2) acquaintances of TENANT(S) or other reliable sources indicate to LANDLORD that TENANT(S) have left without intending to re-occupy the premises. If TENANT(S) abandons or surrenders the premises at anytime and leaves personal property there, LANDLORD may dispose of it however LANDLORD chooses, and TENANT(S) shall reimburse Landlord for all costs incurred in that regard.

28. HOLDING OVER

TENANT(S) shall vacate the premises on or before the expiration date of the lease. If TENANT(S) retain possession thereafter without LANDLORD'S written permission, LANDLORD has thirty (30) days from the last day of the lease to sue TENANT(S) for possession under section 5714(1)(C)(2) of the Michigan Summary Proceedings Act (Holding over after lease expires). If suit is not begun within that time, the tenancy shall continue on a month-to-month basis from the date the lease expires, and all other covenants of the lease shall remain in full force and effect. Rent, however, shall increase by twenty percent (20%), beginning on the first day after lease expiration, regardless of whether suit is brought. Acceptance of money by LANDLORD from TENANT(S) during the thirty (30) days following expiration of the lease does not waive LANDLORD'S right to seek possession as described in this paragraph, and TENANT'S shall compensate LANDLORD for all damages caused by their unauthorized holdover.

29. LIMITED CANCELLATION RIGHTS

TENANT(S) who has occupied the Premises for more than thirteen (13) months may terminate this lease upon sixty (60) days written notice to LANDLORD if: (i) TENANT(S) has become eligible during the term to take possession of a subsidized rental unit in senior citizen housing and provides Landlord with written proof thereof; or (ii) TENANT(S) has become incapable during the term of living independently, as certified by a physician in a notarized statement. (iii) TENANT(S) is transferred out of the area for business reasons. Election to cancel under this paragraph is limited to the TENANT(S) to whom the foregoing applies, and the lease continues in full force and effect for remaining TENANT(S).

30. PETS

TENANT(S) agree that no pets are allowed on the premises, inside or outside, without the written consent of the LANDLORD. If TENANT(S) fail to comply, this will be cause for immediate eviction and the costs will be the responsibility of the TENANT(S) and due upon notice.

31. JOINT AND SEVERAL LIABILITY

When there is more than one TENANT(S) on the lease, each TENANT(S) is jointly and severally liable for its full performance.

32. AMENDMENT

This lease may be amended in writing only, signed by all parties.

33. CAPTIONS

Paragraph captions are solely to assist with identification. They are of no legal significance.

34. WAIVER

Failure by LANDLORD to enforce a provision of this lease on one (1) or more occasions is not a continuing waiver of LANDLORD'S right to enforce the provision.

35. SEVERABILITY

A court ruling that a clause of this lease is invalid or the parties' written agreement that they no longer shall observe one or more lease provisions, shall not invalidate any other clauses of this lease.

36. SUCCESSORS BOUND

The heirs, successors, assigns, and representatives of LANDLORD and TENANT(S) shall be bound by the covenants of this lease.

37. LEAD BASED PAINT DISCLOSURE AND MOVE IN CHECKLIST

TENANT(S) acknowledges the receipt of the Lead Based Paint Landlord's Disclosure Form and the pamphlet *Protect Your Family From Lead in Your Home*. TENANT(S) acknowledge they have received a move-in inventory check list. The premises are conclusively presumed to be in good condition at move-in unless TENANT(S) specify objections on that list and return a copy of it to the LANDLORD within seven (7) days after receiving the list. The move-in inventory check list is not a request for repairs.

38. TOTAL AGREEMENT

This lease is the Parties' entire agreement, and they enter it voluntarily. There are no other agreements, including discussions, proposals, negotiations, and representations made prior to the execution of this lease that are part of this lease unless specifically in writing

TENANT(S) application to lease is incorporated as part of this lease, and TENANT(S) covenant that the information supplied in that application was and continues to be accurate. TENANT(S) agree to provide the LANDLORD in writing with any new phone numbers or change in employers as soon as possible.

During this lease and thereafter, LANDLORD or its agents (including a collection agency) may obtain TENANT(S) credit report, which LANDLORD or its agent may use in attempting to collect unpaid rent, late fees, or other charges from TENANT(S).

39. OTHER

TENANT shall grant LANDLORD and its agents access to the premises at reasonable times and upon reasonable notice to allow LANDLORD to inspect and make such repairs and modifications as may be necessary, in the LANDLORD'S sole discretion, to bring the premises in compliance with all applicable codes and regulations, including, without limitation, rehabilitation and repairs required to obtain a Certificate of Occupancy for the premises.

40. TENANT'S RIGHT OF FIRST REFUSAL

Notwithstanding anything herein to the contrary, and provided TENANT is not otherwise in default under this lease as provided herein, LANDLORD hereby grants TENANT a right of first refusal to purchase the premises for the same price, and on the same terms and conditions as LANDLORD is prepared to accept from a third party purchaser at any time during the term of this lease and any extensions thereof. LANDLORD shall notify TENANT of any offer to purchase the premises that LANDLORD is prepared to accept, prior to accepting same, and TENANT shall have 30 days after receipt thereof to notify LANDLORD in writing that TENANT intends to exercise its right of first refusal and purchase the premises at the same price and on substantially similar terms and conditions as provided in the third-party offer. TENANT shall have 90 days from the date of such election to close on the purchase of the premises. In the event the TENANT does not close on the purchase of the premises within 90 days of TENANT's election to exercise the TENANT's right of first refusal, such right shall be terminated and thereafter is null and void, regardless of whether this lease is otherwise in full force and effect.

MICHIGAN TRUTH IN RENTING ACT NOTICE

NOTICE: MICHIGAN LAW ESTABLISHES RIGHTS AND OBLIGATIONS FOR PARTIES TO RENTAL AGREEMENTS. THIS AGREEMENT IS REQUIRED TO COMPLY WITH THE TRUTH IN RENTING ACT. IF YOU HAVE A QUESTION ABOUT THE INTERPRETATION OR LEGALITY OF A PROVISION OF THIS AGREEMENT, YOU MAY WANT TO SEEK ASSISTANCE FROM A LAWYER OR OTHER QUALIFIED PERSON.

MICHIGAN SECURITY DEPOSIT ACT NOTICE

TO TENANT(S): YOU MUST NOTIFY YOUR LANDLORD IN WRITING WITHIN FOUR (4) DAYS AFTER YOU MOVE OF A FORWARDING ADDRESS WHERE YOU CAN BE REACHED AND WHERE YOU WILL RECEIVE MAIL, OTHERWISE YOUR LANDLORD SHALL BE RELIEVED OF SENDING YOU AN ITEMIZED LIST OF DAMAGES AND THE PENALTIES ADHERENT TO THAT FAILURE.

ACKNOWLEDGEMENT OF FUNDS

The sum of \$600.00 has been received by the LANDLORD from the TENANT(S) and shall be applied as follows:

First month's rent in advance	<u>\$600.00</u>
Security Deposit	<u>\$ - 0 -</u>
NON REFUNDABLE Cleaning preparation fee	<u>\$ - 0 -</u>
Water Bill-first Month	<u>\$ - 0 -</u>
TOTAL	<u>\$600.00</u>

Landlord

REALTY TRANSITION LLC

Dated: _____

Daniel Stockrahm , Agent

Dated: _____

_____, Tenant

Dated: _____

_____, Tenant

*"Rehabilitating neighborhoods
one home at a time."*



A Michigan limited liability company

22805 Goddard Road
Taylor, Michigan 48180
realtytransition.com
313.450.5313

July __, 2016

(Address)

Re: Relocation from (Street Address)

Dear _____:

As discussed, pursuant to the Wayne County tax foreclosure process, Realty Transition LLC is the owner of the residential real property located at _____ (the "Property").

To assist you in relocating to a new residence, Realty Transition is willing to pay you \$_____ to help you move on or before _____, 2016. This amount is payable to you when the Property is vacant. Realty Transition can also help you with moving expenses as may be needed to help you transition to a new residence within the next ___ days. I will be contacting you within the next week or so to help schedule your move and to discuss any assistance you might need.

In the meantime, if you have any questions feel free to contact me.

Sincerely,

Dan Stockrahm
Project Administrator
Realty Transition LLC

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 25, 2016

AGENDA ITEM # 10

ITEM: SPECIAL LAND USES – MEDICAL MARIJUANA FACILITY

PRESENTER: Mark A. Kowalewski, City Engineer; William L. Look, City Attorney; Dan Grant, Police Chief

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer; William L. Look, City Attorney; Dan Grant, Police Chief

BACKGROUND: In 2008, the voters of Michigan approved the Medical Marijuana Act. Since this was a voter approved initiative there was no legislative detail on how to regulate this use. Wyandotte, as well as many Michigan Cities, continued to enforce Federal Law regarding marijuana. This stance did not permit the issuance of Certificate of Occupancies for any medical marijuana business.

This strict enforcement of the Federal Law was challenged via a lawsuit ACLU vs City of Wyoming, Michigan. An appeal was heard by the Michigan State Supreme Court who ruled that Michigan Cities cannot solely enforce the Federal Law to regulate medical marijuana.

Therefore, based on the above actions it is necessary for Wyandotte to revise our Zoning Ordinance to permit medical marijuana facilities at business or industrial locations. Attached are proposed changes to the Zoning Ordinance to address this condition.

STRATEGIC PLAN/GOALS: This is consistent with the Goals and Objectives of the City of Wyandotte Strategic Plan in insuring that development will have a positive impact on surrounding areas and neighborhoods.

ACTION REQUESTED: Refer proposed changes to the Zoning Ordinance to the Planning Commission for the required public hearing and recommendation from the Planning Commission to City Council after hearing.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Public hearing to be held by the Planning Commission for recommendation to the City Council.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: *Shupdale*

LEGAL COUNSEL'S RECOMMENDATION: Ordinance form reviewed and approved W. Look

MAYOR'S RECOMMENDATION: *JLP*

LIST OF ATTACHMENTS: Zoning amendments: Article II, Definitions; Article XIV, B-2 General Business District; Article XV – I-1 Industrial District; XXII; and Article XXII, Special Land Uses.

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: July 18, 2016

RESOLUTION by Councilperson _____

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL that the communication from the City Engineer, City Attorney and Chief of Police regarding Medical Marijuana Facilities is hereby received;

AND BE IT FURTHER RESOLVED that said proposed changes to the Wyandotte Zoning Ordinance, Article II, Article XIV, Article XV and Article XXII are hereby referred to the Planning Commission for the proper public hearing.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	VanBoxell	_____

AN ORDINANCE ENTITLED

AN ORDINANCE TO AMEND THE CITY OF WYANDOTTE
ZONING ORDINANCE BY AMENDING
ARTICLE II –DEFINITIONS– SECTION 201 SPECIFIC TERMS

THE CITY OF WYANDOTTE ORDAINS:

Section 1. Amend Section 201 of Zoning Ordinance.

The following Section of the City of Wyandotte Zoning Ordinance entitled ARTICLE II – DEFINITIONS – SECTION 201 SPECIFIC TERMS by adding Paragraphs 161 to read as following:

161. MEDICAL MARIJUANA FACILITY.

Facility which utilizes marijuana for cultivations, distribution, manufacturing, dispensing, storage, assistance as a Primary Caregiver, or other assistance to patients, including sales but not including the principal residence of a patient where marijuana is cultivated or used exclusively for such patient's personal consumption.

16.2 PRIMARY CAREGIVER.

Primary Caregiver is a person who is 21 years of age or older and who assists a qualifying patient's medical use of marijuana pursuant to the provisions of the Michigan Medical Marijuana Act (MCL 333.26421 et.seq.)

Section 2. Preservation of Rights.

Nothing in this Ordinance or in the Code hereby adopted shall be construed to affect any suit or proceeding in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy or any character be lost, impaired or affected by this Ordinance.

Section 3. Severability.

Severability. Should any word, sentence, phrase or any portion of this Ordinance be held in a manner invalid by any court of competent jurisdiction or by any state agency having authority to do so for any reason whatsoever, such holdings shall be construed and limited to such word, sentence, phrase or any portion of the Ordinance held to be so invalid and shall not be construed as affecting the validity of any of the remaining words, sentences, phrases or portions of this Ordinance.

Section 4. Conflicting Ordinances.

Conflicting Ordinances. All prior existing ordinances adopted by the City of Wyandotte inconsistent or in conflict with the provisions of this Ordinance are, to the extent of such conflict or inconsistency, hereby expressly repealed.

Section 5. Effective date.

This Ordinance shall take effect along with the notice of adoption in a newspaper generally circulated in the City of Wyandotte within ten (10) days after adoption and shall take effect fifteen (15) days after its adoption or seven (7) days after publication, whichever is later. The notice of adoption shall include the text of the amendment, the effective date of the Ordinance and the place and time where a copy of the Ordinance may be purchased and inspected.

On the question, "SHALL THIS ORDINANCE NOW PASS?" the following vote was recorded.

<u>YEAS</u>		<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	VanBoxell	_____

ABSENT _____

I hereby approve the adoption of the foregoing Ordinance this _____ day of _____, 200__.

CERTIFICATION

We, the undersigned, Joseph R. Peterson and Lawrence S. Stec, respectively, the Mayor and City Clerk of the City of Wyandotte, do hereby certify that the foregoing Ordinance was duly passed by the City Council of the City of Wyandotte, at a regular session on Monday, _____ day of _____, 200__.

Lawrence S. Stec, City Clerk

Joseph R. Peterson, Mayor

AN ORDINANCE ENTITLED

AN ORDINANCE TO AMEND THE CITY OF WYANDOTTE
ZONING ORDINANCE BY AMENDING
ARTICLE XIV – B-2 GENERAL BUSINESS DISTRICT
SECTION 1401 Special Uses

THE CITY OF WYANDOTTE ORDAINS:

Section 1. Amend Section 1401 of City of Wyandotte Zoning Ordinance

The following Section of the City of Wyandotte Zoning Ordinance entitled ARTICLE XIV – B-2 GENERAL BUSINESS DISTRICT – SECTION 1401 Special uses by adding Sub-Section o to read as following:

Sec. 1401 Special Uses

O. Medical Marijuana Facility.

Section 2. Preservation of Rights.

Nothing in this Ordinance or in the Code hereby adopted shall be construed to affect any suit or proceeding in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy or any character be lost, impaired or affected by this Ordinance.

Section 3. Severability.

Severability. Should any word, sentence, phrase or any portion of this Ordinance be held in a manner invalid by any court of competent jurisdiction or by any state agency having authority to do so for any reason whatsoever, such holdings shall be construed and limited to such word, sentence, phrase or any portion of the Ordinance held to be so invalid and shall not be construed as affecting the validity of any of the remaining words, sentences, phrases or portions of this Ordinance.

Section 4. Conflicting Ordinances.

Conflicting Ordinances. All prior existing ordinances adopted by the City of Wyandotte inconsistent or in conflict with the provisions of this Ordinance are, to the extent of such conflict or inconsistency, hereby expressly repealed.

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On the question, "SHALL THIS ORDINANCE NOW PASS?" the following vote was recorded.

<u>YEAS</u>		<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	VanBoxell	_____

ABSENT _____

I hereby approve the adoption of the foregoing Ordinance this _____ day of _____, 200__.

CERTIFICATION

We, the undersigned, Joseph R. Peterson and Lawrence S. Stec, respectively, the Mayor and City Clerk of the City of Wyandotte, do hereby certify that the foregoing Ordinance was duly passed by the City Council of the City of Wyandotte, at a regular session on Monday, _____ day of _____, 200__.

Lawrence S. Stec, City Clerk	Joseph R. Peterson, Mayor
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AN ORDINANCE ENTITLED

AN ORDINANCE TO AMEND THE CITY OF WYANDOTTE
ZONING ORDINANCE BY AMENDING
ARTICLE XV – I-1 INDUSTRIAL DISTRICT – SECTION 1501 Special Uses

THE CITY OF WYANDOTTE ORDAINS:

Section 1. Amend Section 1501 of the City of Wyandotte Zoning Ordinance

The following Section of the City of Wyandotte Zoning Ordinance entitled ARTICLE XV – I-1 INDUSTRIAL DISTRICT – SECTION 1501 Special uses by adding Sub-Section D to read as following:

Sec. 1501 Special Uses

D. Medical Marijuana Facility

Section 2. Preservation of Rights.

Nothing in this Ordinance or in the Code hereby adopted shall be construed to affect any suit or proceeding in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy or any character be lost, impaired or affected by this Ordinance.

Section 3. Severability.

Severability. Should any word, sentence, phrase or any portion of this Ordinance be held in a manner invalid by any court of competent jurisdiction or by any state agency having authority to do so for any reason whatsoever, such holdings shall be construed and limited to such word, sentence, phrase or any portion of the Ordinance held to be so invalid and shall not be construed as affecting the validity of any of the remaining words, sentences, phrases or portions of this Ordinance.

Section 4. Conflicting Ordinances.

Conflicting Ordinances. All prior existing ordinances adopted by the City of Wyandotte inconsistent or in conflict with the provisions of this Ordinance are, to the extent of such conflict or inconsistency, hereby expressly repealed.

Section 5. Effective Date.

This Ordinance shall take effect along with the notice of adoption in a newspaper generally circulated in the City of Wyandotte within ten (10) days after adoption and shall take effect fifteen (15) days after its adoption or seven (7) days after publication, whichever is later. The notice of adoption shall include the text of the amendment, the effective date of the Ordinance and the place and time where a copy of the Ordinance may be purchased and inspected.

On the question, "SHALL THIS ORDINANCE NOW PASS?" the following vote was recorded.

<u>YEAS</u>		<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	VanBoxell	_____

ABSENT _____

I hereby approve the adoption of the foregoing Ordinance this _____ day of _____, 200__.

CERTIFICATION

We, the undersigned, Joseph R. Peterson and Lawrence S. Stec, respectively, the Mayor and City Clerk of the City of Wyandotte, do hereby certify that the foregoing Ordinance was duly passed by the City Council of the City of Wyandotte, at a regular session on Monday, _____ day of _____, 200__.

Lawrence S. Stec, City Clerk

Joseph R. Peterson, Mayor

AN ORDINANCE ENTITLED

AN ORDINANCE TO AMEND THE CITY OF WYANDOTTE
ZONING ORDINANCE TO AMEND
CERTAIN PROVISIONS OF ARTICLE XXII
SPECIAL LAND USES SECTION 2202 – GENERAL PROVISIONS
ADDING SECTION 00 – MEDICAL MARIJUANA FACILITY

CITY OF WYANDOTTE, WAYNE COUNTY, MICHIGAN ORDAINS:

Section 1. Purpose and Intent

It is determined necessary for the health, safety and welfare of the City to adopt this article regulating the location and operation of “marijuana business” due to the following factors:

1. The Michigan Medical Marijuana Act was a voter enacted initiative.
2. The act authorizes a primary caregiver to lawfully cultivate and distribute to patients up to twelve marijuana plants per patient with whom the caregiver is formally associated.
3. The caregiver may cultivate marijuana for, and sell to, not more than five (5) patients.
4. The City of Wyandotte has considered the secondary effects reported by the Police Chiefs Task Force for the State of California (which approved medical marijuana more than a decade ago), including increased crime, gang activity, unlawful drug trafficking, potential loss of trade for other commercial businesses, and potential operations that may create dangerous health, safety, fire conditions, and odor concerns.

Section 2. Amendment to Section 2202 “General Provisions” by adding Paragraph OO of Article XXII “Special Land Uses” of Zoning Ordinance shall be added to read the following:

Article XXII – Special Land Uses

2202. General Provisions

OO – Medical Marijuana Facility

1. Location of marijuana for cultivation, distribution, manufacturing, dispensing, storage, assistance as Primary Caregiving or other assistance to patients including sales, are permitted in Industrial Zoned Districts and Business District (B-2).
 - a. Business shall not be within 750 feet from sites where children are regularly present, and specifically: a daycare facility, a church, synagogue, mosque, or other religious temple, and from a recreational park, a public community center, public or private pre-school, elementary school, middle school, high school, vocational and all other schools that have different name references but serve students of the same age. Applicant shall submit a scaled drawing indicating the distance to any of the locations described in 1a or 1b that are within 1,000 feet of the business. Measurement for purposes of this section shall be made from property boundary to property boundary.
 - b. Business shall not be located within 50 feet of any residential habitable structure. Measurement for purposes of this section shall be made from the property boundary of the business to the building face of the residential structure.
2. Business shall not be within 1,500 feet from another marijuana business not including a patient’s principal residence which is not used to assist in the use of medical marijuana for persons other than the patient at such residence. Measurement for purposes of this section shall be made from property boundary to property boundary.
3. Maximum number of plants to be grown or cultivated at any one time shall be in accordance with the State Law and Regulations.
4. The business shall only be permitted as a Principal Use. Accessory Marijuana Businesses are not permitted.

5. By way of exception, it is not the intent of this ordinance to require a license for the principal residence of a patient where marijuana is cultivated or used exclusively for such patient's personal consumption, however, a location other than a patient's principal residence where a patient cultivates or uses marijuana shall be subject to the requirements of the ordinance.
6. Business shall comply with all ordinance requirements regulating and licensing certain aspects of medical marijuana cultivation, use and distribution and all applicable City Codes.
7. A detailed plan of all lights, equipment, and all other electrical, plumbing, heating, ventilation, air conditioning, and other means proposed to be used at the marijuana business shall be submitted and approved by the Engineering and Building Department.
8. All uses shall occur within the confines of a building and such activities shall occur only in locations not visible to the public and adjoining uses.
9. The business will be permitted a maximum of fifty (50) square feet of permanent signage.
10. Unless conducted as part of a related licensed professional medical or pharmaceutical practice, caregiver activity shall not be advertised as a "clinic," "hospital," "dispensary," or other name customary ascribed to a multi-patient professional practice.
11. Drive-Thru windows shall not be permitted.
12. Shall not be operated in a manner that creates noise, dust, vibration, glare, fumes, or odors detectable to normal senses beyond the boundaries of the property.
13. It shall be prohibited to use the symbol or image of a marijuana leaf in exterior building signage.
14. Operator shall not place or maintain or cause to be placed or maintained any marijuana advertisement within 1,000 feet of the property.
15. Food is prohibited from being sold from the same location as a Marijuana Business.
16. Building shall have a security system.
17. Consumption is strictly prohibited on marijuana business property.
18. The hours of operation shall be restricted to between 8:00 a.m. and 8:00 p.m., Monday thru Sunday.
19. No alcohol beverage shall be at the marijuana business.
20. Guns or weapons are prohibited at a marijuana business.
21. Must be in compliance with all requirements of the Medical Marijuana Act, as amended (MCL 333.26421 et seq) and all applicable provisions of the Michigan Administrative Code, as amended.
22. Any use which purported to have engaged in the medical marijuana field prior to the enactment of the Medical Marijuana Act or prior to the adoption of the city's zoning ordinances allowing said use shall be deemed not to be a lawful use and not entitled to nonconforming status.
23. Medical Marijuana facilities shall comply with all other regulations of the zoning district in which the facility is located, except when they are in conflict, in which case this section shall prevail.
24. Discharge of any toxic, flammable or hazardous materials into the sewer system is prohibited.

Section 3. Reservation of Rights.

Nothing in this Ordinance or in the Code hereby adopted shall be construed to affect any suit or proceeding in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy or any character be lost, impaired or affected by this Ordinance.

Section 4. Severability.

Severability. Should any word, sentence, phrase or any portion of this Ordinance be held in a manner invalid by any court of competent jurisdiction or by any state agency having authority to do so for any reason whatsoever, such holdings shall be construed and limited to such word, sentence, phrase or any portion of the Ordinance held to be so invalid and shall not be construed as affecting the validity of any of the remaining words, sentences, phrases or portions of this Ordinance.

Section 5. Conflicting Ordinances.

Conflicting Ordinances. All prior existing ordinances adopted by the City of Wyandotte inconsistent or in conflict with the provisions of this Ordinance are, to the extent of such conflict or inconsistency, hereby expressly repealed.

Section 6. Effective

This Ordinance shall take effect along with the notice of adoption in a newspaper generally circulated in the City of Wyandotte within ten (10) days after adoption and shall take effect fifteen (15) days after its adoption or seven (7) days after publication, whichever is later. The notice of adoption shall include the text of the amendment, the effective date of the Ordinance and the place and time where a copy of the Ordinance may be purchased and inspected.

On the question, "SHALL THIS ORDINANCE NOW PASS?" the following vote was recorded.

<u>YEAS</u>		<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	VanBoxell	_____

ABSENT _____

I hereby approve the adoption of the foregoing Ordinance this _____ day of _____, 200__.

CERTIFICATION

We, the undersigned, Joseph R. Peterson and Lawrence S. Stec, respectively, the Mayor and City Clerk of the City of Wyandotte, do hereby certify that the foregoing Ordinance was duly passed by the City Council of the City of Wyandotte, at a regular session on Monday, _____ day of _____, 200__.

Lawrence S. Stec, City Clerk

Joseph R. Peterson, Mayor

HEARING

- 2016 City Tax Rates Supporting 2017 Fiscal Year Operations

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 25, 2016

AGENDA ITEM # Hearing

ITEM: 2016 City Tax Rates to Support 2017 Fiscal Year Operations

PRESENTER: Todd A. Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: The following City property tax rates are being submitted for your adoption for the 2017 Fiscal Year pursuant to sections 211.23 E and 211.34 D of Michigan Compiled Laws and Public Act 40 of 1995:

City Operating	\$15.0538/Thousand \$ of Taxable Value
Refuse Collection and Disposal	\$ 2.5166/Thousand \$ of Taxable Value
Debt	\$ 2.5166/Thousand \$ of Taxable Value
Drain #5 Operation and Maintenance	\$ 2.6630/Thousand \$ of Taxable Value

The attached resolution will satisfy the above referenced Public Act requirements. Also, the above rates reflect the maximum authorized rates that can be considered.

Please refer to the attachment for details and the source of said tax levies

STRATEGIC PLAN/GOALS: To be financially responsible

ACTION REQUESTED: Approve the necessary tax rates as presented.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Approved tax rates will be incorporated into the budget being prepared for the 2017 Fiscal Year which will be adopted prior to October 1, 2016.

IMPLEMENTATION PLAN: Approved tax rates will be used for the tax bills mailed on August 1, 2016. The issuance of tax bills will be coordinated through the City Treasurer's and City Assessor's Office.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION:

LIST OF ATTACHMENTS: 1. Schedule of City Tax Rates

MODEL RESOLUTION:

RESOLVED BY CITY COUNCIL that

WHEREAS, this City Council of the City of Wyandotte has been advised by the City Assessor that the 2016 State Taxable Valuation for property located within the City of Wyandotte is \$525,119,835 as compared to \$543,691,649 State Taxable Valuation for the 2015 tax year plus 2016 additions;

NOW, THEREFORE, BE IT RESOLVED THAT the Wyandotte City Tax Rate for the Fiscal Year Ending September 30, 2017, shall be set at \$15.0538 operating, \$2.5166 refuse collection and disposal, \$2.5166 debt service (to include \$289,224 related to the renovation of the Yack Arena, \$452,376 related to the construction of a new Police/District Court facility, and \$249,173 for the renovation of 3200 Biddle Avenue), and \$2.663 for the operation and maintenance of Drain #5 for a total tax levy of \$22.7500 per thousand dollars assessed valuation of the State Taxable Value;

**City of Wyandotte
Tax Rate Millages - City Rates
Fiscal Year Ended September 30, 2017**

<u>Millage</u>	<u>Authorized</u>	<u>Headlee</u>	<u>Origin</u>
Operating	\$12.5000	\$12.0538	Charter of Wyandotte, Michigan
Operating	\$ 3.0000	\$3.0000	Charter of Wyandotte, Michigan (Voter Approval May 6, 2014)
Debt Levy	\$3.0000	\$2.5166	Charter of Wyandotte, Michigan
Refuse Collection	\$3.0000	\$2.5166	Public Act 290 of 1927, PA 298 of 1917, PA 30 of 1975
Drain #5-O&M	N/A	N/A	Council Resolution

Note that the debt levy and the S/W Relief Drain Operation and Maintenance levy are limited to the amount required to pay obligations during the 2017 Fiscal Year.

Reports & Minutes

1

July 18, 2016

CITY OF WYANDOTTE REGULAR CITY COUNCIL MEETING

A Regular Session of the Wyandotte City Council was held in Council Chambers, on Monday, July 18, 2016, and was called to order at 7:00pm with Honorable Mayor Joseph R. Peterson presiding.

The meeting began with the Pledge of Allegiance, followed by roll call.

Present: Councilpersons Fricke, Galeski, Miciura, Sabuda, and Schultz

Absent: Councilperson VanBoxell

Also Present: Thomas Woodruff, City Assessor; Todd Browning, City Treasurer; William Look, City Attorney; Mark Kowalewski, City Engineer; and Lawrence Stec, City Clerk

UNFINISHED BUSINESS

None

COMMUNICATIONS MISCELLANEOUS

Discussion regarding Resolutions #2016-324 – 2016-325.

PERSONS IN THE AUDIENCE

- Anthony Decuir, 1877 8th, regarding driving safety hazard at Biddle and Northline and veteran's day promotions at Wyandotte businesses.
- Daniela Peric regarding candidacy for State Representative.
- Andy Przytula, 1736 Oak St., regarding rat issues.

NEW BUSINESS (ELECTED OFFICIALS)

- Councilman Galeski: Salvation Army bell-ringers at Street Art Fair.
- Councilwoman Fricke: McKinley School maintenance issues.

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

Discussion regarding Resolutions #2016-326 – 2016-342.

PRESENTATION OF PETITIONS

None

REPORTS & MINUTES

City Council	June 27, 2016
Daily Cash Receipts	June 29, July 7, July 8, & July 14, 2016
Design Review Committee	July 5, 2016
Fire Commission	June 14, 2016
Planning Commission	May 19, 2016
Police Commission	June 14, 2016
Recreation Commission	June 21, 2016

CITIZENS PARTICIPATION

- Chris Calvin, 466 Sycamore, regarding police support and art fair committee meetings.
- Mayor Peterson: Spearheading McKinley School cleanup efforts.

RECESS

RECONVENE

Present: Councilpersons Fricke, Galeski, Miciura, Sabuda, and Schultz, and Mayor Joseph R. Peterson

Absent: Councilperson VanBoxell

Also Present: Thomas Woodruff, City Assessor; Todd Browning, City Treasurer; William Look, City Attorney; Mark Kowalewski, City Engineer; and Lawrence Stec, City Clerk

HEARINGS

None

FIRST READING OF AN ORDINANCE

None

FINAL READING OF AN ORDINANCE

2016-322 ORDINANCE AMENDMENT #1428 – WALNUT ST. REZONING

By Councilperson Schultz, supported by Councilperson Sabuda

AN ORDINANCE ENTITLED

AN ORDINANCE TO AMEND THE CITY OF WYANDOTTE ZONING ORDINANCE TO REZONE THE PROPERTIES KNOWN AS 21, 21 1/2 AND 23 WALNUT STREET FROM RECREATIONAL UNIT DISTRICT (RU) TO ONE FAMILY RESIDENTIAL DISTRICT (RA)

THE CITY OF WYANDOTTE ORDAINS:

Section 1. Rezoning of Property:

The following described property located in the City of Wyandotte, County of Wayne, State of Michigan, and described as follows:

Lots 1 through 4, River Park Subdivision

Known as: 21, 21 ½ and 23 Walnut Street, Wyandotte, Michigan be and is hereby rezoned from Recreational Unit District (RU) to One Family Residential District (RA).

Section 2. Amendment of Zoning Map.

The zoning Map of the City of Wyandotte be and is hereby amended in accordance with the provisions of this Ordinance as set forth in Zoning Map. No. 287

Section 3. Severability.

All Ordinances or parts of Ordinances in conflict herein are hereby repealed, only to the extent to give this Ordinance full force and effect.

Section 4. Effective Date.

This ordinance shall be published along with the notice of adoption in a newspaper generally circulated in the City of Wyandotte within ten (10) days after adoption and shall take effect fifteen (15) days after its adoption or seven (7) days after publication whichever is later. The notice of adoption shall include the text of the amendment, the effective date of the Ordinance, and the place and time where a copy of the Ordinance may be purchased or inspected.

Motion unanimously carried.

CERTIFICATE

We, the undersigned, JOSEPH R. PETERSON and LAWRENCE STEC, respectively the Mayor and City Clerk of the City of Wyandotte, do hereby certify that the foregoing Ordinance was duly passed by the Council of the City of Wyandotte, at a regular session thereof on Monday, the 18th day of July, 2016.

JOSEPH R. PETERSON, Mayor

LAWRENCE S. STEC, City Clerk

RESOLUTIONS**2016-323 MINUTES**

By Councilperson Schultz, supported by Councilperson Sabuda
RESOLVED that the minutes of the meeting held under the date of June 27, 2016, be approved as recorded, without objection.
Motion unanimously carried.

2016-324 REZONING APPLICATION – 828 FOURTH ST.

By Councilperson Schultz, supported by Councilperson Sabuda
BE IT RESOLVED that the Rezoning Application received by the Engineering Department regarding 828 4th Street is hereby referred to the Planning Commission for the required public hearing.
Motion unanimously carried.

2016-325 CITIZEN COMMUNICATION – 1515 MAPLE

By Councilperson Schultz, supported by Councilperson Sabuda
BE IT RESOLVED that the communication from Derek Johnson regarding the approval of a home plan and lot purchase at 1515 Maple is hereby referred to the City Engineer for further review and report back in one week (7/25/2016) to include a proposed purchase agreement that includes an attached garage that is greater than six (6) feet forward of the dwelling portion of the home that would require a Zoning Board of Appeals decision prior to closing.
Motion unanimously carried.

2016-326 THE SENIOR ALLIANCE MULTI-YEAR PLAN

By Councilperson Schultz, supported by Councilperson Sabuda
WHEREAS, the City of Wyandotte, Wayne County, Michigan recognizes the role of the Senior Alliance as the designated Area Agency on Aging for Southern and Western Wayne County to be responsible for planning, developing, coordinating, monitoring, and managing a comprehensive organized service delivery system of services for older adults and caregivers.
WHEREAS, the 34 communities of Southern and Western Wayne County, including the City of Wyandotte, comprises the Planning and Service Area to the agency's governing body.
WHEREAS, the communities of southern and western Wayne County, including the City of Wyandotte, appoint members of The Senior Alliance's Board of Directors through the Downriver Community Conference of Western Wayne.
WHEREAS, the Office of Aging and Adult Services Agency (AASA) require local Area Agencies on Aging to request approvals of their Multi-Year Plan from their local governments.
WHEREAS, The Senior Alliance has submitted the plan to this honorable body in accordance with federal and state laws.
WHEREAS, the City of Wyandotte has received and reviewed the 2017-2019 Multi-Year Plan (MYP) for the planning service area (PSA) 1-C.
WHEREAS, The Senior Alliance has held three (3) public hearings and collected public input surveys for client, caregiver, and service provider population feedback which contributed to the development of the 2017-19 Multi-Year Plan (MYP).
NOW, THEREFORE, BE IT RESOLVED, that this honorable body of the City of Wyandotte approves the 2017-19 Multi-Year Plan (MYP), as presented to the City.
Motion unanimously carried.

2016-327 DDA APPOINTMENT - VARGAS

By Councilperson Schultz, supported by Councilperson Sabuda
BE IT RESOLVED that City Council hereby accepts the resignation of Gerald Lucas from the Downtown Development Authority and thanks him for his service; and

BE IT FURTHER RESOLVED the City Council that Council hereby CONCURS with the recommendation of Mayor Peterson to appoint Mikelle Vargas of Traffic Jam Boutique, 3019 Biddle, Wyandotte, MI to the Downtown Development Authority. Term to expire June 2018. Motion unanimously carried.

2016-328 WPD PROMOTION – SEELEY & HAMILTON

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that Council concurs with the determination that the promotion of two Lieutenants will assist with the current Command Structure on the 4 platoons of the Police Department's 12-hour shifts and the Council authorizes the filling of such positions; AND BE IT FURTHER RESOLVED that subsequent to a written examination, an interview panel, performance evaluation, and calculations of seniority which were taken into consideration in accordance with the collective bargaining agreement, the next Lieutenant promotions are to be awarded to Sergeants Chuck Seeley and Archie Hamilton and authorization is granted to make said promotions.

Motion unanimously carried.

2016-329 WPD POLICE OFFICER HIRINGS – WEBB, HARRIS, SYC, RODERY

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that Council Concurs with the determination that vacancies exist for the position of Police Officer and the Council authorizes the filling of such vacancies; AND BE IT FURTHER RESOLVED that subsequent to a written examination, physical agility test, and interview panel conducted by the Police Department, candidates John Webb, Chelsea Harris, John Syc, and Heather Rodery are being offered employment as probationary Police Officers contingent upon their successful completion of a physical, drug screen, and psychological examinations.

Motion unanimously carried.

YEAS: Councilpersons Schultz, Fricke, Galeski, Miciura, Sabuda, and Mayor Peterson

2016-330 WPD PURCHASE OF ULTRASONIC GUN CLEANING SYSTEM

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that the Council concurs with the Chief of Police to purchase a Crest Ultrasonic Gun Cleaning System Model F-636HT from Police Products Corp. at the quoted price of \$11,114.

BE IT FURTHER RESOLVED that this expenditure will be paid from our Other Equipment Account 101-301-850-540.

Motion unanimously carried.

2016-331 TRAFFIC CONTROL ORDER 2016-03

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that Council concurs with the recommendation of the Chief of Police and Traffic Bureau as set forth in Traffic Control Order 2016-03 for the installation of "No Parking Signs" that read "No Parking Monday 8am to Noon to Driveway" at 2346 & 2341 6th Street, Wyandotte, MI, 48192; AND

BE IT FURTHER RESOLVED that the Department of Public Service be directed to install same.

Motion unanimously carried.

2016-332 WFD MDA FILL THE BOOT FUNDRAISER

By Councilperson Schultz, supported by Councilperson Sabuda
 BE IT RESOLVED that Council permits the Wyandotte Fire Fighters Local 356 to conduct their Annual MDA Fill the Boot fundraiser July 25 through July 29, 2016 at the corners of Fort & Eureka, Fort & Ford Ave, and Biddle & Eureka.
 Motion unanimously carried.

2016-333 DPS HIRING - HOSLER

By Councilperson Schultz, supported by Councilperson Sabuda
 BE IT RESOLVED that Council acknowledges receipt of the communication from the City Administrator regarding the Laborer/Equipment Operator position at the Department of Public Service and concurs with the recommendation therein and hereby declares said position vacant and authorizes the filling of such vacancy; AND
 BE IT FURTHER RESOLVED that the Council approves the hiring of Joseph H. Hosler as a Laborer/Equipment Operator in the Department of Public Services contingent on the successful completion of a physical and drug screen examination.
 Motion unanimously carried.

2016-334 SPECIAL ASSESSMENT CHARGES – DPS SERVICES

By Councilperson Schultz, supported by Councilperson Sabuda
 BE IT RESOLVED that Council hereby concurs in the recommendation of the City Administrator in his communication regarding the list of various services performed by the Department of Public Service; AND
 BE IT FURTHER RESOLVED that Council directs the City Assessor to spread said charges on the 2016 Summer Tax Roll.
 Motion unanimously carried.

2016-335 RRC PUBLIC PARTICIPATION PLAN

By Councilperson Schultz, supported by Councilperson Sabuda
 WHEREAS, the MEDC has developed a program for certifying Redevelopment Ready Communities, and the City of Wyandotte desires to achieve that certification by implementing best practices and recommended strategies for redevelopment; and
 WHEREAS, the City of Wyandotte has engaged in the MEDC Redevelopment Ready Communities Program, in order receive Redevelopment Ready Communities Certification from the MEDC.
 NOW, THEREFORE, BE IT HEREBY RESOLVED, that the City of Wyandotte, Michigan through its City Council, accepts the Public Participation Plan as written.
 Motion unanimously carried.

2016-336 BUDGET HEARING SCHEDULING

By Councilperson Schultz, supported by Councilperson Sabuda
 WHEREAS the City Administrator has filed a copy of the communication relative to the 2017 Fiscal Year Operating Budget and Corresponding Operating Tax Millage Rate.
 NOW, THEREFORE, BE IT RESOLVED that this Council shall hold a Budget Meeting, in accordance with Public Act 40 of 1995, in the Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, on July 25, 2016, at 7:00 pm; AND
 BE IT FURTHER RESOLVED that the City Council will act on the 2016 operating millage rate pursuant to Public Act 75 of 1991, at the July 25, 2016, Council meeting after the closure of the required Budget Hearing.
 Motion unanimously carried.

2016-337 2016 MICHIGAN COMIC BOOK EXPO

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that Council hereby approves the Benjamin F. Yack Recreation Center Rental Contract in the amount of \$1,300.00 per day including any extra associated rental costs, payable in full upon completion of the event as stipulated in the Contract, for the Michigan Comic Book Expo to be held at the Benjamin F. Yack Recreation Center on August 6th; AND BE IT FURTHER RESOLVED that Council hereby authorizes the Mayor and City Clerk to sign said contract.

Motion unanimously carried.

2016-338 USE OF CITY PROPERTY – PIZZO DEVELOPMENT STORAGE

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that the communication from the City Engineer regarding the request from Pizzo Development Group LLC to allow them to utilize the City owned property at Former 360-66 Cherry./3535 4th Street and Former 3123 4th Street is hereby approved.

BE IT FURTHER RESOLVED that a Hold Harmless Agreement shall be executed by Pizzo Development Group LLC as prepared by the Department of Legal Affairs.

Motion unanimously carried.

2016-339 NEZ APPLICATION – 837 PLUM

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that Council concurs with the recommendation of the City Engineer regarding the Application for a Neighborhood Enterprise Zone Certificate for the former 835 Plum now known as 837 Plum; AND

BE IT FURTHER RESOLVED that the City Clerk and the City Assessor are hereby authorized to execute said applications for a 12-year Neighborhood Enterprise Zone Certificate.

Motion unanimously carried.

2016-340 MARX HOUSE BIDS

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that Council concurs with the recommendation of the City Engineer to reject both bids for the Marx House rear porch and to re-advertise this project with the removal of the requirements of a payment and performance bond from the bid specifications.

BE IT FURTHER RESOLVED that bid bonds be returned to the bidders.

Motion unanimously carried.

2016-341 SALE OF FORMER 2494 10TH STREET

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that Council approves the Purchase Agreement to sell 15 feet of the former 2494 10th Street to the adjacent property owners at 2500 10th Street for the amount of \$750.00; AND

BE IT FURTHER RESOLVED that the Department of Legal Affairs is hereby directed to prepare the necessary sale documents and the Mayor and Clerk are hereby authorized to sign.

Motion unanimously carried.

2016-342 SALE OF FORMER 835 PLUM, 3409 12TH ST., AND 434 ELM

By Councilperson Schultz, supported by Councilperson Sabuda

RESOLVED BY THE MAYOR AND COUNCIL that the communication from the City Engineer and City Assessor regarding the City owned property located at Former 835 Plum, Former 3409 12th Street and Former 434 Elm is hereby received and placed on file; AND

July 18, 2016

BE IT FURTHER RESOLVED that the Council concurs with the recommendation to sell the properties known as Former 835 Plum, Former 3409 12th Street and Former 434 Elm to Epic Homes, LLC for the amount of \$30,000.00; AND

BE IT FURTHER RESOLVED that if the Purchaser, Epic Homes, LLC, does not undertake development within six (6) months from time of closing and complete construction within one (1) year will results in Seller's right to repurchase property including any improvements for One (\$1.00) Dollar. A condition will be placed on the Deeds that will include this contingency;

NOW THEREFORE,

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the Offers to Purchase Real Estate and closing documents for the properties known as Former 835 Plum, Former 3409 12th Street and Former 434 Elm between Epic Homes, LLC and the City of Wyandotte for \$30,000 as presented to Council on July 18, 2016

Motion unanimously carried.

2016-343 BILLS & ACCOUNTS

By Councilperson Schultz, supported by Councilperson Sabuda

RESOLVED that the total bills and accounts of \$2,280,350.09 as presented by the Mayor and City Clerk are hereby APPROVED for payment.


Motion unanimously carried.

2016-344 ADJOURNMENT

By Councilperson Schultz, supported by Councilperson Sabuda

RESOLVED that this regular meeting of the Wyandotte City Council be adjourned at 9:42 p.m.

Motion unanimously carried.



Lawrence S. Stec, City Clerk

CITY OF WYANDOTTE
BEAUTIFICATION COMMISSION MEETING MINUTES, APPROVED
JUNE 8, 2016

Members Present: John Darin, Chairman, Michael Bak, Kelly Dodson, Andrea Fuller, Noel Galeski, Bill Summerell, Alice Ugljesa

Members Excused: Linda Orta, Stephanie Pizzo

Guest(s): None

1. Call to Order: The meeting was called to order by John at 6:02 pm.
2. Reading and Approval of Previous Minutes:
 - a. May 11, 2016 Regular Meeting: After review of the minutes, Alice made a motion, seconded by Noel, to approve the draft minutes of the May 11, 2016 regular meeting of the Beautification Commission without change. The motion was approved.
3. Approval of Agenda: Motion was made by Alice, seconded by Michael, to approve this meeting's agenda without change. The motion was approved.
4. Chairperson's Report:
 - a. Documents: An updated 2016 Attendance Report and Contact List were distributed.
 - b. Commissioner Appointment, Michael Bak: John reported that Mr. Michael Bak has been appointed to the Beautification Commission, term to expire April, 2019. John has emailed him an orientation packet for his reference. He was congratulated by all.
 - c. Policy Revisions for Review and Approval: John distributed revised copies of the Commissioner Roles and Responsibilities document, which referenced a replacement District Court Work Force Leader and contact information, and revised policies and procedures on Establishment of Rain Dates, Minimum Qualifications for Commission Chairperson, and Virtual Petty Cash, which eliminated the former position of Co-Chairperson from these documents. After discussion, John made a motion, seconded by Alice, to approve these revised documents as presented. The motion was approved.
 - d. BCSEM Summer Quarterly Meeting: The BCSEM Summer Quarterly meeting will be held on Thursday, June 23, 2016 at 10:00 am in Auburn Hills. An invitation was distributed, and all commissioners were encouraged to attend, and were reminded that the Beautification Commission will reimburse their \$15 registration fee.
5. Treasurer's Report:
 - a. FY 2015-2016 YTD Expense Report: John reported new approved expenses in the current FY 2015-2016 budget, namely Spring Dig-In and Hanging Baskets expenses totaling \$2,536.37, leaving a current balance of \$735.20. John also reviewed a new table he has added to the Treasurer's Report, which details the total expenses per expense category, to aid in the tracking of expenses of specific projects and activities.
 - b. Budget Review and Reconciliation: It was reported that the Commission was engaged in a brief budget reconciliation review with Accounting Department. After the additional \$1025 budget allocation from the DDA was posted, both the Commission's and Accounting Department's records matched exactly.
 - c. Budget Request to DDA for FY 2016-2017 Funding: Noel reported that the DDA, through the DDA Design Committee, has reached out to the Beautification Commission to submit a budget request for the upcoming fiscal year. John will respond to this request, and will email the commissioners with the draft budget request, prior to submitting it to the DDA Director.
6. Communications, Event Marketing, & Volunteer Recruitment Report:
 - a. Communications & Hotline: There was nothing significant to report.
 - b. Dig-In Volunteers: Andrea reported that she recorded 20 volunteers for our Dig-In event. Although that number is decreased from past events, it was quite sufficient to meet the needs of the Dig-In.

- c. Volunteer Week in Wyandotte: An inquiry was made regarding the upcoming Volunteer Week in Wyandotte. This event is sponsored by a local church, and is recruiting volunteers to assist on a specific project of note in July, namely removal and re-furbishing of 44 park benches in the downtown area. The Beautification Commission will not be involved in that activity.
7. "Adopt-A-Spot in Wyandotte" Program Update: There was no new activity to report.
8. Community Garden Update: It was reported that all 34 beds were built and planted, and the community garden looked great. There are 5 persons on a waiting list. There are also 3 gardeners with 2 plots each. It was recommended that this practice be re-considered, with no double-beds assigned as long as there is a waiting list.
9. City-Wide Spring Clean-Up: The Spring Clean-Up went very well.
10. Spring Dig-In:
 - a. Dig-In Planting: All areas were planted, and the event went well. The number of volunteers was sufficient for the group to complete their work ahead of schedule, except for a glitch with the concrete pots a former city hall, as noted below.
 - b. Mulching Tree Boxes: Alice reported that she will be meeting on-site with Gary Ellison, Superintendent of DPS, to do a walk-thru downtown to identify tree boxes and other priority areas needing to be mulched.
 - c. Yack Arena: Alice reported that, per Justin Lanagan, Superintendent of Recreation, the Recreation Department does not service or maintain the flower beds at the Yack Arena. This opens up the possibility that the Beautification Commission can extend its Clean-Up and Dig-In scopes to include these plantings.
 - d. Hanging Baskets: Alice reported that the Spring Baskets have been installed at the arbor and at city hall.
 - e. Planter Pots: Alice noted that all planter pots have been planted. The 6 cubes at old city hall required re-fill of soil. Fortunately, there was ample supply of topsoil mix at the community garden for back-fill of these pots.
11. Old Business: There was no Old Business.
12. New Business:
 - a. Landscape Maintenance Areas of Concern: Per Noel's request from the DDA Design Committee, the commissioners suggested various city-wide landscape maintenance areas of concern. This list would be given to the DDA Director for follow-up with the appropriate departments.
 - b. Beautification Awards: Alice reported that the Beautification Award nominations deadline is Wednesday, August 5, 2016. The Commission will review nominees and select award recipients on Wednesday, August 10, 2016.
13. Round-Table Reports and Announcements: There were no Round-Table Reports or Announcements.
14. Next Meeting: The next regular meeting of the Beautification Commission is scheduled for Wednesday, June 8, 2016 at 6:00 pm – 8:00 pm in City Hall, Mayor's Conference Room, Third Floor, 3200 Biddle Avenue.
15. Adjournment: The meeting was adjourned at 8:02 pm.



Year	Parcel Number	Petition /Docket	Class	School	Assessed Value	Taxable Value	PRE/MBT	Transfer	Corrected Assessed Value	Corrected Taxable Value	Corrected PRE/MBT	Corrected EX	Corrected Transfer
2016	57 001 01 0040 000	JB16-130	401	82170	55,500	52,888	100.000	0.000	33,800	33,800	100.000		0.000
GRANT POVERTY EXEMPTION--1 YEAR ONLY													
2016	57 001 01 0054 000	JB16-134	401	82170	54,200	51,665	100.000	0.000	32,900	32,900	100.000		0.000
GRANT POVERTY EXEMPTION--1 YEAR ONLY													
2016	57 001 04 0170 000	JB16-129	401	82170	53,500	50,835	100.000	0.000	0	0	100.000		0.000
GRANT VETERAN EXEMPTION--PA 161 OF 2013													
2016	57 001 04 0292 301	JB16-029	401	82170	32,200	30,672	100.000	0.000	0	0	100.000		0.000
GRANTED EXEMPTION--PA 161 OF 2013													
2016	57 001 04 0314 000	JB16-008	401	82170	30,900	27,125	100.000	0.000	0	0	100.000		0.000
GRANTED EXEMPTION--PA 161 OF 2013													
2016	57 001 04 0317 000	JB16-106	401	82170	40,500	38,723	100.000	0.000	26,500	26,500	100.000		0.000
GRANT POVERTY EXEMPTION--1 YEAR ONLY													
2015	57 001 04 0321 000	JB16-035	703	82170	5,600	5,263	100.000	0.000	0	0	100.000		0.000
CITY OBTAINED ON 2ND RIGHT OF REFUSAL. COUNTY TAX FORECLOSURE IN 2014.													
2015	57 001 04 0328 000	JB16-046	401	82170	36,300	34,270	0.000	0.000	36,300	34,270	100.000*		0.000
WINTER PRE 2015 100%OWNER OCCUPIED 10/22/2015													
2016	57 001 04 0420 000	JB16-022	401	82170	60,100	57,270	100.000	0.000	0	0	100.000		0.000
GRANTED EXEMPTION--PA 161 OF 2013													
2016	57 001 04 0432 000	JB16-039	401	82170	29,900	26,296	0.000	0.000	29,900	29,900	0.000		100.000
TRANSFER OF OWNERSHIP 11/04/2015													
2016	57 001 05 0014 001	JB16-074	401	82170	189,600	165,704	100.000	0.000	189,600	189,600	100.000		100.000
TRANSFER OF OWNERSHIP 12/28/2015													
2016	57 001 05 0136 000	JB16-038	402	82170	10,100	8,902	100.000	0.000	10,100	10,100	100.000		100.000
TRANSFER OF OWNERSHIP 03/13/2015													
2016	57 001 05 0161 000	JB16-066	401	82170	67,700	64,398	100.000	0.000	0	0	100.000		0.000
EXEMPTION GRANTED--PA 161 OF 2013													
2016	57 001 05 0166 000	JB16-131	401	82170	47,400	45,245	100.000	0.000	26,400	26,400	100.000		0.000
GRANT POVERTY EXEMPTION--1 YEAR ONLY													

Year	Parcel Number	Petition /Docket	Class	School	Assessed Value	Taxable Value	PRE/MBT	Transfer	Corrected	Corrected	Corrected PRE/MBT EX	Corrected Transfer
									Assessed Value	Taxable Value		
2016	57 001 06 0069 302	JB16-083	401	82170	32,700	28,781	0.000	0.000	32,700	32,700	0.000	100.000
PROPERTY TRANSFER 05/22/2015												
2016	57 003 01 0237 000	JB16-018	401	82170	48,400	46,162	100.000	0.000	0	0	100.000	0.000
GRANTED EXEMPTION--PA 161 OF 2013												
2015	57 003 02 0068 002	JB16-049	401	82170	39,000	36,851	0.000	0.000	39,000	36,851	100.000	0.000
PRE 100 % OWNER OCCUPIED 01/01/2010												
2014	57 003 02 0068 002	JB16-048	401	82170	36,300	36,271	0.000	0.000	36,300	36,271	100.000	0.000
PRE 100 % OWNER OCCUPIED 01/01/2010												
2013	57 003 02 0068 002	JB16-047	401	82170	35,700	35,700	0.000	0.000	35,700	35,700	100.000	0.000
PRE 100 % OWNER OCCUPIED 01/01/2010												
2015	57 003 02 0089 002	JB16-051	401	82170	32,100	30,347	0.000	0.000	32,100	30,347	100.000	0.000
PRE - OWNER OCCUPIED 1982ERRONEOUSLY REMOVED WITH ADDRESS CHANGE												
2014	57 003 02 0089 002	JB16-050	401	82170	29,900	29,870	0.000	0.000	29,900	29,870	100.000	0.000
PRE - OWNER OCCUPIED 1982ERRONEOUSLY REMOVED WITH ADDRESS CHANGE												
2016	57 003 04 0010 001	JB16-094	401	82170	48,700	42,862	100.000	0.000	48,700	42,862	100.000	0.000
DENIED POVERTY EXEMPTION DUE TO INCOME THRESHOLD												
2016	57 003 07 0071 002	JB16-002	401	82170	25,300	24,122	100.000	0.000	0	0	100.000	0.000
GRANTED EXEMPTION--PA 161 OF 2013												
2016	57 003 07 0112 002	JB16-089	401	82170	39,700	34,993	0.000	0.000	39,700	34,993	100.000	0.000
OWNER OCCUPIED 05/18/2016												
2016	57 003 08 0090 000	JB16-017	401	82170	54,100	51,455	100.000	0.000	0	0	100.000	0.000
GRANTED EXEMPTION--PA 161 OF 2013												
2016	57 003 08 0154 000	JB16-100	401	82170	50,000	47,625	100.000	0.000	34,900	34,900	100.000	0.000
GRANT POVERTY EXEMPTION--1 YEAR ONLY												
2015	57 003 08 0438 002	JB16-052	401	82170	45,800	43,251	0.000	0.000	45,800	43,251	100.000	0.000
PRE - OWNER OCCUPIED 06/25/2004												
2014	57 003 08 0438 002	JB16-053	401	82170	42,700	42,570	0.000	0.000	42,700	42,570	100.000	0.000
OWNER OCCUPIED 06/25/2004												
2013	57 003 08 0438 002	JB16-054	401	82170	41,900	41,900	0.000	0.000	41,900	41,900	100.000	0.000
OWNER OCCUPIED 06/25/2004												
2016	57 003 08 0543 000	JB16-084	401	82170	49,300	43,380	100.000	0.000	0	0	100.000	0.000
GRANT VETERAN EXEMPTION--PA 161 OF 2013												

Year	Parcel Number	Petition	Class	School	Assessed	Taxable			Corrected	Corrected		
Comments	/Docket				Value	Value	PRE/MBT	Transfer	Value	Value	PRE/MBT	Corrected
							EX				Transfer	
2016	57 004 06 0368 000	JB16-090	401	82170	63,100	59,919	100.000	0.000	21,700	21,700	100.000	0.000
GRANT POVERTY EXEMPTION1 YEAR ONLY												
2015	57 004 23 0036 000	JB16-065	401	82170	29,200	27,561	0.000	0.000	29,200	27,561	100.000	0.000
OWNER OCCUPIED 03/05/2010												
2014	57 004 23 0036 000	JB16-064	401	82170	27,200	27,127	0.000	0.000	27,200	27,127	100.000	0.000
OWNER OCCUPIED 03/05/2010												
2013	57 004 23 0036 000	JB16-063	401	82170	26,700	26,700	0.000	0.000	26,700	26,700	100.000	0.000
OWNER OCCUPIED 03/05/2010												
2016	57 004 23 0084 300	JB16-040	401	82170	41,200	36,339	0.000	0.000	41,200	41,200	0.000	100.000
TRANSFER OF OWNERSHIP 12/16/2015												
2016	57 004 23 0095 000	JB16-014	401	82170	43,000	40,965	100.000	0.000	0	0	100.000	0.000
GRANTED EXEMPTIONPA 161 OF 2013												
2016	57 004 24 0041 001	JB16-024	401	82170	69,600	69,600	100.000	0.000	0	0	100.000	0.000
GRANTED EXEMPTION--PA 161 OF 2013												
2016	57 004 24 0044 000	JB16-109	401	82170	27,900	24,558	0.000	0.000	19,400	18,054	0.000	0.000
CORRECTED TO MTT JUDGEMENT DOCKET 14-005685												
2016	57 004 25 0010 001	JB16-007	401	82170	49,600	43,689	100.000	0.000	0	0	100.000	0.000
GRANTED EXEMPTION--PA 161 OF 2013												
2016	57 004 25 0105 002	JB16-099	401	82170	39,700	37,685	100.000	0.000	24,700	24,700	100.000	0.000
GRANT POVERTY EXEMPTION--1 YEAR ONLY												
2016	57 004 26 0003 002	JB16-041	401	82170	32,300	28,367	0.000	0.000	32,300	32,300	0.000	100.000
TRANSFER OF OWNERSHIP 07/02/2015												
2016	57 004 26 0072 002	JB16-034	401	82170	75,400	66,262	100.000	0.000	0	0	100.000	0.000
GRANTED EXEMPTION--PA 161 OF 2013												
2016	57 004 32 0012 000	JB16-070	407	82170	72,500	69,057	100.000	0.000	37,400	37,400	100.000	0.000
GRANT POVERTY EXEMPTION--1 YEAR ONLY												
2016	57 004 33 0055 001	JB16-125	407	82170	66,400	8,902	100.000	0.000	9,400	8,902	100.000	0.000
CORRECTING SEV FOR 2016. 2015 JBR GRANTED NEZ CERTIFICATE PLACING VALUE ON NEZ ROLL. TAXABLE VALUE IS CORRECT.												
2016	57 005 01 0008 000	JB16-071	401	82170	39,200	37,374	100.000	0.000	24,100	24,100	100.000	0.000
GRANT POVERTY EXEMPTION--1 YEAR ONLY												

Year	Parcel Number	Petition	Class	School	Assessed	Taxable			Corrected	Corrected	Corrected	Corrected
Comments	/Docket				Value	Value	PRE/MBT	Transfer	Value	Value	PRE/MBT EX	Transfer
2016 57 005 07 0223 000 GRANTED EXEMPTION--PA 161 OF 2013	JB16-031	401	82170	26,700	25,468	100.000	0.000	0	0	100.000	0.000	
2016 57 006 01 0084 000 GRANTED EXEMPTION--PA 161 OF 2013	JB16-020	401	82170	47,500	45,245	100.000	0.000	0	0	100.000	0.000	
2016 57 006 01 0163 000 TRANSFER OF OWNERSHIP 11/24/2015	JB16-042	401	82170	31,900	28,056	100.000	0.000	31,900	31,900	100.000	100.000	
2016 57 006 02 0016 000 GRANTED EXEMPTION--PA 161 OF 2013	JB16-013	401	82170	48,600	43,003	100.000	0.000	0	0	100.000	0.000	
2016 57 006 03 0349 002 OWNER OCCUPIED 01/08/2016	JB16-088	401	82170	40,800	35,926	0.000	0.000	40,800	35,926	100.000	0.000	
2016 57 006 03 0370 000 GRANT POVERTY EXEMPTION--1 YEAR ONLY	JB16-098	401	82170	37,500	35,767	100.000	0.000	25,100	25,100	100.000	0.000	
2016 57 006 05 0109 002 GRANT VETERAN EXEMPTION--PA 161 OF 2013	JB16-085	401	82170	39,800	37,685	100.000	0.000	0	0	100.000	0.000	
2016 57 006 07 0031 300 GRANTED EXEMPTION--PA 161 OF 2013	JB16-019	401	82170	79,000	75,307	100.000	0.000	0	0	100.000	0.000	
2016 57 006 07 0049 000 GRANT POVERTY EXEMPTION--1 YEAR ONLY	JB16-093	401	82170	80,000	76,326	100.000	0.000	30,000	30,000	100.000	0.000	
2016 57 006 08 0098 000 GRANT POVERTY EXEMPTION--1 YEAR ONLY	JB16-096	401	82170	57,000	50,109	100.000	0.000	30,400	30,400	100.000	0.000	
2016 57 006 08 0158 000 GRANTED EXEMPTION--PA 161 OF 2013	JB16-030	401	82170	29,200	25,675	100.000	0.000	0	0	100.000	0.000	
2016 57 006 08 0201 000 GRANT POVERTY EXEMPTION--1 YEAR ONLY	JB16-132	401	82170	33,700	32,100	100.000	0.000	5,400	5,400	100.000	0.000	
2015 57 007 01 0031 001 TRANSFER OF OWNERSHIP EXEMPT - PAY OFF OF LAND CONTRACT	JB16-043	201	82170	269,300	269,300	0.000	100.000	269,300	221,585	0.000	0.000	
2016 57 007 09 0011 311 GRANT POVERTY EXEMPTION--1 YEAR ONLY	JB16-124	401	82170	35,700	34,125	100.000	0.000	28,900	28,900	100.000	0.000	

Year	Parcel Number	Petition /Docket	Class	School	Assessed Value	Taxable Value	PRE/MBT	Transfer	Corrected Assessed Value	Corrected Taxable Value	Corrected PRE/MBT EX	Corrected Transfer
2016	57 007 10 0106 000	JB16-128	401	82170	21,900	19,256	100.000	0.000	21,900	19,256	100.000	0.000
DENIED POVERTY												
2016	57 010 03 0004 000	JB16-001	401	82170	48,000	45,450	100.000	0.000	0	0	100.000	0.000
GRANTED EXEMPTION--PA 161 OF 2013												
2016	57 010 22 0003 000	JB16-072	401	82170	76,000	72,759	100.000	0.000	31,800	31,800	100.000	0.000
GRANT POVERTY EXEMPTION--1 YEAR ONLY												
2016	57 010 26 0008 000	JB16-091	401	82170	52,900	50,544	100.000	0.000	30,300	30,300	100.000	0.000
GRANT POVERTY EXEMPTION--1 YEAR ONLY												
2016	57 010 30 0003 000	JB16-123	401	82170	83,000	83,000	0.000	100.000	83,000	83,000	100.000	100.000
PLANNING COMMISSION RESOLUTION DATED 05/19/2016REZONING TO RA ONE FAMILY RESIDENTIAL												
2016	57 011 06 0003 000	JB16-025	401	82170	55,100	52,387	100.000	0.000	0	0	100.000	0.000
GRANTED EXEMPTION--PA 161 OF 2013												
2016	57 011 15 0039 301	JB16-076	201	82170	377,700	377,700	0.000	0.000	66,100	66,100	0.000	0.000
GRANT NEZ CERTIFICATE NO N2014-009 STC FOR NEW FACILITY BEGINNING 12/31/2015 ENDING 12/31/2030BUILDING VALUE OF RESIDENTIAL PORTION ONLY												
2016	57 011 16 0059 000	JB16-044	407	82170	61,900	54,562	0.000	0.000	61,900	61,900	0.000	100.000
TRANSFER OF OWNERSHIP 12/03/2015												
2016	57 011 17 0050 000	JB16-077	407	82170	42,300	42,300	100.000	0.000	0	0	100.000	0.000
GRANT OF EXEMPTION--PA 161 OF 2013												
2016	57 011 17 0066 000	JB16-028	407	82170	19,400	18,444	100.000	0.000	0	0	100.000	0.000
GRANTED EXEMPTION--PA 161 OF 2013												
2016	57 012 04 0024 000	JB16-086	401	82170	26,000	24,744	100.000	0.000	0	0	100.000	0.000
GRANTED VETERAN EXEMPTION--PA 161 OF 2013												
2016	57 012 07 0008 000	JB16-097	401	82170	38,600	36,889	100.000	0.000	15,000	15,000	100.000	0.000
GRANT POVERTY EXEMPTION--1 YEAR ONLY												
2015	57 012 12 0021 000	JB16-056	401	82170	40,600	38,296	0.000	0.000	40,600	38,296	100.000	0.000
OWNER OCCUPIED 04/04/2014												
2014	57 012 12 0021 000	JB16-055	401	82170	37,800	37,693	0.000	0.000	37,800	37,693	100.000	0.000
OWNER OCCUPIED 04/04/2014												
2016	57 012 16 0003 000	JB16-003	401	82170	45,900	43,587	100.000	0.000	0	0	100.000	0.000
GRANTED EXEMPTION--PA 161 OF 2013												

Year	Parcel Number	Petition /Docket	Class	School	Assessed Value	Taxable Value	PRE/MBT	Transfer	Corrected Assessed Value	Corrected Taxable Value	Corrected PRE/MBT EX	Corrected Transfer
2016	57 012 17 0007 003	JB16-033	401	82170	26,300	25,054	100.000	0.000	0	0	100.000	0.000
GRANTED EXEMPTION--PA 161 OF 2013												
2016	57 013 04 0065 000	JB16-062	401	82170	29,200	27,643	100.000	0.000	0	0	100.000	0.000
GRANT EXEMPTION--PA 161 OF 2013												
2016	57 013 04 0072 002	JB16-021	401	82170	50,700	48,302	100.000	0.000	0	0	100.000	0.000
GRANTED EXEMPTION--PA 161 OF 2013												
2016	57 013 18 0037 000	JB16-102	401	82170	30,500	26,815	100.000	0.000	5,900	5,900	100.000	0.000
GRANT POVERTY EXEMPTION--1 YEAR ONLY												
2016	57 013 20 0042 000	JB16-032	401	82170	34,700	32,922	60.000	0.000	0	0	60.000	0.000
GRANTED EXEMPTION--PA 161 OF 2013												
2016	57 014 12 0039 000	JB16-095	401	82170	56,900	50,006	100.000	0.000	56,900	50,006	100.000	0.000
DENIED POVERTY EXEMPTION DUE TO INCOME THRESHOLD												
2016	57 014 13 0001 001	JB16-101	401	82170	35,200	32,798	100.000	0.000	35,200	32,798	100.000	0.000
DENIED POVERTY EXEMPTION DUE TO INCOME THRESHOLD												
2016	57 014 34 0014 000	JB16-067	201	82170	121,900	121,900	0.000	0.000	121,900	105,315	0.000	0.000
CORRECT TAXABLE FOR MTT DECISION 15-001033												
2016	57 015 06 0014 002	JB16-026	401	82170	30,000	28,634	100.000	0.000	0	0	100.000	0.000
GRANTED EXEMPTION--PA 161 OF 2013												
2015	57 015 16 0017 000	JB16-059	401	82170	33,900	31,999	0.000	0.000	33,900	31,999	100.000	0.000
OWNER OCCUPIED 06/01/2012												
2014	57 015 16 0017 000	JB16-058	401	82170	31,600	31,496	0.000	0.000	31,600	31,496	100.000	0.000
OWNER OCCUPIED 06/01/2012												
2013	57 015 16 0017 000	JB16-057	401	82170	31,000	31,000	0.000	0.000	31,000	31,000	100.000	0.000
OWNER OCCUPIED 06/01/2012												
2016	57 015 25 0014 000	JB16-103	401	82170	51,700	50,850	100.000	0.000	27,800	27,800	100.000	0.000
GRANT POVERTY EXEMPTION--1 YEAR ONLY												
2016	57 016 01 0142 000	JB16-023	401	82170	41,200	39,233	100.000	0.000	0	0	100.000	0.000
GRANTED EXEMPTION--PA 161 OF 2013												
2016	57 016 02 0297 000	JB16-105	401	82170	54,500	47,935	100.000	0.000	30,700	30,700	100.000	0.000
GRANT POVERTY EXEMPTION--1 YEAR ONLY												

Year	Parcel Number	Petition	Class	School	Assessed	Taxable			Corrected	Corrected	Corrected	Corrected	
Comments	/Docket				Value	Value	PRE/MBT	Transfer	Value	Value	PRE/MBT	EX	Transfer
2016 57 016 02 0369 002	JB16-068	401	82170	48,200	45,761	100.000	0.000	0	0	100.000	0.000		
GRANT EXEMPTION--PA 161 OF 2013													
2016 57 016 03 0009 002	JB16-133	401	82170	47,800	47,800	0.000	100.000	47,800	47,800	100.000	100.000		
OWNER OCCUPIED 04/11/2016													
2016 57 016 04 0773 000	JB16-009	401	82170	51,400	45,140	100.000	0.000	0	0	100.000	0.000		
GRANTED EXEMPTION--PA 161 OF 2013													
2016 57 017 05 0250 000	JB16-005	401	82170	44,800	42,655	100.000	0.000	0	0	100.000	0.000		
GRANTED EXEMPTION--PA 161 OF 2013													
2016 57 017 05 0268 000	JB16-004	401	82170	38,000	36,133	100.000	0.000	0	0	100.000	0.000		
GRANTED EXEMPTION--PA 161 OF 2013													
2016 57 017 05 0360 001	JB16-016	401	82170	31,100	31,100	100.000	0.000	0	0	100.000	0.000		
GRANTED EXEMPTION--PA 161 OF 2013													
2016 57 017 05 0396 000	JB16-087	401	82170	31,800	30,231	100.000	0.000	0	0	100.000	0.000		
GRANTED VETERAN EXEMPTION--PA 161 OF 2013													
2016 57 017 13 0026 002	JB16-015	401	82170	28,600	27,125	100.000	0.000	0	0	100.000	0.000		
GRANTED EXEMPTION--PA 161 OF 2013													
2015 57 017 16 0255 000	JB16-060	401	82170	22,800	21,470	0.000	0.000	22,800	21,470	100.000*	0.000		
WINTER PRE ONLYOWNER OCCUPIED 10/09/2015													
2016 57 018 01 0527 002	JB16-011	401	82170	36,300	34,476	100.000	0.000	0	0	100.000	0.000		
GRANTED EXEMPTION--PA 161 OF 2013													
2016 57 018 02 0682 002	JB16-127	401	82170	27,900	24,537	100.000	0.000	27,900	24,537	100.000	0.000		
DENIED POVERTY EXEMPTION DUE TO INCOME THRESHOLD													
2016 57 018 02 0765 002	JB16-082	401	82170	38,900	34,166	100.000	0.000	0	0	100.000	0.000		
GRANT VETERAN EXEMPTION--PA 161 OF 2013													
2016 57 018 02 0863 002	JB16-069	401	82170	30,000	28,367	100.000	0.000	15,700	15,700	100.000	0.000		
GRANT POVERTY EXEMPTION--1 YEAR ONLY													
2016 57 018 02 0993 002	JB16-045	401	82170	34,400	30,231	0.000	0.000	34,400	34,400	0.000	100.000		
TRANSFER OF OWNERSHIP 09/01/2015													

Year	Parcel Number	Petition /Docket	Class	School	Assessed Value	Taxable Value	PRE/MBT	Transfer	Corrected Assessed Value	Corrected Taxable Value	Corrected PRE/MBT EX	Corrected Transfer
2016	57 018 02 1093 000	JB16-092	401	82170	29,700	26,090	100.000	0.000	29,700	26,090	100.000	0.000
DENIED POVERTY EXEMPTION DUE TO INCOME THRESHOLD												
2016	57 018 03 0210 300	JB16-107	202	82170	53,300	53,062	0.000	0.000	47,000	47,000	0.000	0.000
CLERICAL ERROR CALCULATING THE SPLIT VALUE OF BUILDING VALUE ON CORRECT PARCELS												
2016	57 018 03 0211 300	JB16-108	201	82170	27,300	27,300	0.000	0.000	27,300	24,768	0.000	0.000
CLERICAL ERROR CALCULATING THE SPLIT VALUE OF BUILDING VALUE ON CORRECT PARCELS												
2015	57 018 04 0020 003	JB16-079	401	82170	35,000	33,032	0.000	0.000	35,000	33,032	100.000	0.000
OWNER OCCUPIED 01/01/2011												
2014	57 018 04 0020 003	JB16-080	401	82170	32,600	32,512	0.000	0.000	32,600	32,512	100.000	0.000
OWNER OCCUPIED 01/01/2011												
2013	57 018 04 0020 003	JB16-081	401	82170	32,000	32,000	0.000	0.000	32,000	32,000	100.000	0.000
OWNER OCCUPIED 01/01/2011												
2016	57 019 05 0139 000	JB16-073	401	82170	36,200	35,666	100.000	0.000	30,000	30,000	100.000	0.000
GRANT POVERTY EXEMPTION--1 YEAR ONLY												
2016	57 019 29 0023 000	JB16-010	401	82170	31,800	30,128	100.000	0.000	0	0	100.000	0.000
GRANTED EXEMPTION--PA 161 OF 2013												
2016	57 019 30 0115 000	JB16-012	401	82170	31,200	29,713	100.000	0.000	0	0	100.000	0.000
GRANTED EXEMPTION--PA 161 OF 2013												
2016	57 020 07 0009 303	JB16-027	401	82170	38,000	36,176	100.000	0.000	0	0	100.000	0.000
GRANTED EXEMPTION--PA 161 OF 2013												
2016	57 020 07 0013 000	JB16-104	401	82170	62,600	59,715	100.000	0.000	0	0	100.000	0.000
GRANTED EXEMPTION--PA 161 OF 2013												
2015	57 020 11 0010 000	JB16-061	401	82170	48,300	45,625	0.000	0.000	48,300	45,625	100.000	0.000
OWNER OCCUPIED 04/13/2015												
2016	57 020 30 0003 302	JB16-006	401	82170	74,300	70,921	100.000	0.000	0	0	100.000	0.000
GRANTED EXEMPTION--PA 161 OF 2013												
2015	57 020 35 0010 303	JB16-036	703	82170	1,800	1,578	100.000	0.000	0	0	100.000	0.000
CITY OBTAINED ON 2ND RIGHT OF REFUSAL. COUNTY TAX FORECLOSURE IN 2014.												
2015	57 021 10 0027 000	JB16-037	703	82170	3,800	3,509	0.000	0.000	0	0	0.000	0.000
CITY OBTAINED ON 2ND RIGHT OF REFUSAL. COUNTY TAX FORECLOSURE IN 2014.												

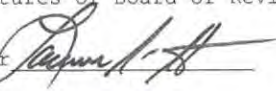

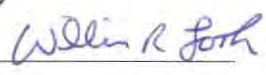

Year	Parcel Number	Petition	Class	School	Assessed	Taxable			Corrected	Corrected	Corrected	Corrected	
Comments	/Docket				Value	Value	PRE/MBT	Transfer	Value	Value	PRE/MBT	EX	Transfer
2016 57 021 10 0055 000	JB16-078	401	82170	15,300	14,494	100.000	0.000	0	0	100.000	0.000		
GRANT EXEMPTION--PA 161 OF 2013													
2016 57 147 99 0125 000	JB16-110	403	82170	57,000	57,000	0.000	0.000	57,000	57,000	100.000	0.000		
NEZ PROPERTY IS NOT CHARGED SCHOOL OPERATING MUST BE OWNER OCCUPIEDOCCUPIED 01/24/2014													
2016 57 147 99 0126 000	JB16-111	403	82170	64,800	64,800	0.000	0.000	64,800	64,800	100.000	0.000		
NEZ PROPERTY IS NOT CHARGED SCHOOL OPERATING MUST BE OWNER OCCUPIEDOCCUPIED 02/04/2014													
2016 57 147 99 0127 000	JB16-112	403	82170	66,800	66,800	0.000	0.000	66,800	66,800	100.000	0.000		
NEZ PROPERTY IS NOT CHARGED SCHOOL OPERATING MUST BE OWNER OCCUPIEDOCCUPIED 11/03/2014													
2016 57 147 99 0128 000	JB16-113	403	82170	66,800	66,800	0.000	0.000	66,800	66,800	100.000	0.000		
NEZ PROPERTY IS NOT CHARGED SCHOOL OPERATING MUST BE OWNER OCCUPIEDOCCUPIED 11/03/2014													
2016 57 147 99 0129 000	JB16-114	403	82170	64,300	64,300	0.000	0.000	64,300	64,300	100.000	0.000		
NEZ PROPERTY IS NOT CHARGED SCHOOL OPERATING MUST BE OWNER OCCUPIEDOCCUPIED 11/13/2014													
2016 57 147 99 0130 000	JB16-115	403	82170	71,300	67,114	0.000	0.000	71,300	67,114	100.000	0.000		
NEZ PROPERTY IS NOT CHARGED SCHOOL OPERATING MUST BE OWNER OCCUPIEDOCCUPIED 01/01/2014													
2016 57 147 99 0131 000	JB16-116	403	82170	56,400	56,400	0.000	0.000	56,400	56,400	100.000	0.000		
NEZ PROPERTY IS NOT CHARGED SCHOOL OPERATING MUST BE OWNER OCCUPIEDOCCUPIED 01/22/2015													
2016 57 147 99 0132 000	JB16-117	403	82170	64,300	64,300	0.000	0.000	64,300	64,300	100.000	0.000		
NEZ PROPERTY IS NOT CHARGED SCHOOL OPERATING MUST BE OWNER OCCUPIEDOCCUPIED 07/08/2015													
2016 57 147 99 0133 000	JB16-118	403	82170	62,100	62,100	0.000	0.000	62,100	62,100	100.000	0.000		
NEZ PROPERTY IS NOT CHARGED SCHOOL OPERATING MUST BE OWNER OCCUPIEDOCCUPIED 09/18/2015													
2016 57 147 99 0134 000	JB16-119	403	82170	70,000	70,000	0.000	0.000	70,000	70,000	100.000	0.000		
NEZ PROPERTY IS NOT CHARGED SCHOOL OPERATING MUST BE OWNER OCCUPIEDOCCUPIED 05/21/2015													
2016 57 147 99 0135 000	JB16-120	403	82170	83,500	83,500	0.000	0.000	83,500	83,500	100.000	0.000		
NEZ PROPERTY IS NOT CHARGED SCHOOL OPERATING MUST BE OWNER OCCUPIEDOCCUPIED 11/18/2015													
2016 57 147 99 0136 000	JB16-121	403	82170	84,500	84,500	0.000	0.000	84,500	84,500	100.000	0.000		
NEZ PROPERTY IS NOT CHARGED SCHOOL OPERATING MUST BE OWNER OCCUPIEDOCCUPIED 02/10/2015													
2016 57 147 99 0137 000	JB16-122	403	82170	311,600	311,600	100.000	0.000	311,600	311,600	100.000	0.000		
NEZ PROPERTY IS NOT CHARGED SCHOOL OPERATINGQUALIFYING AS 100% PRE													

Year	Parcel Number	Petition	Class	School	Assessed Value	Taxable Value	PRE/MBT	Transfer	Corrected Assessed Value	Corrected Taxable Value	Corrected PRE/MBT EX	Corrected Transfer
2016	57 999 00 4340 016	JB16-126	551	82170	0	0	0.000	0.000	230,500	230,500	0.000	0.000
FILED LATE 03/10/2016NEW PERSONAL PROPERTY ACCOUNT									4,147,700	4,019,647		

*Winter PRE Change

THE BOARD OF REVIEW OF CITY OF WYANDOTTE, WAYNE COUNTY, MICHIGAN HEREBY AFFIRMS THAT THE ABOVE INFORMATION IS CORRECT TO THE BEST OF OUR KNOWLEDGE

Signatures of Board of Review Members

Member  Member  Member  Member  Member _____

Dated 7-20-16

DRAFT-UNAPPROVED

**City of Wyandotte
DESIGN REVIEW COMMITTEE
Minutes of the Tuesday, July 19, 2016, Meeting**

Member Kowalewski called the meeting to order at 11:30 a.m.

MEMBERS PRESENT: Robert Benson, Joseph Gruber, Sarah Jordan, Mark Kowalewski,
and Norm Walker

MEMBERS ABSENT: None

ALSO PRESENT: Sheila Johnson, Recording Secretary
Karam Nasser, Owner

NEW BUSINESS:

None at this time.

APPROVAL OF JULY 6, 2016 MINUTES:

Motion by Member Walker to approve minutes. Member Benson supported motion. All Members voted in favor.

REVIEW OF PROPOSED PROJECTED SIGN AT 2934 BIDDLE AVENUE:

The application was submitted by Pro Sign and Awning (Applicant) and Karam Nasser (Owner) for the property at 2934 Biddle Avenue, Wyandotte, Michigan has been reviewed and approved. All were in favor.

OTHER BUSINESS:

None at this time.

MOTION TO ADJOURN:

MOTION BY MEMBER Walker to adjourn the meeting at 11:48 p.m.
Member Kowalewski seconded motion. All Members voted to adjourn.

RESOLUTION

Wyandotte, Michigan

July 19, 2016

RESOLUTION BY MEMBER BENSON

RESOLVED BY THE DESIGN REVIEW COMMITTEE OF THE CITY OF WYANDOTTE,

The proposed sign as submitted by Pro Sign Awning (Applicant) and Karam Nasser (Owner) for the property at 2934 Biddle Avenue, Wyandotte, Michigan has been reviewed and approved as submitted by the Design Review Committee on July 19, 2016. Also Wayne County Encroachment Permit is required prior to a Building Permit is issued.

I move the adoption of the foregoing resolution.

Member: Benson

Supported by Member: Gruber

Yeas	Members	Nays
X	Benson	
X	Gruber	
X	Jordan	
X	Kowalewski	
X	Walker	

PLUMBING BOARD OF APPEALS

July 20, 2016

A meeting of the Plumbing Board of Appeals, City of Wyandotte, was called to order by Member Sarnacki, at 8:30 a.m., in the Engineering Meeting Room at City Hall, 3200 Biddle Avenue, 2nd Floor, Wyandotte, Michigan.

MEMBERS PRESENT: Quint
Rankine
Sarnacki
Schartz

MEMBERS ABSENT: none

ALSO PRESENT: Sheila Johnson, Secretary
Brian Kramer, Appellant & Owner
Claude Marcoux, Building Inspector

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

MOTION BY MEMBER SCHARTZ, supported by Member Sarnacki to approve the minutes of the Meeting of November 11, 2015. MOTION PASSED.

Appeal – Granted.

Brian and Tammy Kramer (Appellants and Owners) has appealed to the Plumbing Board of Appeals of the City of Wyandotte for permission to obtain a variance for a bath tub at 511 Elm (see file for legal description), where the proposed conflicts with Section 424.50, of the Michigan 2012 Plumbing Code:

Section 424.50 Bath tub and whirl pool bath tub values

The hot water supplied to bath tubs and whirl pool bath tubs shall be limited to a maximum temperature of 120 degrees F by a water temperature limiting device that conforms to ASSE 1070 or CSA B125.3, except where such protection is otherwise provided a combination tub/shower value in accordance with Section 424.3.

Homeowner claims that his tank less hot water heater has a built in mechanism that will not allow the hot water temperature to exceed 120 degrees.

GRANTED

Motion was made by Member Sarnacki and supported by Member Shartz to **approve** this appeal. Motion passed unanimously.

PLUMBING BOARD APPEAL

Member Sarnacki read the appeal and asked that the appeal be explained.

Mr. Kramer explained that his hot water tank will not allow the hot water temperature to exceed 120 degrees. He stated to correct this issue it was not necessary and that taking apart the tub to install the device part would be very costly.

Member Sarnacki stated that codes are written for the safety of the homeowners.

Member Rankin expressed concern if this could be a safety liability to the City in the future if sold.

Member Schartz explained that a temporary valve could be put in the basement.

Mr. Kramer stated that his basement was finished with drywall on the ceiling and to correct this issue would be very costly.

Member Quint noted that the actual part was under a hundred dollars.

Mr. Kramer explained that he has been living there for months already and had no intentions of moving.

Member Sarnacki asked if he had a temporary certificate.

Mr. Kramer stated yes that this was new construction and this was the only item left that needed corrected or a variance received. Mr. Kramer explained that the Building Inspector, Claude Marcoux, suggested he appeal this one item.

Mr. Marcoux explained that the hot water heater had a built in limited switch to 120 degrees and changing the degrees it would have to be altered.

Member Sarnacki made a motion to grant the current mechanical setting and that if altered to increase the temperature the City of Wyandotte will not be liable.


Member Schartz seconded the motion.

Motion passed unanimously.

Zero (0) communications were received for this appeal.

OTHER BUSINESS

There being no further business to discuss, the meeting adjourned at 8:48 a.m.



Sheila Johnson, Secretary

**PLUMBING BOARD OF APPEALS
Wyandotte, Michigan**

RESOLUTION

Wyandotte, Michigan July 20, 2016

RESOLUTION BY MEMBER SARNACKI

RESOLVED BY THE PLUMBING BOARD OF APPEALS OF THE CITY OF
WYANDOTTE,

That APPEAL NO. #072016 by Brian and Tammy Kramer (Appellants and Owners)

To APPROVE appeal with the current mechanical setting and that if altered to increase temperature the City of Wyandotte will not be liable for a variance to Section 424.50 of the 2012 Michigan Plumbing Code at 511 Elm, Wyandotte, Michigan.

I move the adoption of the foregoing resolution.

Member: Sarnacki

Supported by Member: Schartz

Yeas ---- Members ---- Nays

X Quint
X Rankine
X Sarnacki
X Schartz

City of Wyandotte
Police Commission Meeting

Regular Commission Meeting
July 12, 2016

ROLL CALL

Present: Chief Daniel Grant
Commissioner John Harris
Commissioner Doug Melzer
Commissioner Bobie Heck

Absent: None

Others Present: Inspector Brian Zalewski

The regular meeting was called to order at the Wyandotte Police Department, 2015 Biddle Avenue, Wyandotte, Michigan by Chairperson, Commissioner Harris at 6:25 p.m.

The Minutes from the regular Police Commission meeting on June 14, 2016, were presented.

Melzer moved, Heck seconded,
CARRIED, to approve the regular minutes of June 14, 2016, as presented.

UNFINISHED BUSINESS

NONE

COMMUNICATIONS

1. **Thank You Email** – June 20, 2016 Email from Keith Trupiano to Chief Grant thanking Officer Trusewicz for his efforts in apprehending a hit and run driver.

The Chief received a nice email regarding the fine job Officer Trusewicz did on a hit and run accident. The suspect and his vehicle were tracked to Ecorse.

A note was placed in the Officer's personnel file on the fine job he did.

2. **Thank You Note** – June 23, 2016 thank you note from Katie Chambers to Chief Grant concerning our officers' assistance regarding an alarm at her facility.

The officers investigated the scene and waited until the owners arrived; the owners were very appreciate of the officers' efforts.

Melzer moved, Heck seconded,
CARRIED, to receive both pieces of correspondence and place on file.

DEPARTMENTAL

1. Police Statistics – June 2016 and Year-to-Date Statistics

The Chief stated there were no real trends of any crimes in the community, and there were no specific concerns.

Melzer moved, Heck seconded,

CARRIED, to receive the June 2016 and Year-to-Date Police Statistics and place on file.

2. Purchase Request – Ultrasonic Weapon Cleaning System

Chief Grant indicated this item was already budgeted for and is a system that will clean all of our weapons.

The vendor is essentially a single source vendor, and their equipment is the best in the industry.

Melzer moved, Heck seconded,

CARRIED, to approve moving forward to City Council with the request to purchase the Ultrasonic Weapon Cleaning System.

3. No Parking Signs – 2346 6th and 2341 6th

Inspector Zalewski reviewed the trash collection problems in this area and recommended the installation of No Parking signs to address the issue.

Melzer moved, Heck seconded,

CARRIED, to approve the installation of No Parking signs at 2346 and 2341 6th Street.

4. Citizen Evaluation of Services

The first response was very favorable for Officer Sharpes. The second response was also very favorable for Officer Johnston and the police service, but the respondent was not happy at all with the court service.

Melzer moved, Heck seconded,

CARRIED, to receive the Citizen Evaluation of Services responses and place them on file.

5. Update on Police Officer Hiring

Out of the group of applicants, 10 individuals were invited to participate in the physical agility testing. Three of the ten failed the testing.

The remaining seven were invited for an oral interview, and one individual failed that.

Out of the remaining six, two failed the background investigations.

So, Chief Grant would like to hire the remaining four, which include two females.

Melzer moved, Heck seconded,

CARRIED, to approve the hiring of the four individuals as recommended by Chief Grant.

6. Bills and Accounts –June 28, 2016 \$22,636.03, July 12, 2016 \$21,057.29

Melzer moved, Heck seconded,
A Roll Call was held and the Motion
CARRIED, to unanimously approve payment of the bills for June 28, 2016 \$22,636.03, July 12,
2016 \$21,057.29.

NEW BUSINESS

1. S.W.A.T. Callout

Chief Grant explained that one of our Officers, who is on the Downriver S.W.A.T. Team, was recently involved in a shooting at the Embassy Suites Hotel in Romulus. The S.W.A.T. team was dispatched to apprehend a murder suspect out of Detroit who had killed his wife and his wife's friend.

As a matter of standard practice, the Officer has been placed on paid administrative leave and is being evaluated by the Department psychologist. He will go through a second evaluation in a few days, and then a determination will be made regarding his return to work.

2. Officer Training

Commissioner Melzer asked, given the recent events in the country and the anti-officer sentiments some people are expressing, if our Officers might require some enhanced officer safety and collaboration training.

Chief Grant indicated that many of our officers have recently been through that type of training. Also, additional training is always being developed and evolving when events such as the country has been experiencing bring issues to the forefront. The Department is always looking for new training opportunities and will continue to do so, especially in light of recent anti-law enforcement happenings.

Members of the Audience

ADJOURNMENT

Since there was no further business to come before the Commission, there was a motion to adjourn the meeting at 7:00 p.m.

Melzer moved, Heck seconded,
CARRIED, to adjourn meeting at 7:00 p.m.

Laura Allen
Administrative Assistant
Wyandotte Police Department

