



**City of Pleasant Ridge**  
23925 Woodward Avenue  
Pleasant Ridge, Michigan 48069

**City Commission Meeting  
December 12, 2017**

Having been duly publicized, Mayor Metzger called the meeting to order at 7:33 p.m.

Present: Commissioners Krzysiak, Perry, Scott, Wahl, Mayor Metzger  
Also Present: City Manager Breuckman, City Clerk Drealan  
Absent: None

**Annual Audit**

City Manager Breuckman introduced auditor, Dane Porter, from Stevens, Kirinovic & Tucker. Tucker presented a "clean" opinion which is the highest level of assurance possible. He noted that revenues have exceeded expenditures in the last three years. The largest revenue source is property taxes. The largest expenditure is public safety. The fund balance has increased since 2014.

**17-3338**

Motion by Commissioner Perry, second by Commissioner Wahl, to receive and file the financial audit for the fiscal year ending June 30, 2017.

Adopted: Yeas: Commissioners Perry, Wahl, Krzysiak, Scott, Mayor Metzger  
Nays: None

**Resolution Recognizing Former City Commissioner Jay Foreman**

Mayor Metzger read a resolution recognizing the contributions of former City Commissioner Jay Foreman.

**17-3339**

Motion by Commissioner Krzysiak, second by Commissioner Scott, to approve the resolution as presented.

Adopted: Yeas: Commissioners Krzysiak, Scott, Perry, Wahl, Mayor Metzger  
Nays: None

**Resolution Recognizing Water Clerk Darren Humphreys**

Mayor Metzger read a resolution recognizing the contributions of Water Clerk Darren Humphreys.

**17-3340**

Motion by Commissioner Wahl, second by Commissioner Scott, to approve the resolution as presented.

Adopted: Yeas: Commissioners Wahl, Scott, Krzysiak, Perry, Mayor Metzger  
Nays: None

**Centennial Homes Presentation**

Historical Commissioner John Wright presented plaques for 100 year old homes to Jacob Wilson, 71 Kensington and Helen Stojic, 28 Elm Park.

**Governmental Reports**

Chief Kevin Nowak, Pleasant Ridge Police Department, commented that people are stealing packages from porches in neighboring cities. Pleasant Ridge has not experienced this problem. Patrols have been monitoring deliveries to prevent theft.

**City Commission Liaison Reports**

Commissioner Scott reported on the Historical Commission. There was no meeting in December. The next meeting is January 10th at 7:00 p.m. There is one opening on the Commission. Applications will be accepted until December 28th.

Commissioner Krzysiak reported on the Recreation Commission. There will be two vacancies on the Recreation Commission. He acknowledged the service of Jean Russell and Jacquelyn Scully who are leaving the Commission. Applications will be accepted until December 28th. Commissioner Wahl will be the next Commission liaison to the Recreation Commission. Commissioner Krzysiak thanked everyone involved with the Recreation Commission and Department.

Commissioner Perry reported on the Planning Commission/DDA. The Commission had two public hearings. The first was regarding allowing the Sunoco gas station to sell beer and wine. That proposal was approved and will be on the January agenda. The second was regarding allowing solar panels on the street side of houses. That proposal was forwarded to the City Commission which will hold a public hearing at the January 9th meeting. The next meeting is January 22nd at 7:00 p.m.

Commissioner Krzysiak will become the new liaison to the Ferndale Public Schools.

**Consent Agenda - Removal of Items 11e(i) and (ii)**

Commissioner Krzysiak requested the removal of Items 11e(i) and (ii) to become item 13a of the agenda.

**17-3341**

Motion by Commissioner Krzysiak, second by Commissioner Perry, to remove Items 11e(i) and (ii) from the consent agenda to become item 13a of the general agenda.

Adopted:                   Yeas: Commissioners Krzysiak, Perry, Scott, Wahl, Mayor Metzger  
                                  Nays: None

**Consent Agenda**

**17-3342**

Motion by Commissioner Krzysiak, second by Commissioner Scott, to approve the consent agenda as amended.

Adopted:                   Yeas: Commissioners Krzysiak, Scott, Perry, Wahl, Mayor Metzger  
                                  Nays: None

**Organizational Items**

The Regular City Commission Meeting will be held on the second Tuesday of each month at 7:30 p.m. The City adopts Roberts' Rules of Order for the Commission and other appointed bodies. Perry is appointed Deputy Mayor. Krzysiak is appointed to the Police Board. Wahl is appointed liaison to the Recreation Commission. Perry is appointed as liaison to the Planning Commission and DDA, the WA3 and the Woodward Avenue Transit Committee. Scott is appointed as liaison to the Historical Commission. Krzysiak is appointed as representative to the Ferndale Public Schools Superintendent's Advisory Committee. Metzger is appointed as the Legislative Coordinator to the Michigan Municipal League. Charles Digby is appointed as the Police Commissioner. All of the above appointments expire November 12, 2019.

Breuckman is appointed as the City representative to the ICCA. Drealan is the alternate. Metzger, Perry, Breuckman and Pietrzak are appointed as the City's representatives to the Fire Protection Agreement Committee. Pietrzak is appointed as delegate to the Woodward Dream Cruise Board of Directors. Drealan is the alternate. Pietrzak is appointed as delegate to the SOCRRA Board of Trustees. Breuckman is the alternate. Pietrzak is appointed as delegate to the SOCWA Board of Trustees. Breuckman is the alternate. Metzger is appointed as the City's delegate to SEMCOG. Breuckman is the alternate. Breuckman is appointed as the Act 51 Administrator. Metzger is appointed as delegate to the MML annual meeting. Breuckman is the alternate. Drealan is appointed as officer delegate to the MERS annual meeting.

**17-3343**

Motion by Commissioner Perry, second by Commissioner Wahl, to approve the organizational items as presented.

Adopted:                   Yeas: Commissioners Perry, Wahl, Krzysiak, Scott, Mayor Metzger  
                                  Nays: None

**Community Action Alliance Water Residential Assistance Program (WRAP) Grant Program**

Breuckman noted that WRAP is a program that was created with the development of the Great Lakes Water Authority. It provides water bill payment and plumbing repair assistance to low income households. There is no cost to the city to participate. The only requirement is that the City provide administrative support to the program including record keeping and reporting. To be a Tier One community, the City also agrees not to roll unpaid water bills onto the tax rolls. Applications are made through WRAP and they provide a chart that defines eligibility using total income and number of residents in the household.

**17-3344**

Motion by Commissioner Krzysiak, second by Commissioner Scott, to approve the memorandum of agreement for the program.

Adopted:                   Yeas: Commissioners Krzysiak, Scott, Perry, Wahl, Mayor Metzger  
                                  Nays: None

**Establish Public Hearing - January 9, 2018**

A public hearing will be held on January 9, 2018 to solicit public comments on two zoning ordinance amendments regarding the installation of solar panels on the street side of houses and to allow the sale of beer and wine at the Sunoco station. The Planning Commission held a public hearing and recommended both amendments to the City Commission for approval. A special land use permit will

be required for the gas station to proceed. Residents within 300 feet will be notified of that hearing. Package liquor sales are limited to between 9:00 a.m. and 10:00 p.m. An ordinance amendment and new application process would be necessary to extend those times. It was discussed that these time limits are more restrictive than most communities. Krzysiak expressed concern regarding the use of the adjacent ice cream shop. Perry commented that ice cream can be consumed on the premises but beer and wine cannot. The Planning Commission held a public hearing and recommended both amendments to the City Commission for approval.

Breuckman noted that solar system costs have dropped significantly in recent years. Residents can now see a return on their investment in six or seven years. As a result, interest in installing residential solar systems has increased. The current ordinance does not allow the installation of solar panels on any structure if it is visible from the street. Most streets run east and west which means that, under the current ordinance, nearly half the households are prohibited from installing solar energy systems. Newer solar panels are more monochrome and less reflective than older systems. Breuckman commented that the installation of solar panels does not permanently alter the historic nature of the structure and can be removed without damage. The ordinance amendment would allow monochrome roof installation on the street side of structures. Ground installation would have to comply with the ordinances regarding accessory buildings which would limit installation to covering a maximum of 40% of the rear yard only. Installing a Tesla roof would also be allowed but they are still prohibitively expensive. Scott discussed the fact that there would also need to be a converter box installed on the side of the house which would likely be where the other utility boxes are currently located. A survey was conducted earlier in the year and approximately 60% of the responses were in favor of the amendment.

#### 17-3345

Motion by Commissioner Perry, second by Commissioner Scott, to establish public hearings on January 9, 2018 for both zoning ordinance amendments as presented.

Adopted:                      Yeas: Commissioners Perry, Scott, Krzysiak, Wahl, Mayor Metzger  
   Nays: None

#### **City Manager's Report**

City Manager Breuckman presented an update on the leaf pick up program. He noted that the leaves fell late in the fall and were quickly covered with snow. The schedule is set based on a typical year but every year is somewhat different. The pick-up schedule was extended by a week and most streets have been picked up. Brilar is the leaf collection contractor. There are very few leaf collections companies available. Leaf pick-up costs \$10,000 per week. Schedule updates are posted on the website and Facebook. Pietrzak mentioned that residents should not try to pick up the snow-covered leaf piles themselves. If the leaves have not yet been picked up, residents are asked to not park on the street.

#### **Other Business**

Commissioner Krzysiak noted that book for the January Book Club meeting will be *Citizens of London*, by Lynne Olson. It is a non-fiction story about Americans who stood with Britain during it's darkest hours. The meeting will be held on January 10th at 7:00 p.m. at the Community Center. February's book is *Underground Railroad*, by Colson Whitehead.

Commissioner Perry noted that there will be one vacancy on the Planning Commission/DDA. The applications are on the website and at City Hall. The deadline is December 28th.

Mayor Metzger thanked everyone involved in the tree lighting.

With no further business or discussion, Mayor Metzger adjourned the meeting at 8:46 p.m.

---

Mayor Kurt Metzger

---

Amy M. Drealan, City Clerk  
/dleg