

**CITY OF WYANDOTTE**  
**REGULAR CITY COUNCIL MEETING**

A Regular Session of the Wyandotte City Council was held in Council Chambers, on Monday, August 29, 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 Daniel Galeski, Sheri Fricke, Ted Miciura, Leonard Sabuda, Donald Schultz, and Kevin VanBoxell

Absent: None

Also Present: Todd Browning, City Treasurer; Thomas Woodruff, City Assessor; William Look, City Attorney; Jesus Plasencia, Assistant City Engineer; and Beth Lekity, Deputy City Clerk

---

**PRESENTATIONS**

None

**UNFINISHED BUSINESS**

Discussion regarding Resolutions #2016-411 – #2016-417

- Chris Luczak, 725 Orchard, regarding McKinley School project
- Jennifer Jasinski, 735 Orchard, regarding McKinley School project

**COMMUNICATIONS MISCELLANEOUS**

Discussion regarding Resolutions #2016-418 & 2016-419

**PERSONS IN THE AUDIENCE**

None

**NEW BUSINESS (ELECTED OFFICIALS)**

None

**COMMUNICATIONS FROM CITY AND OTHER OFFICIALS**

Discussion regarding Resolution #2016-420 - #2016-434

**PRESENTATION OF PETITIONS**

None

**REPORTS & MINUTES**

City Council	August 22, 2016
Budget Hearing Minutes	August 22, 2016
Daily Cash Receipts	August 23, 2016
YTD WMS Financial Results	June 30, 2016

**CITIZENS PARTICIPATION**

- Diane Woodruff, 433 Biddle, regarding McKinley School project
- Chris Calvin, 466 Sycamore, regarding McKinley School project

**RECESS**

**RECONVENE**

---

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

Absent: None

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

---

**HEARINGS**

None

**FIRST READING OF AN ORDINANCE**

None

**FINAL READING OF AN ORDINANCE****2016-409 #1429 ZONING ORDINANCE AMENDMENT-810 CHESTNUT, P-1 TO RA**

By Councilperson Schultz, supported by Councilperson Sabuda

**AN ORDINANCE ENTITLED**

**AN ORDINANCE TO AMEND THE CITY OF WYANDOTTE ZONING ORDINANCE  
TO REZONE THE PROPERTY KNOWN AS  
810 CHESTNUT STREET FROM VEHICULAR PARKING DISTRICT (P-1)  
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 91 to 94 inclusive, Bishops Subdivision

Known as: 810 Chestnut Street, Wyandotte, Michigan

be and is hereby rezoned from Vehicular Parking District (P-1) 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. 288

**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.

**CERTIFICATION**

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 29<sup>th</sup> day of August, 2016.

**JOSEPH R. PETERSON**, Mayor

**LAWRENCE STEC**, City Clerk

**RESOLUTIONS****2016-410 MINUTES**

By Councilperson Schultz, supported by Councilperson Sabuda

RESOLVED that the minutes of the meeting held under the date of August 22, 2016, be approved as recorded, without objection.

Motion unanimously carried.

**2016-411 TRAFFIC STUDY REPORT – ALFRED & HIGHLAND PETITION**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that Council concurs with the determination that there will be no installation of a stop sign on Alfred Street at Highland but will direct the installation of a “Slow-Children” sign adjacent to the park.

FURTHER RESOLVED that this correspondence will be filed pending any further problems which may need to be addressed in/near the intersection of Alfred and Highland Streets.

Motion unanimously carried.

**2016-412 SECONDHAND DEALER BUSINESS LICENSE FEES**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that the Wyandotte City Council hereby reduce the fee for Second hand/Consignment licenses to \$150 to cover administrative and account maintenance costs, while maintaining the present bonding provisions as prescribed in Section 21-118 (a) in the City’s Code of Ordinances; AND

BE IT FURTHER RESOLVED that the reduced fee commences with the start of the 2017-2018 licensing cycle (June 2017); AND

BE IT FURTHER RESOLVED that the fee reduction is hereby referred to the Department of Legal Affairs for any necessary revisions to the City Code of Ordinances, to be presented to Council prior to the 2017 licensing cycle.

Motion unanimously carried.

**2016-413 MCKINLEY SCHOOL SITE REDEVELOPMENT**

By Councilperson Schultz, supported by Councilperson Sabuda

WHEREAS Mayor and Council passed a resolution on August 15, 2016, requesting that each councilperson provides recommendations for the use of the former McKinley School Site to Coachlight Properties.

BE IT RESOLVED that Mayor and Council review the recommendations and considerations for use in further discussions regarding said property.

Motion carried.

ABSTAIN: Councilperson Miciura

**2016-414 MCKINLEY REDEVELOPMENT COMM. – COUNCILWOMAN S. FRICKE**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that the communication received by Councilwoman Sheri Fricke relative to the McKinley School Site Redevelopment project is hereby received and placed on file.

Motion carried.

ABSTAIN: Councilperson Miciura

**2016-415 MCKINLEY REDEVELOPMENT COMM. – MAYOR PETERSON (LATE ITEM)**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that the communication received by Mayor Joseph Peterson relative to the McKinley School Site Redevelopment project is hereby received and placed on file.

Motion carried.

ABSTAIN: Councilperson Miciura

**2016-416 MCKINLEY REDEVELOPMENT COMM. – J. JASINSKI**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that the communication received by Ms. Jennifer Jasinski relative to the McKinley School Site Redevelopment project is hereby received and placed on file.

Motion carried.

ABSTAIN: Councilperson Miciura

**2016-417 MCKINLEY REDEVELOPMENT COMM. – A. BAKER**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that the communication received by Ms. Alice Baker relative to the McKinley School Site Redevelopment project is hereby received and placed on file.

Motion carried.

ABSTAIN: Councilperson Miciura

**2016-418 CITIZEN COMMUNICATION – J. HALL**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that the request from Mr. John Hall relative to temporarily housing his neighbor's dog be received and placed on file.

Motion unanimously carried.

**2016-419 LETTER OF THANKS – B. BROWN, THE SENIOR ALLIANCE**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that the communication received from Bob Brown, Executive Director of The Senior Alliance, is hereby received and placed on file.

Motion unanimously carried.

**2016-420 RECREATION COMMISSION APPOINTMENT – R. ADAMS**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that Council hereby ACCEPTS the resignation of Lori Shiels from the Recreation Commission and thanks Ms. Shiels for her service; and

BE IT FURTHER RESOLVED the City Council that Council hereby CONCURS with the recommendation of Mayor Peterson to appoint Ronald Adams of 3032 21<sup>st</sup> St., Wyandotte, MI to the Recreation Commission to fill the unexpired term of Lori Shiels. Term to expire April 2019.

Motion unanimously carried.

**2016-421 DCC GRANT APPLICATION – ECONOMIC DEV. ASST. PROGRAM**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that the communication from the City Administrator regarding the participation in the grant application for the FY 2016 Economic Development Assistance Programs – Public Works and Economic Adjustment Assistance programs (Funding Opportunity EDAP2016) is received and placed on file; AND

BE IT FURTHER RESOLVED that the City Council acknowledges support and approves the City of Wyandotte's participation in this opportunity.

Motion unanimously carried.

**2016-422 LEAVE OF ABSENCE REQUEST**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that the request for a leave of absence until February 1, 2017, for Jeffrey LeFever is hereby approved.

Motion unanimously carried.

**2016-423 PURCHASE AGREEMENT – 707 PLUM**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that the communication from the City Engineer and City Assessor regarding the City owned property located at former 705-711 Plum/3720 7<sup>th</sup> Street now known as 707 Plum 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 705-711 Plum/3720 7<sup>th</sup> Street now known as 707 Plum to Jessica and Jacob Stoneburner for the amount of \$10,000.00; AND

BE IT FURTHER RESOLVED that if the Purchaser, Jessica and Jacob Stoneburner 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 705-711 Plum/3720 7<sup>th</sup> Street now known as 707 Plum, between Jessica and Jacob Stoneburner and the City of Wyandotte for \$10,000 as presented to Council on August 29, 2016.

Motion unanimously carried.

**2016-424 NEZ EXEMPTION CERTIFICATE – 707 PLUM**

By Councilperson Schultz, supported by Councilperson Sabuda

WHEREAS per a resolution adopted by the Wyandotte City Council on December 7, 1992, it is the policy of the City of Wyandotte to offer 12-year tax abatements for new single family construction in Neighborhood Enterprise Zones within the City of Wyandotte; and

WHEREAS the former 705-711 Plum/3720 7<sup>th</sup> Street is within the City of Wyandotte's Neighborhood Enterprise Zone #2 adopted on December 7, 1992;

NOW THEREFORE BE IT RESOLVED by the City Council that Council CONCURS with the recommendation of City Engineer as set forth in his communication of August 29, 2016, that the City of Wyandotte will approve a 12-year Neighborhood Enterprise Zone Exemption Certificate for the proposed redevelopment at former 705-711 Plum/3720 7<sup>th</sup> Street now known as 707 Plum, subject to the proper application materials being submitted to the City and the project's compliance with the Neighborhood Enterprise Zone Act, Act 147 of 1992, as amended.

Motion unanimously carried.

**2016-425 REZONING – 828 4<sup>TH</sup> STREET**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that the communication from the Planning Commission regarding the rezoning of the property known as 828 4<sup>th</sup> Street, Wyandotte is hereby received and placed on file; AND

NOW THEREFORE, BE IT RESOLVED that Council concur with the recommendation of the Planning Commission and hereby approves the requested rezoning application for the property known as 828 4<sup>th</sup> Street, Wyandotte, Michigan to Multiple Family Residential District (RM-1A); AND

BE IT FURTHER RESOLVED that said rezoning be referred to Department of Legal Affairs to prepare the proper ordinance change.

Motion unanimously carried.

**2016-426 OUTDOOR CAFÉ REQUEST – 2910 VAN ALSTYNE, WINE DOTTE BISTRO**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that Council concurs with the recommendation of the Planning Commission to grant the request of Wine Dotte Bistro, 2910 Van Alstyne for an outdoor café in conjunction with said business at 2910 Van Alstyne 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 and lane marking plan submitted by Owner indicated as drawings by Kret's Classic Kitchens, & Construction dated June 10, 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.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to Midnight from March 15 through October 31, 2016.
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 as indicated on illustrations submitted.
9. Table detail to be black metal with matching chairs.
10. Applicant to pay all costs to the City of Wyandotte, Department of Public Services for providing and removing temporary reflective tape as indicated on plan and placing permanent pedestrian crossing sign.
11. This approval expires October 31, 2016 and must be renewed annually.

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 Wine Dotte Bistro 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 its Outdoor Café Ordinance and Procedures; AND

WHEREAS, Wine Dotte Bistro 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; AND

WHEREAS, any improvements made to the City owned property such as brick pavers will become the property of the City of Wyandotte; AND

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

Motion unanimously carried.

#### **2016-427 OUTDOOR CAFÉ REVISION – 3144 BIDDLE, FRANK'S PIZZERIA**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that Council concurs with the recommendation of the Planning Commission to grant the request of Frank's Restaurant and Pizzeria Inc., for an outdoor café in conjunction with said business at 3144 Biddle Avenue, Wyandotte, Michigan; AND

BE IT RESOLVED that Council approved the revised layout of the outdoor café to 25' x 51.6' provided Frank's Restaurant and Pizzeria executes a revised Grant of License and Hold Harmless Agreement and supplies the property Insurance Certificates; AND

WHEREAS, the Mayor and City Clerk are authorized to execute the Grant of License prepared by the City Attorney; AND

WHEREAS, all other term and conditions on the Resolution dated April 30, 2013, by the City Council remain in full effect; AND

WHEREAS, the City of Wyandotte is in the process of amending its Outdoor Café Procedures; AND

WHEREAS this approval is for 2016 only and acknowledges it would be required to renew this request annually with the City of Wyandotte.

Motion unanimously carried.

#### **2016-428 DEMOLITION CONTRACTOR – 1733 5<sup>TH</sup> & 89 PERRY PLACE**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that Council concurs with the recommendation of the City Engineer in the acceptance of proposal of Pro Excavation of Wyandotte, Michigan in the amount of \$26,000 for the demolition of the properties at 1733 5<sup>th</sup> Street and 89 Perry Place from account 492-200-850-519.

Motion unanimously carried.

#### **2016-429 FILE #4664 – 1100 BIDDLE AVE. ROOF REPLACEMENT**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that Council concurs with the recommendation of the City Engineer to accept to proposal from Wm. Molnar Roofing Inc., Riverview, Michigan in a bid amount of \$28,190.00 for the Roof Replacement at 1100 Biddle Avenue (File #4664) from Account No. 492-200-850-520.

Motion unanimously carried.

**2016-430 FILE #4683 – MARX HOME PORCH RESTORATION**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that Council concurs with the recommendation of the City Engineer and the Director of Museums in accepting the bid of Olson Cement Work and Construction Company, Taylor, Michigan in a bid amount of \$10,850.00 for the Porch Restoration for the Historical Marx Residence at 2630 Biddle (File #4683) from Museum Reserve Account No. 101.000.257.071.

Motion unanimously carried.

**2016-431 SIDEWALK TRIP HAZARD INCREASE – ½” – 1”**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that Council concurs with the recommendation of the City Engineer in the acceptance of proposal increasing the trip hazard to 1” to be in line with the Governmental Liability for Negligence of 2”; AND

BE IT FURTHER RESOLVED that this criteria will be utilized to identify trip hazards for the 2016 Sidewalk Program and on private property; AND

BE IT FURTHER RESOLVED that the Special Assessment Fund 249-450-825-461 will be utilized for funding sidewalks to be special assessed, as well as sidewalks on city-owned property.

Motion unanimously carried.

**2016-432 FILE #4684 CONCRETE SIDEWALK PROGRAM 2016**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that Council concurs with the recommendation of the City Engineer regarding File # 4684 – CONCRETE SIDEWALK PROGRAM 2016; AND

BE IT FURTHER RESOLVED that Council accepts the bid of Rotondo Construction of Farmington Hills, Michigan in the amount of \$88,000.00.

BE IT FURTHER RESOLVED that the City Clerk set up a Special Assessment District for the area that Concrete Sidewalk Program 2016 will be working in.

Motion unanimously carried.

**2016-433 FILE #4693 2016 CONCRETE JOINT & CRACK SEAL PROGRAM**

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that Council agrees with the recommendation of the City Engineer and APPROVES the hiring of Carr’s Outdoor Services, Inc. of Canton, MI for the 2016 Concrete Joint and Crack Seal Program (File #4693) in the amount of \$122,850.00 paid from account #203-440-825-460 (\$61,425 from 2016 budget and \$61,425 from 2017 budget).

Motion unanimously carried.

**2016-434 LATE ITEM - 517 RIVERBANK SHOW CAUSE HEARING**

By Councilperson Schultz, supported by Councilperson Sabuda

WHEREAS resolution #2016-280 directed that the Show Cause Hearing for the property at 517 Riverbank be held in abeyance for 90 days from the date of June 6, 2016; AND

WHEREAS the 90-day abeyance would dictate a hearing on the September 5 (Labor Day) holiday; THEREFORE

BE IT RESOLVED that Resolution #2016-280 be amended to read that this hearing shall be held on September 12, 2016.

BE IT FURTHER RESOLVED that the City Clerk’s office shall send new notices to the interested parties informing them of the new hearing date.

Motion unanimously carried.

**2016-435 BILLS & ACCOUNTS**

By Councilperson Schultz, supported by Councilperson Sabuda

RESOLVED that the total bills and accounts of \$1,961,031.85 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

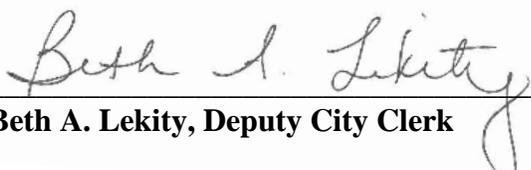
Motion unanimously carried.

**2016-436 ADJOURNMENT**

By Councilperson Schultz, supported by Councilperson Sabuda

RESOLVED that this regular meeting of the Wyandotte City Council be adjourned at 8:33 p.m.

Motion unanimously carried.

  
Beth A. Lekity, Deputy City Clerk