

Wyandotte, Michigan August 5, 2013

Regular session of the City Council of the City of Wyandotte, the Honorable Mayor Joseph Peterson presiding.

ROLL CALL

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

Absent: Councilperson Stec

COMMUNICATIONS MISCELLANEOUS

August 1, 2013

Mayor Peterson & City council 3200 Biddle Ave  
Wyandotte, MI. 48192

We are requesting a permit to close Sycamore St down between Biddle Avenue and Coastal Thai on August 10, 2013. We are requesting to close it between the hours of 4pm to 2am. We are requesting this for our grand opening celebration. We also may have to erect a tent during this time if weather conditions are poor. Lastly we are asking for permission to have live entertainment and/or a DJ. Your consideration is greatly appreciated.

Mark Skehan, Bourbons on Sycamore  
118 Sycamore, Wyandotte, MI 48192

PERSONS IN THE AUDIENCE

None

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

CITY OF WYANDOTTE  
REQUEST FOR COUNCIL ACITON

MEETING DATE: August 5, 2013

AGENDA ITEM #2

ITEM: Sales Agreement for NSP2 Home 616 Superior

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: Received NSP2 Funds to construct new single family homes. This unit is located in the Vinewood Village Condominium Development. City had entered into a Purchase Agreement to sell this unit, but the buyer backed out. Therefore, the following offer has been received:

616 Superior – Rachel Meussner, 17205 Jessica, Southgate, Michigan 48195 in the amount of \$97,500. Ms. Meussner is 50% or below of area median income, completed eight (8) hours of housing counseling and will be received the subsidy of \$63,500 (which will be a lien with Michigan State Housing Development Authority (MSHDA)). This subsidy will require approval by MSHDA. If the home is maintained as owner occupied for fifteen (15) years this lien will not have to be repaid. The final mortgage is in the amount of \$35,000.00.

STRATEGIC PLAN/GOALS: The City is committed 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.

ACTION REQUESTED: Approval sale agreement between Rachel Meussner and the City.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Execute Sales Agreements and closing on property.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: okTDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: okjrp

LIST OF ATTACHMENTS: Sale Agreement

CITY OF WYANDOTTE  
REQUEST FOR COUNCIL ACITON

MEETING DATE: August 5, 2013

AGENDA ITEM #3

ITEM: Appointments to the Board of Examiners of Plumbers and appointment to the Building Code Board of Appeals

PRESENTER: Mayor Joseph Peterson

INDIVIDUALS IN ATTENDANCE:

BACKGROUND: On April 24, 2013, the Michigan Department of Licensing and Regulatory affairs adopted the enclosed Rules regarding membership on construction boards of appeals. As a result, Mark Kowalewski and Claude Marcoux have resigned from the Board of Examiners of Plumbers and Greg Meyring has resigned from the Building Code Board of Appeals. Mayor Peterson is recommending the appointment of Mike Quint and Natalie Rankine to the Board of Examiners of Plumbers and the appointment of David Zanley to the Building Code Board of Appeals.

STRATEGIC PLAN/GOALS: n/a

ACTION REQUESTED: Adopt a resolution supporting the following appointments:

Board of Examiners of Plumbers

Mike Quint, 13169 Cherry, Southgate MI 48195 Term to expire 11-2013

Natalie Rankine, 504 Emmons, Wyandotte MI 48192 Term to expire 11-2014

Building Code Board of Appeals

David Zanley, 255 Elm Street, Wyandotte MI 48192 Term to expire 4-2015

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: n/a

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: n/a ok jrp

LIST OF ATTACHMENTS: Letter of resignation from Mark Kowalewski, Claude Marcoux and Greg Meyring, a copy of the Michigan Department of Licensing and Regulatory Affairs rules regarding membership on construction board of appeals, and proposed resolution supporting the appointment of Mike Quint and Natalie Rankine to the Board of Examiners of Plumbers and David Zanley to the Building Code Board of Appeals.

July 30, 2013

Mayor Joseph R. Peterson and City Councilmembers 3200 Biddle Avenue  
Wyandotte, Michigan 48192

Re: Michelangelo's 152 Elm Street

Dear Mayor Peterson and Councilmembers:

A request was received from Michigan Liquor Control as follows:

(STEP 1) Transfer ownership of Class C License from BONDI INC. into ESCROW to D-M Investments, LLC.

Said request has been forwarded to Engineering, Municipal Service, Fire, Police, Treasurer and Department of Legal Affairs.

In view of the above, said application is being forwarded to your for your consideration.

Sincerely yours,  
William R. Griggs, City Clerk

CITY OF WYANDOTTE  
REQUEST FOR COUNCIL ACITON

MEETING DATE: August 5, 2013

AGENDA ITEM #5

TEM: Sales Agreements for NSP2 Home 821 Ash

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: Received NSP2 Funds to construct new single family homes. Council approved listing prices of this home on December 10, 2012. The property was placed in the MLS and the Lottery Drawing was held on January 2, 2013. The City received one (1) offer.

The following offer has been received:

821 Ash – Nancy and Joseph Lukawski, 4179 Agnes, Lincoln Park, Michigan 48146 in the amount of \$135,000. Mrs. And Mr. Lukawski are 120% or below of area median income, completed eight (8) hours of housing counseling, and will be receiving the subsidy of \$36,000 (which will be a lien with Michigan State Housing Development Authority (MSHDA)). If the home is maintained as owner occupied for ten (10) years this lien will not have to be repaid. The final mortgage is in the amount of \$99,000.00.

STRATEGIC PLAN/GOALS: The City is committed 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

ACTION REQUESTED: Approval sale agreement between Nancy and Joseph Lukawski and the City.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Execute Sales Agreements and closing on property.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: ok td

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: ok jrp

LIST OF ATTACHMENTS: Sale Agreement

CITY OF WYANDOTTE  
REQUEST FOR COUNCIL ACTION

MEETING DATE: August 5, 2013

AGENDA ITEM #6

ITEM: Wayne County Sponsored Household Hazardous Waste Collection

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: Wayne County sponsors a Household Hazardous Waste Collection Day four (4) times a year. They will be holding one on Saturday, August 24, 2013, at Westland Shopping Center, enter off Nankin Blvd., From Central City Pkwy., (lot behind JC Penney Store) from 8:00 a.m. to 2:00 p.m. This collection is opened to Wayne County Residents Only. There is no fee to participate. Attached is a list of what is acceptable items.

STRATEGIC PLAN/GOALS: n/a

ACTION REQUESTED: Concur in participation

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Post notice of Household Hazardous Waste Collection on City's website and cable.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: ok td

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: OK JRP

LIST OF ATTACHMENTS: Household Hazardous Waste Collection Notice

Communication from the City Engineer submitting an application for rezoning on behalf of Brent Mikulski for the property located at 1788-1794 Oak Street from RM-1A to B-1.

July 22, 2013

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

Dear Mayor Peterson and City Council Members:

At a regular meeting of the Planning Commission held on July 18, 2013, the Commission held the required public hearing regarding amendments to the City of Wyandotte Zoning Ordinance to consider changes to Article XXIII Design Review, Section 2300.B.2. Membership. This proposed change will allow the City to appoint a resident at large to the Design Review Committee.

A Motion was made by Commissioner Pasko, supported by Commissioner Booms to recommend approval of said changes as presented to the Commission at said public hearing.

Very truly yours,

Elizabeth A. Krimmel, Chairperson Planning Commission

REPORTS AND MINUTES:

Municipal Service Commission  
Zoning Board of Appeals & Adjustments

July 23, 2013  
July 17, 2013

CITIZEN PARTICIPATION

None

RECESS

RECONVENING

ROLL CALL

Present: Councilpersons Fricke, Galeski, Miciura, Sabuda, Schultz  
Absent: Councilperson Stec

HEARINGS

SHOW CAUSE HEARING

WHERE THE PROPERTY OWNER OR OTHER INTERESTED PARTIES WILL BE GIVEN  
THE OPPORTUNITY TO SHOW CAUSE IF ANY THEY HAVE WHY  
THE STRUCTURE AT 96 PERRY PLACE WYANDOTTE HAS NOT BEEN DEMOLISHED

Nothing in writing.

Minutes from various show cause meetings in Engineering on file.

Testimony by Lou Parker, Hearing Officer, that the property is an eyesore and should be demolished.

SHOW CAUSE HEARING

WHERE THE PROPERTY OWNER OR OTHER INTERESTED PARTIES WILL BE GIVEN  
THE OPPORTUNITY TO SHOW CAUSE IF ANY THEY HAVE WHY  
THE STRUCTURE AT 826 GODDARD WYANDOTTE HAS NOT BEEN DEMOLISHED

From: Eric Cox ([mngroup3@gmail.com](mailto:mngroup3@gmail.com))  
Sent: Monday, August 05, 2013 3:34 PM  
To: [clerk@wyan.org](mailto:clerk@wyan.org)  
Subject: 826 Goddard

Dear Mayor and Council,

For the show cause hearing tonight for 826 Goddard:

My name is Eric Cox, I am the property manager for Doug Willner. It is my fault that this property has been neglected for the last year. I would like the opportunity to talk to you but I am too far away to make it to the meeting. I believe the house is salvageable; it has a great location and would not take much to have it not be an eyesore anymore. Please give me one last chance to improve this property or get it in the hands of someone who can. My phone number is 712-444-1610. I would like to bring the home into compliance. Thank you for your consideration in this matter.

Sincerely, Eric Cox

Minutes from various show cause hearing meetings in the Engineering Office on file.

Testimony by Lou Parker, Hearing Officer, for sale sign is on it, should be demolished.

FIRST READING OF AN ORDINANCE:

AN ORDINANCE ENTITLED  
AN ORDINANCE TO AMEND THE CITY OF WYANDOTTE  
ZONING ORDINANCE BY AMENDING  
ARTICLE XXIII-DESIGN REVIEW SECTION 2300 B.2 MEMBERSHIP

RESOLUTIONS

Wyandotte, Michigan August 5, 2013

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the reading of the minutes of the previous meeting be dispensed with and the same stand APPROVED as recorded without objection.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

ROLL ATTACHED

Wyandotte, Michigan August 5, 2013

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the communication from Mark Skehan, Bourbons on Sycamore, 118 Sycamore relative to the Grand Opening of his restaurant is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council GRANTS permission for the road closure and erection of a tent on Sycamore between Biddle Avenue and the Coastal Thai restaurant on August 10, 2013 from 4:00 p.m. to 2:00 a.m. provided a Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs. AND FURTHER that no alcohol beverages shall be served off the licensed premise of the restaurant. AND BE IT FURTHER RESOLVED that said communication be forwarded to the Police, Fire and Department of Public Service for coordination of said request.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Galeski, Miciura, Sabuda, Schultz

NAYS: None

Wyandotte, Michigan August 5, 2013

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer regarding the sale of the NSP2 home at 616 Superior; AND BE IT FURTHER RESOLVED that Council hereby accepts the offer for 616 Superior from Rachel Meussner, Southgate, Michigan in the amount of \$97,500.00; Ms. Meussner is 50% or below of area median income, completed eight (8) hours of housing counseling, and will be receiving the subsidy of \$62,500 (which will be a lien with Michigan State Housing Development Authority (MSHDA); If the home is maintained as owner occupied for fifteen (15) years this lien will not have to be repaid. The final mortgage amount is in the amount of \$35,000.00; AND BE IT FURTHER RESOLVED that this offer is contingent upon MSHDA approval of the subsidy; AND BE IT FURTHER RESOLVED that the Department of Legal Affairs is hereby directed to prepare the necessary documents and the Mayor, City Clerk and City Attorney are hereby authorized to sign said documents.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Galeski, Miciura, Sabuda, Schultz

NAYS: None

Wyandotte, Michigan August 5, 2013

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that Council hereby CONCURS in Mayor Peterson's recommendation relative to the following appointments:

Board of Examiners of Plumbers

Mike Quint, 13169 Cherry, Southgate, MI. 48195 Term to expire 11-2013

Natalie Rankine, 504 Emmons, Wyandotte, MI.48192 Term to expire 11-2014

Building Code Board of Appeals

David Zanley, 255 Elm Street, Wyandotte, MI. 48192 Term to expire 4-2015

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Galeski, Miciura, Sabuda, Schultz

NAYS: None

Wyandotte, Michigan August 5, 2013

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that regarding Michelangelo's , 152 Elm, Wyandotte Council CONCURS in the recommendation of the City Clerk to transfer ownership of a Class C License from BONDI INC. into ESCROW to D-M Investments, LLC. (Step #1).

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Galeski, Miciura, Sabuda, Schultz

NAYS: None

Wyandotte, Michigan August 5, 2013

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer regarding the sale of the NSP2 home at 821 Ash; AND BE IT FURTHER RESOLVED that Council hereby accepts the offer for 821 Ash from Nancy and Joseph Lukawski, Lincoln Park, Michigan in the amount of \$135,000.00; Mr. and Mrs. Lukawski are 120% or below of area median income, complete eight (8) hours of housing counseling and will be receiving the subsidy approval of \$36,000.00 (which will be a lien with Michigan State Housing Development Authority (MSHDA)); If the home is maintained as owner occupied for (10) years this lien will not have to be repaid. The final mortgage amount is in the amount of \$99,000.00; AND BE IT FURTHER RESOLVED that the Department of Legal Affairs is hereby directed to prepare the necessary documents and the Mayor, City Clerk and the City Attorney are hereby authorized to sign said documents.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Galeski, Miciura, Sabuda, Schultz

NAYS: None

Wyandotte, Michigan August 5, 2013

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the communication from the City Engineer regarding the Household Hazardous Waste Collection to take place on Saturday, August 24, 2013 at the Westland Shopping Center from 8:00 a.m. to 2:00 p.m. is hereby received and placed on file. AND BE IT FURTHER RESOLVED that said notice be posted on the City's website and on the information channel of Municipal Cable.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Galeski, Miciura, Sabuda, Schultz

NAYS: None

Wyandotte, Michigan August 5, 2013

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the rezoning application submitted by the City Engineer on behalf of Brent Mikulski requesting to rezone the property located at 1788-1794 Oak from RM-1A to B-1 is hereby referred to the Planning Commission for the proper public hearing.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Galeski, Miciura, Sabuda, Schultz

NAYS: None

Wyandotte, Michigan August 5, 2013

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the communication from the Planning Commission relative to the amendment to the Design Review Section 2300.B.2 Membership is hereby received and placed on file.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Galeski, Miciura, Sabuda, Schultz

NAYS: None

Wyandotte, Michigan August 5, 2013

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that a hearing was held on Monday, August 5, 2013, where all parties were given an opportunity to show cause , if any they had, why the structure at 96 Perry Place, Wyandotte should not be demolished, removed or otherwise made safe, and BE IT FURTHER RESOLVED that the Council considered the property maintenance letter dated January 9, 2013 and inspection report dated September 11, 2012 and re-inspected on January 8, 2013, January 9, 2013 and May 28, 2013 and how cause hearing minutes of May 29, 2013, recommendation of the Hearing Officer and City Engineer's Office and all other facts and considerations were brought to their attention at said hearing; AND BE IT RESOLVED that the City Council hereby directs that said property located at 96 Perry Place, Wyandotte should be DEMOLISHED, and that the costs be assessed against the property in question as a lien. BE IT FURTHER RESOLVED that the parties of interest shall be forwarded a copy of this resolution forthwith so that they may appeal this decision to the Circuit Court within TWENTY-ONE (21) days of the date of this resolution if they so desire; AND BE IT RESOLVED if the structure is not demolished within 60 days, then the City will proceed with demolition of said structure and assess the cost of same against said property.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Galeski, Miciura, Sabuda, Schultz

NAYS: None

Wyandotte, Michigan August 5, 2013

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that a hearing was held on Monday, August 5, 2013, where all parties were given an opportunity to show cause, if any they had, why the dwelling at 826 Goddard, Wyandotte should not be demolished, removed or otherwise made safe. AND BE IT FURTHER RESOLVED that the Council considered the communication dated August 18, 2011, and February 25, 2013, and show cause hearing minutes dated March 20, 2013, held with the Hearing Officer and the City Engineer's Office which are made part of this hearing and all other facts and considerations were brought to their attention at said hearing; NOW, THEREFORE BE IT RESOLVED that the City Council hereby directs that said dwelling located at 826 Goddard , Wyandotte should be DEMOLISHED, and that the costs be assessed against the property in question as a lien; AND BE IT FURTHER RESOLVED that the parties of interest shall be forwarded a copy of this resolution forthwith so that they may appeal this decision to the Circuit Court within TWENTY-ONE (21) days of the date of this resolution if they so desire; AND BE IT FURTHER RESOLVED if the structure is not demolished within 60 days, then the City will proceed with demolition of said structure and assess the cost of same against said property.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Galeski, Miciura, Sabuda, Schultz

NAYS: None

Wyandotte, Michigan August 5, 2013

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the total bills and accounts in the amount of \$748,395.49 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke Galeski Miciura Sabuda Schultz

NAYS: None

ADJOURNMENT

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

That we adjourn.

Carried unanimously

Adjourned at 8:00 PM

August 5, 2013

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Maria Johnson, Deputy City Clerk