

## **COUNCIL MEETING – AUGUST 14, 2006**

A regular meeting of the Council was held on Monday, August 14, 2006, at 7:00 p.m. and opened with the Pledge of Allegiance to the Flag.

The following were present: Councilmember Kennedy, Denner, Robson, Theokas, Grano and Mayor Heenan

Also present: Dale Krajniak, City Manager, Jane M. Blahut, Finance Director/Clerk and Herold McC. Deason, City Attorney

Excused Absence: Councilmember Clark

### **MINUTES – JULY 10 & 24, 2006**

Mayor Heenan presented to Council for consideration the minutes of July 10th & July 24th, 2006 be approved as presented.

Motion by Councilmember Robson, supported by Councilmember Kennedy to approve the minutes of July 10<sup>th</sup> & 24<sup>th</sup>, 2006 be approved as presented.

AYES: Councilmember Kennedy, Denner, Robson, Theokas, Grano and Mayor Heenan

NAYS: None

Absent: Councilmember Clark

### **VARIANCE – 15007 KERCHEVAL**

Mayor Heenan presented to Council for consideration, acting as the Zoning Board of Appeals, the request by Peter Dow of 15007 Kercheval a variance from Section 27-95 paragraph (14), sub-paragraph (c-2) that regulates the number of required parking spaces for commercial properties.

Mr. Dow indicated his proposed tenant wishes to use the property as a beauty salon/barber shop with five beauty or barber chairs.

City Manager indicated the required parking for this use is seven and one-half (7-1/2) spaces. The applicant can only provide two spaces creating a deficiency of five and one-half (5-1/2) spaces.

Pointe Hardware owner opposed the variance request due to a lack of parking in the area and noted there is a beauty shop and a barber shop a block down. To create competition in this economy would be a mistake.

Councilmember Grano inquired as to the number of vacancies that currently exist in that area.

Mr. Dow indicated he has three vacancies and commented there are several more.

Councilmember Theokas inquired with the City Attorney if the variance were granted, would it be for this particular petitioner only.

City Attorney indicated variances can be granted for the specific tenant and use. They would have to return to Council for further approval.

Mr. Dow indicated without certainty that the hours of operation would be from 10:00 a.m. to 7:00 p.m. Monday through Saturday.

Councilmember Robson inquired if the applicant currently has an established business?

Mr. Dow indicated they work in the business and want to branch out on their own.

Motion by Councilmember Denner, supported by Councilmember Grano that the Council sitting as Board of Zoning Appeals grant the variance allowing the use of 15007 Kercheval as a Barbershop/Beauty Salon and that the required seven (7) parking spaces and with only two spaces as described in plans and specifications filed with the department of public service subject to the condition that such variance is specific to the proposed tenant and use (including hours with closing no later than 7:00 p.m. Monday through Saturday) only on the basis that the Council sitting as Board of Zoning Appeals finds that because of condition of property and lack of dedicated parking the strict application of zoning regulations would result in peculiar or exception practical difficulties to, or exceptional undue hardship upon the owner of such property in that property cannot be used without parking variance and that the variance sought by Petitioner can be granted in form and subject to the conditions as determined by the Council sitting as Board of Zoning Appeals without substantial detriment to the public good and without substantially impairing the intent and purpose of the Grosse Pointe Park zoning ordinance.

AYES: Councilmember Kennedy, Denner, Theokas, Grano and Mayor Heenan

NAYS: Councilmember Robson

Absent: Councilmember Clark

## **INSPECTION OVERVIEW:**

Councilmember Robson expressed concern within the building department dealing with rental properties. He indicated we need to expand the inspection programs as he has been receiving an excessive number of complaints regarding rental properties.

Councilmember Robson indicated 1015-17 Wayburn and 1069 Wayburn is very blighted and requested a report be presented at the next meeting to apprise the Council of the status.

Residents of Beaconsfield expressed concern of the condition of the rental properties on Beaconsfield, south of Jefferson. They also noted Trombley School lawn is in unacceptable condition and urged the management to notify the school administration of the condition.

Mayor Heenan inquired if landlords could be fined for neglecting their lawns?

City Attorney indicated tickets could be issued with graduated fines, rather than a notice.

Middlesex resident expressed concern of the caliber of people who are renting homes within the city. He indicated he went to Fairfax Market and was extremely intimidated by several teenagers using foul language. He indicated his concern of the overall confidence of the residents within the community about the stability of the community which ultimately affects all property values. He indicated he's noticed a significant change in the last year due to the number of rental vacancies and urged the Council to do something about the rental properties in the community.

### **BOND ISSUE**

Mayor Heenan presented to Council for consideration a bond issue for the upcoming November 7<sup>th</sup> election. He indicated the millage of 2005 was defeated in part it was due to a lack of educating the residents of the need and vague wording. He recommended the Council consider a bond which would be more specific to the use intended for the additional funds. Members discussed as length.

City Manager indicated the overall taxable value of the community is \$601,000,000. A one mill increase would generate approximately \$601,000. per year.

Councilmember Robson indicated the time to do something in the northwest sector of the City is now. If the area is suffering and the residents within that particular area of the City may lose confidence of where they live, and consider selling their properties, it would have a domino effect and it will ultimately reduce all property values within the community.

### **FINANCE REPORT – JULY 2006**

Councilmember for Finance Theokas presented to Council for consideration the invoices exceeding \$5,000 for the month of July 2006 be approved as presented.

Motion by Councilmember Theokas, supported by Councilmember Robson to approve the invoices exceeding \$5,000 for the month of July 2006 be approved as presented in accordance with Section 2.249 of the Charter.

AYES: Councilmember Kennedy, Denner, Robson, Theokas, Grano and Mayor Heenan

NAYS: None

Absent: Councilmember Clark

### **CITIZEN COMMENT**

#### **MARINA CONCERN:**

Resident expressed concern of the weeds in the marina. He indicated he has experienced problems with his boat due to the excessive weeds and recommended the City consider weed harvesting rather than weed chemicals.

With no further business, the meeting adjourned.