

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

**City Commission Meeting
November 13, 2018
Agenda**

Honorable Mayor, City Commissioners and Residents: This shall serve as your official notification of the Regular City Commission Meeting to be held Tuesday, November 13, 2018, at 7:30 p.m., in the City Commission Chambers, 23925 Woodward Avenue, Pleasant Ridge, Michigan 48069. The following items are on the Agenda for your consideration:

REGULAR CITY COMMISSION MEETING – 7:30 P.M.

- 1. Meeting Called to Order.**
- 2. Pledge of Allegiance.**
- 3. Roll Call.**
- 4. Introduction of Pleasant Ridge Police Officer Jeremy Watters.**
- 5. PUBLIC DISCUSSION – items not on the Agenda.**
- 6. Governmental Reports.**
- 7. City Commission Liaison Reports.**
 - **Commissioner Perry – Planning/DDA**
 - **Commissioner Scott – Historical Commission**
 - **Commissioner Wahl – Recreation Commission**
 - **Commissioner Krzysiak – Ferndale Public Schools**
- 8. Consideration of the following Consent Agenda.**

All items listed on the Consent Agenda are considered to be routine by the City Commission, will be enacted by one motion and approved by a roll call vote. There will be no separate discussion of these items unless a City Commissioner or visitor so requests, in which event, the item will be removed from the consent agenda and considered as the last item of business.

 - a. Minutes of the Regular City Commission Meeting held Tuesday, October 9, 2018.
 - b. Monthly Disbursement Report.
 - c. Resolution in opposition of SB 637 regarding small cell equipment in the right-of-way.
 - d. Resolution regarding Oakland County Hazard Mitigation Plan.
- 9. 2019–2023 Pleasant Ridge Parks and Recreation Master Plan.**
 - a. **PUBLIC HEARING** – Solicitation of public comments regarding the 2019-2023 Pleasant Ridge Parks and Recreation Master Plan.
 - b. Consideration of the 2019-2023 Parks and Recreation Master Plan.

10. **Oakland County Community Development Block Grant Program Year 2019 Community Application and Subrecipient Agreement.**
 - a. **PUBLIC HEARING** – Solicitation of public comments on the Oakland County Community Development Block Grant Program Year 2019 Community Application and Subrecipient Agreement.
 - b. Consideration Oakland County Community Development Block Grant Program Year 2019 Community Application and Subrecipient Agreement.
11. **Request for lot spilt and combination of the lots commonly known as 15, 17 and 19 Norwich, Pleasant Ridge, Michigan 48069.**
12. **City Manager's Report.**
13. **Other Business.**
14. **Adjournment.**

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the City at least seventy-two (72) hours in advance of the meeting, if requesting accommodations.

Commissioner #2: Second.

Motion by _____ Second _____

Notes _____

12. City Manager's Report.

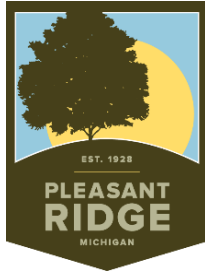
Notes _____

13. Other Business.

Notes _____

14. Adjournment.

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

**Regular City Commission Meeting
 October 9, 2018**

Having been duly publicized, Mayor Metzger called the meeting to order at 7:31 p.m.

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

Recognition of the Pleasant Ridge Angels Minor League Baseball Quad-City Champions

Coach Eric Schibel and the other coaches thanked the city for their support and the improved baseball field. They also congratulated the team for their athleticism and sportsmanship. The team's record for the season was 10-0. Assistant City Manager Scott Pietrzak thanked the coaches for their service. He also acknowledged the successes of the younger leagues.

2018 Beautification Awards

Mr. Don Daniels presented the awards. He thanked the committee: Cathie Gillis, Melinda Pillel, Jennifer Kueber, David Laidlaw, Jan Treuter and Jay Foreman. He also thanked Tom Treuter for his photography. Awards were presented to 19 Poplar Park, 32 Devonshire, 29 Cambridge and 66 Wellesley.

Public Discussion

Ms. Lynn Stojic-Nilson, 28 Elm Park, expressed concern regarding some of the proposed traffic changes. Specifically, she is concerned about eliminating the right turn only lane at Oakland Park which may increase the turn traffic on Elm Park. She would prefer eliminating the right lane entirely. Breuckman noted that the primary focus of the traffic pattern changes was to make it easier and safer to cross Woodward on bicycles or on foot. He indicated that the right lane at Oakland Park will not be eliminated but will be striped out, tapering from Elm Park. He stated that some drivers would still turn at Oakland Park but that the change would cause some drivers to go to Elm or other streets. He noted that MDOT is building the project and that the proposed changes have been approved as part of that project. There was discussion of the details of the project.

Ms. Cheryl Ramos, 59 Kensington, stated that it has been almost two years since the small dog gate at the dog park was rebuilt. At the commission meeting in April she was told that the new gate would be installed that spring. Temporary solutions were offered but did not last. Breuckman

responded that the gate has been repaired. The plan is to transition the dog park gates to work with the same key fobs that work at the wellness center. The current magnetic cards all expire on the same date. The new fobs would all be active for a full year from date of purchase. He acknowledged that several problems arose during the conversion that slowed down the project.

Ms. Patricia Ignatius, 9 Amherst, asked for details and an explanation for why she received a tree removal letter. Breuckman indicated that an arborist performed an evaluation of the trees in the city and made recommendations. He stated that he would respond after reviewing the arborist's report. There was discussion that there was one tree on the list that was currently healthy but showed evidence of infestation by the emerald ash borer. Krzysiak discussed the city policy and appeals process regarding tree removal. Treatment for the borer is not available because it damages the bee population.

Governmental Reports

Sergeant Robert Ried, Pleasant Ridge Police Department, encouraged citizens to lock their cars as several cars had been burgled recently. He reminded that there is now no turn on red at Oakland Park and Sylvan. He suggested alternative routes for drivers near the schools during the drop off and pick up hours.

City Commission Liaison Reports

Commissioner Krzysiak reported on Ferndale Public Schools. Student representatives from both high schools presented updates to the Board. Zoey Butters represented Ferndale High and Sydney Embry represents University High. In 2017 there were 2880 students. In 2018 3058 students are enrolled. Lisa Wright was appointed to the Special Education Advisory Committee. The football team is very successful and the marching band won first place at the Linden Invitational. The last Learning Garden was installed at the high school. The first meeting regarding a potential bond proposal for 2020 will be on October 22nd at Ferndale High School. The current bond is expiring and needs to be replaced with a new bond. The next school board meeting is October 15th. There was discussion regarding the involvement of school-of-choice students in the overall enrollment increase.

Commissioner Perry reported on the Planning Commission/DDA. The next meeting is October 22nd. She indicated that the Chariot program has been well received.

Commissioner Scott reported on the Historical Commission. The Home and Garden Tour will be moved from late spring toward late summer/fall. Residents are invited to register their home for the tour. The next meeting is November 7th at 7:00 p.m.

Commissioner Wahl reported on the Recreation Commission. The five-year master plan is on the website and is open for comment. Comments should be posted through November 7th. The public hearing to finalize the plan will be held on November 13th. The Junior Garden Club meets on October 16th. Many other educational and recreational events were scheduled for October and early November. The next meeting will not be held on Halloween. The new date will be posted on the website.

Consent Agenda

18-3386

Motion by Commissioner Perry, second by Commissioner Scott, to approve the consent agenda as presented.

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

Traffic Calming and Ridge Road Pedestrian Crossing Update

City Manager Breuckman presented an overview of the project and the results of the online survey. Over 70% of the respondents voted that the "stop for pedestrians in crosswalk" signs should be made permanent. It was noted that, not only are drivers stopping for pedestrians at Ridge, but they are stopping at other crosswalks as well. Slides were displayed showing the reduced speeds on Ridge since the various improvements have been made since 2014. Average speeds have been reduced by 2.0-2.5 miles per hour. The speeds on Ridge Road now are similar to the speeds on other roads throughout the city. The focus will be on Woodward Heights for similar improvements next year. A traffic calming manual is being prepared that can apply to any street in the city. The potential for additional signs on Ridge Road is limited due to the number of driveways. The bolted signs would need to be removed in the winter to allow for plowing. There was discussion regarding how residents can opt into implementing the concepts in the traffic calming manual.

Mr. Tom Treuter, 11 Oakland Park, inquired regarding whether there was a freeze/thaw problem with the holes in the street. Breuckman indicated that was not a problem.

Krzysiak discussed how other communities address pedestrian safety. He asked whether there would be a public hearing regarding the traffic calming manual. Breuckman stated it would follow the same process and the tree maintenance manual. There was discussion regarding the size of the no right turn on red sign at Oakland Park.

18-3387

Motion by Commissioner Wahl, second by Commissioner Perry, to make the traffic calming changes on Ridge Road permanent.

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

Placement of Flags In and On City-owned Property

Breuckman discussed the information that was gathered to create and support a municipal flag policy. This included an inventory of both permanent and temporary flag displays throughout the city. Krzysiak inquired whether adding to existing flag poles is a possibility. Breuckman and Pietrzak both indicated that that was possible.

18-3388

Motion by Commissioner Krzysiak, second by Commissioner Perry, to adopt administrative policy 2018 and add the POW/MIA and Pride flags on permanent display in the City Commission chambers and add the POW/MIA flag to the permanent display under the U.S. flag in Memorial Park. Scott discussed adding the new flags as limited rather than permanent display. There was discussion regarding amending the policy in the future to accommodate other flags.

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

City Manager's Report

Breuckman discussed that the city is working with the DDA on a grant application to update the Woodward streetscape. Tree maintenance season is beginning. Trees on the east side will receive elevated trimming. The pear trees on Indiana will be replaced and some new trees will be planted on Ridge this fall.

Other Business

Krzysiak indicated that the next book club meeting will be October 10th. The book is "The Rent Collector." Coffee with the Commissioners will be October 23rd at 7:00 p.m. at Gainsboro Park.

Mayor Metzger noted that Harvest Days at Iron Ridge will be October 20-21. Election day is November 6th. Pleasant Ridge is in a contest with Huntington Woods for the highest voter turnout. The winner receives \$1000 for their recreation department. Sample ballots and additional information are available at city hall. He encouraged citizens to get absentee ballots if they will not be able to vote in person. The deadline for absentee ballots is November 3rd.

With no further business or discussion, Mayor Metzger adjourned the meeting at 9:16 p.m.

Mayor Kurt Metzger

Amy M. Drealan, City Clerk

/dleg

October 2018

ACCOUNTS PAYABLE

PAYROLL LIABILITIES	\$	7,018.72
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ACCOUNTS PAYABLE	\$	466,490.28
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TAX LIABILITIES	\$	418,065.57
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TOTAL	\$	473,509.00
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PAYROLL

October 10, 2018	\$	36,590.75
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October 24, 2018	\$	35,044.28
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TOTAL	\$	71,635.03
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CHECK REGISTER FOR CITY OF PLEASANT RIDGE
PAYROLL LIABILITIES
October 2018

PG 1

Check Date	Check	Vendor Name	Description	Amount
10/10/2018	2237	ALERUS FINANCIAL	RETIRMENT CONTRIBUTIONS	\$ 336.40
10/10/2018	2238	ALERUS FINANCIAL	RETIRMENT CONTRIBUTIONS	\$ 1,492.78
10/10/2018	2239	ALERUS FINANCIAL	RETIRMENT CONTRIBUTIONS	\$ 1,119.45
10/10/2018	2240	MIFOP	UNION DUES	\$ 141.00
10/10/2018	2241	MISDU	FOC DEDUCTIONS	\$ 224.60
10/10/2018	2242	ALERUS FINANCIAL	RHSP CONTRIBUTIONS	\$ 352.82
10/24/2018	2243	ALERUS FINANCIAL	RETIRMENT CONTRIBUTIONS	\$ 336.40
10/24/2018	2244	ALERUS FINANCIAL	RETIRMENT CONTRIBUTIONS	\$ 1,371.68
10/24/2018	2245	ALERUS FINANCIAL	RETIRMENT CONTRIBUTIONS	\$ 1,071.07
10/24/2018	2246	MISDU	FOC DEDUCTIONS	\$ 224.60
10/24/2018	2247	ALERUS FINANCIAL	RHSP CONTRIBUTIONS	\$ 347.92
TOTAL PAYROLL LIABILITIES				<u>\$ 7,018.72</u>

CHECK REGISTER FOR CITY OF PLEASANT RIDGE
TAX LIABILITIES
October 2018

PG 2

Check Date	Check	Vendor Name	Description	Amount
10/09/2018	2584	CITY OF PLEASANT RIDGE-DDA	2018 TAX COLLECTIONS	\$ 8,817.43
10/09/2018	2585	CITY OF PLEASANT RIDGE-GENERAL	2018 TAX COLLECTOINS	\$ 81.49
10/09/2018	2586	CITY OF PLEASANT RIDGE-TAXES	2018 TAX COLLECTIONS	\$ 95,137.89
10/09/2018	2587	FERNDAL SCHOOL DISTRICT	2018 TAX COLLECTIONS	\$ 56,125.71
10/09/2018	2588	OAKLAND COUNTY TREASURER	2018 TAX COLLECTIONS	\$ 67,610.21
10/30/2018	2589	CITY OF PLEASANT RIDGE-DDA	2018 TAX COLLECTIONS	\$ 2,279.66
10/30/2018	2590	CITY OF PLEASANT RIDGE-TAXES	2018 TAX COLLECTIONS	\$ 86,800.46
10/30/2018	2591	FERNDAL SCHOOL DISTRICT	2018 TAX COLLECTIONS	\$ 41,194.85
10/30/2018	2592	NORMAN & GLORIA ZENDLER	2018 SUMMER TAX OVERPAYMENT	\$ 163.52
10/30/2018	2593	OAKLAND COUNTY TREASURER	2018 TAX COLLECTIONS	\$ 59,536.77
10/30/2018	2594	SUSAN GOLD	2018 SUMMER TAX OVERPAYMENT	\$ 317.58
TOTAL TAX LIABILITIES				\$ 418,065.57

CITY OF PLEASANT RIDGE CHECK REGISTER
ACCOUNTS PAYABLE
October 9, 2018

Check Date	Check	Vendor Name	Description	Amount
10/09/2018	22432	21ST CENTURY MEDIA-MICHIGAN	PUBLISH LEGAL NOTICE	\$ 1,867.50
10/09/2018	22433	ALL PRO EXERCISE, INC.	FITNESS CENTER EQUIPMENT REPAIRS	\$ 296.60
10/09/2018	22434	AMY DREALAN	MILEAGE REIMBURSEMENT	\$ 312.61
10/09/2018	22435	BADGER METER, INC.	WATER METER SUPPLIES	\$ 69.66
10/09/2018	22436	CITY OF FERNDALE	LEAF COLLECTION STORAGE AGREEMENT	\$ 1,425.00
10/09/2018	22437	CITY OF PLEASANT RIDGE-GENERAL	CITY WATER PURCHASES	\$ 5,359.04
10/09/2018	22438	COMMUNITY MEDIA NETWORK	MEETING BROADCASTING	\$ 200.00
10/09/2018	22439	DAVEY TREE EXPERT COMPANY	TREE MAINTENANCE SERVICES	\$ 2,600.00
10/09/2018	22440	DEBORAH GREEN	MINUTE TRANSCRIPTION	\$ 75.00
10/09/2018	22441	DETROIT EDISON COMPANY	STREETLIGHTING	\$ 3,045.40
10/09/2018	22442	DIVERSIFIED INFRASTRUCTURE SRVS	SEWER CLEANING AND CCTV	\$ 14,451.88
10/09/2018	22443	EUGENE LUMBERG	COURT PROSECUTIONS	\$ 438.75
10/09/2018	22444	G2 CONSULTING GROUP	WOODWARD STREETSCAPE IMPROVEMENTS	\$ 3,825.00
10/09/2018	22445	GREAT AMERICA	TELEPHONE LEASE SERVICES	\$ 433.00
10/09/2018	22446	GREAT LAKES WATER AUTHORITY	IWC CHARGES - AUGUST 2018	\$ 273.77
10/09/2018	22447	ICMA RETIREMENT CORPORATION	ANNUAL PLAN FEES	\$ 250.00
10/09/2018	22448	JANI-KING OF MICHIGAN, INC	JANITORIAL SERVICES	\$ 2,161.00
10/09/2018	22449	JAY FOREMAN	BEAUTIFICATION REIMBURSEMENT	\$ 200.00
10/09/2018	22450	LIVING LAB	WOODWARD STREETSCAPE PROJECT	\$ 7,800.00
10/09/2018	22451	MICH DEPT OF TRANSPORTATION	TRAFFIC SIGNAL ENERGY CHARGES	\$ 206.34
10/09/2018	22452	MICHELLE DELACOURT	FALL NEWSLETTER PUBLICATION	\$ 600.00
10/09/2018	22453	MICHIGAN MUNICIPAL LEAGUE	Q-3 2018 UNEMPLOYMENT CONTRIBUTION	\$ 44.69
10/09/2018	22454	OAKLAND COUNTY TREASURER	SEWERAGE TREATMENT - SEPT 2018	\$ 48,774.68
10/09/2018	22455	OAKLAND SCHOOLS	SUMMER TAX BILL PRINTING	\$ 366.74
10/09/2018	22456	PAM KAMPF	RECREATION PROGRAM INSTRUCTOR	\$ 192.00
10/09/2018	22457	PATRICK THOMPSON DESIGNS, INC	DESIGN SERVICES	\$ 2,700.00
10/09/2018	22458	PATRICK THOMPSON DESIGNS, INC	COMMUNITY CENTER RENOVATION	\$ 40,012.52
10/09/2018	22459	PITCH BLACK MEDIA LLC	WEBSITE DESIGN SERVICES	\$ 7,706.25
10/09/2018	22460	PLANTE & MORAN PLLC	ACCOUNTING SERVICES	\$ 5,517.00
10/09/2018	22461	VOID CHECK	VOID CHECK	\$ -
10/09/2018	22462	RAMTEL CORPORATION	POLICE POLE PHONE REPAIRS	\$ 348.47
10/09/2018	22463	RAY KEE	INSPECTION SERVICES SEPT 2018	\$ 1,350.00
10/09/2018	22464	ROCKET ENTERPRISE, INC	FLAG MAINTENANCE SERVICES	\$ 890.00
10/09/2018	22465	ROYAL OAK FORD	POLICE VEHICLE REPAIRS	\$ 1,267.01
10/09/2018	22466	SAFEBUILT	CODE ENFORCEMENT SERVICES	\$ 495.00
10/09/2018	22467	SCHEER'S ACE HARDWARE	BUILDING MAINTENANCE SUPPLIES	\$ 56.04
10/09/2018	22468	SIR SPEEDY	ENVELOPE PRINTING SERVICES	\$ 422.25
10/09/2018	22469	SOCRRA	REFUSE COLLECTION AGREEMENT	\$ 9,184.00
10/09/2018	22470	SOCWA	WATER PURCHASES - SEPT 2018	\$ 19,983.54
10/09/2018	22471	TEEK ELECTRIC	GAINSBORO PARK REPAIRS	\$ 1,300.00
10/09/2018	22472	UNIFIRST CORPORATION	MAT RENTAL AND JANITORIAL SUPPLIES	\$ 164.05
10/09/2018	22473	USZTAN CONSTRUCTION	CITY HALL RENOVATIONS	\$ 31,765.13
10/09/2018	22474	USZTAN CONSTRUCTION	COMMUNITY CENTER RENOVATIONS	\$ 78,721.98
10/09/2018	22475	WILCOX BROS	GAINSBORO PARK SPRINKLER REPAIRS	\$ 1,217.00
10/09/2018	22476	WINDER POLICE EQUIPMENT	POLICE DEPARTMENT SUPPLIES	\$ 504.24

Total for 10-9-2018

\$ 298,873.14

CITY OF PLEASANT RIDGE CHECK REGISTER
ACCOUNTS PAYABLE
September 26, 2018

Check Date	Check	Vendor Name	Description	Amount
10/30/2018	22477	ACCUSHRED, LLC	SHREDDING SERVICES	\$ 55.00
10/30/2018	22478	ALPHA PSYCOLOGICAL SERVICES LLC	PREHIRE SERVICES-WATTERS	\$ 695.00
10/30/2018	22479	ANDERSON, ECKSTEIN & WESTRICK	ENGINEERING SERVICES	\$ 25,503.25
10/30/2018	22480	ATA NATIONAL TITLE GROUP LLC	UTILITY BILL OVERPAYMENT	\$ 581.04
10/30/2018	22481	BLUE CROSS BLUE SHIELD OF MICHIGAN	HEALTHCARE BENEFITS	\$ 6,161.00
10/30/2018	22482	BLUE CROSS BLUE SHIELD OF MICHIGAN	HEALTHCARE BENEFITS	\$ 19,821.27
10/30/2018	22483	BRILAR	DPW SERVICES-AUGUST 2018	\$ 15,337.54
10/30/2018	22484	BS&A SOFTWARE	SOFTWARE TRAINING-VANNESS	\$ 205.00
10/30/2018	22485	CITY OF FERNDALE	FIRE SERVICES AGREEMENT	\$ 21,381.72
10/30/2018	22486	CITY OF FERNDALE	INSPECTION SERVICES	\$ 300.00
10/30/2018	22487	CITY OF FERNDALE	DISPATCH SERVICES AGREEMENT	\$ 3,250.00
10/30/2018	22488	CITY OF ROYAL OAK	DPW SERVICES	\$ 2,158.54
10/30/2018	22489	COMMUNITY MEDIA NETWORK	MEETING RECORDING	\$ 200.00
10/30/2018	22490	DAVEY TREE EXPERT COMPANY	TREE MAINTENANCE	\$ 6,755.00
10/30/2018	22491	EUGENE LUMBERG	PROSECUTION SERVICES	\$ 472.50
10/30/2018	22492	GIFELS WEBSTER	OAKLAND/SYLAN CROSSING STUDY	\$ 1,312.50
10/30/2018	22493	HOME DEPOT CREDIT SERVICES	BUILDING MAINTENANCE SUPPLIES	\$ 144.26
10/30/2018	22494	J & J AUTO TRUCK CENTER	VEHICLE MAINTENANCE	\$ 255.71
10/30/2018	22495	JASON NAGY	MEAL REIMBURSEMENT	\$ 20.00
10/30/2018	22496	KERSTEN VANNESS	MILEAGE REIMBURSEMENT	\$ 95.92
10/30/2018	22497	LEGAL SHIELD	LEGAL SERVICES BENEFIT	\$ 25.90
10/30/2018	22498	NYE UNIFORM	UNIFORM PURCHASES	\$ 519.50
10/30/2018	22499	O'REILY AUTO PARTS	VEHICLE MAINTENANCE SUPPLIES	\$ 6.98
10/30/2018	22500	OAKLAND COUNTY ANIMAL CONTROL	DOG LICENSE SALES	\$ 688.50
10/30/2018	22501	OAKLAND COUNTY ROAD COMMISSION	SIGNAL MAINTENANCE	\$ 851.14
10/30/2018	22502	OAKLAND COUNTY TREASURER	QUARTERLY CLEMIS FEE	\$ 2,074.00
10/30/2018	22503	PATRICK SKILES	SPRINKLER REPAIRS	\$ 385.00
10/30/2018	22504	PLANTE & MORAN PLLC	ACCOUNTING SERVICES	\$ 5,517.00
10/30/2018	22505	PLANTE MORAN GROUP BENEFIT ADVISORS	Q-3 BENEFIT CONSULTING	\$ 1,000.00
10/30/2018	22506	POSTMASTER-PERMITS	PERMIT #156 RENEWAL	\$ 225.00
10/30/2018	22507	PROVIDENCE CORPORATE HEALTH	PRE-EMPLOYMENT SERVICES-WATTERS	\$ 128.00
10/30/2018	22508	RAY KEE	INSPECTION SERVICES-OCT 2018	\$ 1,350.00
10/30/2018	22509	ROBERT RIED	EQUIPMENT REIMBURSEMENT	\$ 1,253.98
10/30/2018	22510	SAVANT LEARNING SYSTEMS	POLICE DEPARTMENT TRAINING	\$ 621.00
10/30/2018	22511	SHAWNIE STAMPER	MILEAGE REIMBURSEMENT	\$ 260.63
10/30/2018	22512	SOCRRA	REFUSE COLLECTION CONTRACT	\$ 8,246.87
10/30/2018	22513	TEPEL BROTHER PRINTING	NEWSLETTER PRINTING	\$ 2,611.88
10/30/2018	22514	TIMOTHY SCHULTZ	SUPPLY REIMBURSEMENTS	\$ 63.53
10/30/2018	22515	TOSHIBA FINANCIAL SERVICES	COPIER LEASE SERVICES	\$ 1,143.66
10/30/2018	22516	UNIFIRST CORPORATION	MAT RENTAL & JANITORIAL SUPPLIES	\$ 228.03
10/30/2018	22517	UNUM LIFE INSURANCE COMPANY	LIFE INSURANCE BENEFITS	\$ 501.70
10/30/2018	22518	VINCE RIZZO	SENIOR DINNER SUPPLIES	\$ 200.00
10/30/2018	22519	WEST BEND MUTUAL INSUR CO	FOUNDATION LIQUOR BOND	\$ 50.00
10/30/2018	22520	WEX BANK	FUEL PURCHASES	\$ 1,567.91
10/30/2018	22521	GANAS INC	CONFERENCE ROOM FURNISHINGS	\$ 7,350.00

Total for 10-30-2018

\$ 141,575.46

CHECK REGISTER FOR CITY OF PLEASANT RIDGE
ELECTRONIC PAYMENTS
October 2018

PG 5

Check Date	Check	Vendor Name	Description	Amount
10/10/2018	1258	U.S. POSTAL SERVICE	NEWSLETTER MAILING	\$ 301.31
10/12/2018	1257	MUNICIPAL EMP.RETIREMENT SYST.	RETIREMENT CONTRIBUTIONS - SEPT 2018	\$ 26,041.68
TOTAL ELECTRONIC PAYMENTS				<u>\$ 26,041.68</u>



City of Pleasant Ridge

RESOLUTION OPPOSING SENATE BILL 637

WHEREAS, Senate Bill 637 was adopted by the Senate despite “a likely negative impact on local units of government” according to the Senate Bill analysis, and

WHEREAS, SB 637 will prohibit Michigan municipalities from charging a wireless communication provider a rate or fee for the use of the public right of way except as provided in the Act, and

WHEREAS, SB 637 will erode the constitutionally recognized local control of the public right of way by Michigan municipalities, and

WHEREAS, SB 637 will grant an unnecessary and undue advantage to wireless communication businesses to install small wireless communication facilities and poles in the public right of way under the reasonable control of Michigan municipalities, and without first obtaining a franchise from Michigan municipalities similar to other utilities with pipelines, wires, cables and utility poles located in the public right of way,

WHEREAS, SEMCOG opposes the legislation based on the concerns that local governments are being severely restricted in their oversight of the use of public rights-of-way, which will inevitably create significant conflicts with other rights-of-way users in the future,

NOW, THEREFORE BE IT RESOLVED, that the Pleasant Ridge City Commission joins the Road Commission of Oakland County, SEMCOG, Oakland County Executive L. Brooks Patterson and Wayne County Executive Warren Evans in opposing Senate Bill 637 and the City Commission urges Senator Vincent Gregory and Representative Robert Wittenberg to oppose SB 637 because of the negative impacts on Michigan municipalities and the loss of reasonable control by Michigan municipalities over the public right of way. The City Clerk shall send this Resolution to Senator Gregory and Representative Wittenberg.

Ayes:

Nays:

Absent:

IN WITNESS WHEREOF, I, Amy M. Drealan, duly certified Clerk of the City of Pleasant Ridge, do hereby attest that the foregoing is a true and accurate copy of a Resolution adopted by the Pleasant Ridge City Commission at its Regular Meeting held Tuesday, November 13, 2018.

Amy M. Drealan, City Clerk



City of Pleasant Ridge

James Breuckman, City Manager

From: Jim Breuckman, City Manager
To: Mayor and City Commission
Date: November 8, 2018
Re: Oakland County Hazard Mitigation Plan 2017

Overview

Attached is a resolution adopting the most recent Oakland County Hazard Mitigation Plan.

Background

The County has long had a hazard mitigation plan, with the most recent update being completed in December of 2017. Police Chief Nowak and I engaged with Oakland County during the process of updating the plan.

The relevant plan section for Pleasant Ridge is included in your packet. The full plan, which is 324 pages long, is available for review on the County's website at:

<https://www.oakgov.com/homelandsecurity/need-to-know/disasters/Documents/2017%20Oakland%20County%20Hazard%20Mitigation%20Plan.pdf>

Requested Action

City Commission consideration of the attached resolution.



City of Pleasant Ridge Resolution of Adoption

Oakland County Hazard Mitigation Plan

WHEREAS, the mission of Pleasant Ridge includes the charge to protect the health, safety, and general welfare of City residents; and

WHEREAS, Pleasant Ridge, Michigan is subject to flooding, tornadoes, winter storms, and other natural, technological, and human hazards; and

WHEREAS, the Oakland County Homeland Security Division and the Oakland County Local Emergency Planning Committee, comprised of representatives from the County, municipalities, and stakeholder organizations, have prepared a recommended Hazard Mitigation Plan that reviews the options to protect people and reduce damage from these hazards; and

WHEREAS, Pleasant Ridge has participated in the planning process for development of this Plan, providing information specific to local hazard priorities, encouraging public participation, identifying desired hazard mitigation strategies, and reviewing the draft Plan; and

WHEREAS, the Oakland County Homeland Security Division (HSD), with the Oakland County Local Emergency Planning Committee (LEPC), has developed the OAKLAND COUNTY HAZARD MITIGATION PLAN (the “Plan”) as an official document of the County and establishing a County Hazard Mitigation Coordinating Committee, pursuant to the Disaster Mitigation Act of 2000 (PL-106-390) and associated regulations (44 CFR 210.6); and

WHEREAS, the Plan has been widely circulated for review by the County’s residents, municipal officials, and state, federal, and local review agencies and has been revised to reflect their concerns; and

NOW THEREFORE BE IT RESOLVED by the Pleasant Ridge City Commission that:

1. The Oakland County Hazard Mitigation Plan is hereby adopted as an official hazard mitigation plan of the City of Pleasant Ridge.
2. The City Manager is charged with supervising the implementation of the Plan's recommendations, as they pertain to Pleasant Ridge and within the funding limitations as provided by the City Commission or other sources.

Ayes:

Nays:

Absent:

IN WITNESS WHEREOF, I, Amy M. Drealan, duly certified
Clerk of the City of Pleasant Ridge, do hereby attest that the
Foregoing is a true and accurate copy of a Resolution adopted
By the Pleasant Ridge City Commission at its Regular Meeting
held Tuesday, November 13, 2018.

Amy Drealan, Clerk
City of Pleasant Ridge

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2.46 City of Pleasant Ridge

Published 11/14/2017 13:04 by Leah Kahn

2017 Hazard Mitigation Plan Update: Representative(s) and Point(s) of Contact

Name	Title/Position	Phone Number	E-mail	Role in Mitigation Plan Development
James Breuckman	City Manager	(248) 541-2901	citymanager@cityofpleasantridge.org	

2017 Plan Participation and Involvement

2.46.1 Community Profile and Description

Published 12/11/2017 08:52 by Leah Kahn

Pleasant Ridge began with the subdivision of the Mayday farm by Burt Taylor in 1906. It incorporated as a village in 1919 and as a city in 1928. As of the 2016 U.S. Census Population and Housing Unit Estimates, the population is 2,551. The total area of the City of Pleasant Ridge is 0.57 square miles.

2.46.2 Hazards

Published 1/4/2018 22:01 by Nathaniel Marlette

The primary area of concern in the City includes vulnerability to electrical disruptions due to infrastructure system failures or severe weather. The City has had several power outages that have severely impacted their community. The City has not been satisfied with the response time from the local utility company.

There is an elementary school located within the City. Pleasant Ridge police have trained for active shooter incidents in the event that an incident occurs at the school.

The City is at risk to the electrical, sewer, and storm water infrastructure system failures, resulting in two primary impacts:

- The electrical distribution system is on overhead wires that run along rear property lines. The City suffers frequent outages during severe weather events due to downed lines. The City is also impacted by such events that occur in neighboring communities that cause the grid to go down as well. Burying power lines would be the optimal solution.
- The combined sewer system is part of the GWK drainage district that serves 12 SE Oakland County Communities. The flashier and more frequent large storms cause the system to become overwhelmed within the GWK area, causing more frequent basement backups. This is not a fault of the system, but rather that the system was designed for a storm that is often exceeded now.

The City is also at risk for traffic related hazards and is bisected by Woodward and border I-696.

Please fill out the form to submit a New Hazard Description. Be sure to click "Submit" at the bottom of the form. All hazards can be described on this single form. If you have any problems accessing this form on this webpage, please use this link instead: [New Hazard Description Form](#)

By refreshing this webpage, a new form will appear. Upon submitting the form, you will receive an e-mail of your submission for your records. For assistance, please contact Daiko Abe at (208) 390-2021 or e-mail daiko.abe@i-s-consulting.com.

Please fill out the form to submit a New Hazard Description. Be sure to click "Submit" at the bottom of the form. All hazards can be described on this single form. If you have any problems accessing this form on this webpage, please use this link instead: [New Hazard Description Form](#)

By refreshing this webpage, a new form will appear. Upon submitting the form, you will receive an e-mail of your submission for your records. For assistance, please contact Daiko Abe at (208) 390-2021 or e-mail daiko.abe@i-s-consulting.com.

2.46.3 Mitigation Strategies and Actions

Published 11/6/2018 07:04 by Tracey McGee

Mitigation Strategies 2005

1. Provide additional manpower, training and equipment to be properly prepared for a civil disturbance.
 - Hazard(s) Addressed: Civil Disturbance
 - Progress: ONGOING
2. Provide additional manpower and equipment to deal with vehicular accidents.
 - Hazard(s) Addressed: Transportation Accidents - Highway, Transportation Accidents - Surface Roads
 - Progress: ONGOING - Risk has been reduced due to mutual aid coverage with neighboring communities.
3. Provide emergency funding to provide water to citizens in cases of power outages.
 - Hazard(s) Addressed: High Winds and Tornadoes, Infrastructure Failure - Electrical System, Infrastructure Failure - Water System
 - Progress: ONGOING - Water supply issues have been resolved with the involvement of the Southeastern Oakland County Water Authority (SOCWA). Power outages remain a problem.

Mitigation Strategies 2012

1. Provide ongoing training for public safety to provide a safe community.
 - Hazard(s) Addressed: All
2. Provide a dedicated/automatic switch-over generator for the city hall and additional generators for the community center.
 - Hazard(s) Addressed: Extreme Temperatures - Extreme Cold, Extreme Temperatures - Extreme Heat, High Winds and Tornadoes, Infrastructure Failure - Communications, Infrastructure Failure - Electrical System, Winter Hazards

2.46.3.1 New Mitigation Actions

Published 9/22/2017 16:26 by Leah Kahn

Please fill out the form to submit a New Mitigation Action/Project. Be sure to click "Submit" at the bottom of the form. Multiple projects can be submitted by refreshing this webpage. If you have any problems accessing this form on this webpage, please use this link instead: [New Mitigation Form](#)

By refreshing this webpage, a new form will appear. Upon submitting the form, you will receive an e-mail of your submission for your records. For assistance, please contact Daiko Abe at (208) 390-2021 or e-mail daiko.abe@i-s-consulting.com.

Please fill out the form to submit a New Mitigation Action/Project. **Multiple projects can be submitted by refreshing this webpage or by accessing this link: [New Mitigation Form](#)**

By refreshing this webpage, a new form will appear. Upon submitting the form, you will receive an e-mail of your submission for your records. For assistance, please contact Daiko Abe at (208) 390-2021 or e-mail daiko.abe@i-s-consulting.com.

2.46.3.1.1 Stormwater Infiltration

Published 1/4/2018 22:02 by Nathaniel Marlette

1.	Storm water Infiltration	
<i>Deploy green infrastructure improvements to infiltrate storm water in place before it enters the combined sewer system.</i>		
Year Initiated	2017	
Applicable Jurisdiction	City of Pleasant Ridge	
Lead Agency/ Organization	Oakland County Drain Commissioner - GWK District	
Supporting Agencies/ Organizations	12 GWK communities	
Applicable Goal(s)	<ul style="list-style-type: none"> Protection of public health and safety and prevention and reduction of loss of life and injury. Prevention and reduction of damage to public and private property and infrastructure. 	
Potential Funding Source	Internal (Local/County) Funds, State and Federal Grants	
Estimated Cost	High (greater than \$100,000)	
Benefits (Loss Avoided)	Protect infrastructure from flooding	
Projected Completion Date	Short Term (to be completed in 1 to 5 years)	
Actual Completion Date	TBD	
Priority	High	
Status	2017	Initiated
	2018	
	2019	
	2020	
	2021	
Applicable Hazards	Thunderstorms (Lightning), Urban Flooding, Infrastructure Failure: Sewer System Failure Incident, Infrastructure Failure: Storm Water System Failure Incident	
Is technically feasible		Strongly Agree
Is cost effective		Neither Agree nor Disagree
Can be easily accomplished, funded, measured, and sustained		Neither Agree nor Disagree
Protects critical resources and property		Agree
Will be accepted by the community and public		Strongly Agree
Is environmentally sound		Strongly Agree

2.46.3.2 Ongoing Mitigation Actions

Published 6/23/2017 09:40 by Daiko Abe

2.46.3.2.1 Provide Additional Manpower and Equipment for Vehicular Accidents

Published 1/4/2018 22:02 by Nathaniel Marlette

1.	Provide Additional Manpower and Equipment for Vehicular Accidents	
Provide additional manpower and equipment to deal with vehicular accidents.		
Year Initiated		2005
Applicable Jurisdiction		City of Pleasant Ridge
Lead Agency/ Organization		City of Pleasant Ridge
Supporting Agencies/ Organizations		
Applicable Goal(s)		<ul style="list-style-type: none">Improve and support public and private organizational response capabilities.
Potential Funding Source		Internal (Local/County) Funds, State and Federal Grants
Estimated Cost		High (greater than \$100,000)
Benefits (Loss Avoided)		Increase response capabilities
Projected Completion Date		Long Term (to be completed in greater than 5 years)
Actual Completion Date		TBD
Priority		Medium
Status	2017	Ongoing
	2018	
	2019	
	2020	
	2021	
Applicable Hazards		Transportation Accidents: Highway

2.46.3.2.2 Provide Emergency Funding for Water for Citizens

Published 1/4/2018 22:03 by Nathaniel Marlette

2.	Provide Emergency Funding for Water for Citizens	
Provide emergency funding to provide water to citizens in cases of power outages.		
Year Initiated	2005	
Applicable Jurisdiction	City of Pleasant Ridge	
Lead Agency/ Organization	City of Pleasant Ridge	
Supporting Agencies/ Organizations		
Applicable Goal(s)	<ul style="list-style-type: none">Protection of public health and safety and prevention and reduction of loss of life and injury due to all hazards.	
Potential Funding Source	Internal (Local/County) Funds, State and Federal Grants	
Estimated Cost	Medium (\$10,000 to \$100,000)	
Benefits (Loss Avoided)	Preserve/Protect life and mitigate casualties	
Projected Completion Date	Short Term (to be completed in 1 to 5 years)	
Actual Completion Date	TBD	
Priority	Medium	
Status	2017	Ongoing
	2018	
	2019	
	2020	
	2021	
Applicable Hazards	High Winds/Severe Winds, Tornadoes, Infrastructure Failure: Electrical System Failure Incident, Infrastructure Failure: Water System Failure Incident, Transportation Accidents: Highway	

2.46.3.2.3 Provide Ongoing Training for Public Safety

Published 1/4/2018 22:03 by Nathaniel Marlette

3. Provide Ongoing Training for Public Safety		
<i>Provide ongoing training for public safety to provide a safe community.</i>		
Year Initiated		2012
Applicable Jurisdiction		City of Pleasant Ridge
Lead Agency/ Organization		City of Pleasant Ridge
Supporting Agencies/ Organizations		
Applicable Goal(s)		<ul style="list-style-type: none">Improve and support public and private organizational response capabilities.
Potential Funding Source		Internal (Local/County) Funds, State and Federal Grants
Estimated Cost		Medium (\$10,000 to \$100,000)
Benefits (Loss Avoided)		Enhance training and response capabilities
Projected Completion Date		Ongoing
Actual Completion Date		TBD
Priority		High
Status	2017	Ongoing
	2018	
	2019	
	2020	
	2021	
Applicable Hazards		All Hazards

2.46.3.2.4 Provide Dedicated/Automatic Switch-over Generator

Published 11/6/2018 07:08 by Tracey McGee

4.	Provide Dedicated/Automatic Switch-over Generator	
Provide a dedicated/automatic switch-over generator for the city hall and additional generators for the community center.		
Year Initiated	2012	
Applicable Jurisdiction	City of Pleasant Ridge	
Lead Agency/ Organization	City of Pleasant Ridge	
Supporting Agencies/ Organizations		
Applicable Goal(s)	<ul style="list-style-type: none">• Prevention and reduction of damage to public and private property and infrastructure.	
Potential Funding Source	Internal (Local/County) Funds, State and Federal Grants	
Estimated Cost	High (greater than \$100,000)	
Benefits (Loss Avoided)	Continuity of operations by ensuring essential functions are operational	
Projected Completion Date	Completed	
Actual Completion Date	Completed	
Priority	Medium	
Status	2017	Ongoing
	2018	
	2019	
	2020	
	2021	
Applicable Hazards	All Hazards	

2.46.3.3 Completed Mitigation Actions

Published 6/23/2017 09:40 by Daiko Abe

2.46.3.4 Removed Mitigation Actions

Published 12/11/2017 09:15 by Leah Kahn

2.46.3.4.1 Provide Additional Manpower, Training, and Equipment

Published 1/4/2018 22:06 by Nathaniel Marlette

1.	Provide Additional Manpower, Training, and Equipment
<i>Provide additional manpower, training and equipment to be properly prepared for a civil disturbance.</i>	
Year Initiated	2005
Applicable Jurisdiction	City of Pleasant Ridge
Lead Agency/ Organization	
Supporting Agencies/ Organizations	
Applicable Goal(s)	<ul style="list-style-type: none">Improve and support public and private organizational response capabilities.
Potential Funding Source	
Estimated Cost	N/A
Benefits (Loss Avoided)	
Projected Completion Date	N/A
Actual Completion Date	Removed
Priority	Medium
Applicable Hazards	Civil Disturbances



City of Pleasant Ridge

James Breuckman, City Manager

From: Jim Breuckman, City Manager
To: City Commission
Date: November 8, 2018
Re: 2019-2023 Parks & Recreation Master Plan Adoption

Overview

The Recreation Commission has been working on an updated 2019-2023 Parks & Recreation Master Plan. The Recreation Commission has approved the draft plan and forwarded it to the City Commission for final adoption.

The adoption process for a recreation plan requires that the plan be available for public review for at least 30 days, and that there be a public hearing on the plan before its final adoption. The plan has been available for review since September 11, 2018.

Background

Leah Groya from livingLAB has been working with the City to update our Parks and Recreation Master Plan. She will provide an overview of the plan at the meeting on November 13. The plan is available for review online at:

<https://cityofpleasantridge.org/wp-content/uploads/2018/02/Recreation-Plan-Draft-2018.09.05.pdf>

The process to adopt the Parks and Recreation Plan is as follows:

- Make plan available for review (September 11, 2018)
- Publish notice of the public hearing in accordance with state law
- Hold public hearing (November 13, 2018)
- Consider plan for adoption (November 13, 2018)

The City Commission has final approval over the plan, which can happen at the November 13 meeting or at a subsequent meeting. No comments on the plan have been received since it was published for review on September 11, 2018.

Requested Action

City Commission consideration of the attached resolution of adoption following the public hearing.



City of Pleasant Ridge

Resolution of Adoption: PLEASANT RIDGE PARKS AND RECREATION MASTER PLAN 2019-2023

Whereas, the Parks Commission establishes direction and policy regarding parks and recreation facilities, projects and programs; and

Whereas, the Parks Commission is responsible for overseeing and guiding the development of a Parks and Recreation Master Plan; and

Whereas, the Parks Commission developed the Pleasant Ridge Parks and Recreation Master Plan (2019-2023) and made it available for public review on September 11, 2018.

Whereas, the Pleasant Ridge City Commission held a public hearing on November 13, 2018 to enable additional comments from the public; and

Now, therefore be it resolved, that the Pleasant Ridge City Commission does hereby adopt the Pleasant Ridge Parks and Recreation Master Plan 2019-2023 to serve as a guide to future parks and recreation decisions.

Ayes:

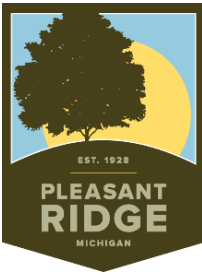
Nays:

Absent:

Adopted November 13, 2018

IN WITNESS WHEREOF, I, Amy M. Drealan, duly certified Clerk of the City of Pleasant Ridge, do hereby attest that the Foregoing is a true and accurate copy of a Resolution adopted By the Pleasant Ridge City Commission at its Regular Meeting held Tuesday, November 13, 2018.

Amy Drealan, Clerk
City of Pleasant Ridge



City of Pleasant Ridge

Amy M. Drealan, City Clerk

From: Amy M. Drealan, City Clerk
 To: Jim Breuckman, City Manager
 Date: November 13, 2018
 Re: 2019 CDBG Program

In order to qualify for Federal funding through the Community Development Block Grant (CDBG) Program, a Public Hearing must be held and a resolution adopted by the governing body to approve the application and Subrecipient agreement. Pleasant Ridge qualifies for the minimum funding level, which has been \$7,000. Since the City receives funding at the minimum level, all the funds can be programed into one designated category or divided equally between two programs, or \$3,500/each.

Historical and Action for consideration

It has been increasingly difficult to find an appropriate way to spend the City's eligible CDBG funds. Several years ago, the City's low/moderate income area was eliminated and the city lost its ability to designate funds for programs such as sidewalk repairs, tree planting, and street improvements, which require at least a portion of the project be in the low/mod area. Listed below is the program category and recommended funding for the 2019 Program year. This is the same program the City funded for the last several years.

Public Services/ - \$7,000
 Senior Services

Public Service funds are designated to provide seniors, age 62 and above, transportation services for the Senior Travel Club, meals at the 50+ club events and other related workshops geared towards residents 62 and above. This program also may be used for the reasonable costs of overall program management, coordination, monitoring and evaluation for the program.

Alternative Action for consideration

A representative from HAVEN has contacted the City and plans to attend the meeting this evening. HAVEN will be requesting the City Commission consider programming the funds equally between the City for Senior Service activities and HAVEN. If the City Commission determines this is the action it would like to take, \$3,500 would stay with the City and \$3,500 would be transferred to HAVEN for their program use. HAVEN will work directly with Oakland County and will bill the County for the funding – indicating communities served. Any unused community portion will be expended for a 24-hour crisis hotline.

After discussions with Mr. Scott Pietrzak, Assistant City Manager/Recreation Director, regarding the possible elimination of ½ of the senior services funding, he estimated that we could potentially lose 6 (or 23%) of the yearly activities and some of the current no-cost activities would become a cost sharing activity. Mr. Pietrzak will be available to discuss the Senior Services programs offered and attendance at these activities at the meeting.

Requested Action

After the public hearing, City Commission determination for funding appropriation and approval of the 2019 Community Development Block Grant (CDBG) Community Application and Subrecipient Agreement. The final, completed application, including funding, must be received by the County on or before December 14th.



City of Pleasant Ridge

James Breuckman, City Manager

From: Jim Breuckman, City Manager
 To: City Commission
 Date: November 8, 2018
 Re: 19 Norwich – Proposed Boundary Adjustment

Overview

The house at 19 Norwich was recently sold. The property consists of three platted lots with widths of 41, 40, and 40 feet. The purchaser of the property is proposing to combine the three parcels into two parcels with resulting widths of 51 and 70 feet. One of the new lots will contain the existing house at 19 Norwich, with the 70-foot lot being available for development. The existing and proposed lot boundaries are shown on the attached surveys.

Section 66-21 of the Code of Ordinances requires City Commission approval of applications for the division of land in a recorded plat.

Background

As the lots exist today, two additional houses could be built on the undeveloped lots in between 19 and 13 Norwich. Under the proposed combination only one new house could be built, so this proposal represents a reduction in development potential at the site.

We have not received plans or any proposal for a house to be built on the new 70-foot lot, so I do not have any information to share about a new house.

The three parcels that are the subject of this request are zoned R-1D. The minimum lot width in the R-1D district is 40 feet and the minimum lot area is 4,500 square feet. The resulting parcels to be created by this combination comply with all zoning requirements.

Considerations for Approval

Section 66-21 identifies a set of criteria which the City Commission shall consider in making its determination to approve or deny a proposed split. Those criteria are:

- *Is the division in keeping with the character of the surrounding neighborhood?*

Analysis: The underlying platted lots on Norwich are 40-41 feet wide. Over time, through combinations, developed parcels on Norwich have ended up being generally between 40 and 60 feet in width. There are a few larger lots, with 25 Norwich being 80 feet wide, and 6 Norwich being

100 feet wide.

The proposed boundary adjustment is in keeping with the character of the surrounding neighborhood. The resulting 51 foot wide lot containing the existing house at 19 Norwich will be within the predominant 40-60 foot lot pattern on the street, and the resulting 70 foot wide lot will be on the larger side for the street.

- *Does the division enhance the future development or existing uses of the affected lands in conformity with the zoning ordinance?*

Analysis: The proposed division and combination will result in one fewer house potentially being built. The proposed division complies with zoning ordinance requirements and will reduce the development potential of the site.

- *Will the split have an adverse impact on the provision of municipal services.*

Analysis: The proposed split and recombination will not have an impact on the delivery of municipal services. The proposal may reduce the amount of potential tax base that the City may ultimately realize through the development of the parcels. The City can provide utility and police/fire services to the site regardless of whether one or two additional houses are built.

- *Is the division in the public interest?*

Analysis: The division reduces the development potential for the site. From a tax base perspective, this is a small reduction in the potential public fiscal benefit of development on the site. From a density perspective, the proposal will result in larger lots and fewer homes being on the street. The proposal also mitigates the potential for change on the street by limiting development to one new house instead of two. In my opinion, there is not a compelling public interest that recommends either for or against this proposal. Residents of Norwich may have differing opinions on this matter.

Based on the above considerations, it is my recommendation that the City Commission approve the proposal to combine the three lots and create two new resulting parcels.

Proof of Ownership Issue

One issue which remains, and can easily be overcome, is that parcel no. 26-28-252-015, the middle parcel, is still in the former owners' name. The other two parcels have had the necessary property transfer paperwork filed and are in the new owners' name. Once this oversight for parcel -015 is corrected by the new property owner, we will forward this boundary adjustment (if approved by the City Commission) to the County for final processing. The City Commission can make an approval of this request contingent upon the filing of the necessary transfer of ownership paperwork.

Requested Action

City Commission consideration of the request to combine parcel nos. 26-28-252-014, -015, and -016, and subsequently create two new parcels with widths of 51 and 70 feet, as shown on the attached surveys dated 8/20/18. Approval shall be contingent upon the applicant providing proof of ownership for parcel no. 25-28-252-015.

DM Homes of Metro Detroit LLC

October 23, 2018

James Breuckman
City Manager
23925 Woodward Avenue
Pleasant Ridge, MI 48069

RECEIVED

OCT 24 2018

CITY OF PLEASANT RIDGE

RE: Lot Split for 19 Norwich, Pleasant Ridge Michigan

James Breuckman:

DM Homes of Metro Detroit is formally requesting a parcel split of Parcel No. 25-28-252-033 and a combination into Parcel No. 25-28-252-032 and Parcel No. 25-28-252.034 as shown in the attached survey completed on August 20, 2018 by Alpine Engineering.

Parcel No. 25-28-252-033 would be split into a 10' wide by 175' deep section and combined with Parcel No 25-28-252-032 resulting in Parcel No. 25-28-252-32 having lot dimensions of 51' wide by 175' deep. The reaming original 30' wide by 175' deep section of Parcel No 25-28-252-033 would be combined with Parcel No 25-28-252-034 resulting in a parcel with dimensions of 70' wide by 175' deep. (See attached survey dated August 20, 2018 by Alpine Engineering.

All existing building structures and ancillary structures would stay conforming and no variance would be required if the parcel split and combination was granted. The driveway on Parcel 25-28-252-.032 will be addressed and removed where it encroaches onto Parcel No. 25-28-252-.034.

DM Homes of Metro Detroit believes the lot split and combination is in keeping with the character of the neighborhood and hopes our request will be granted.

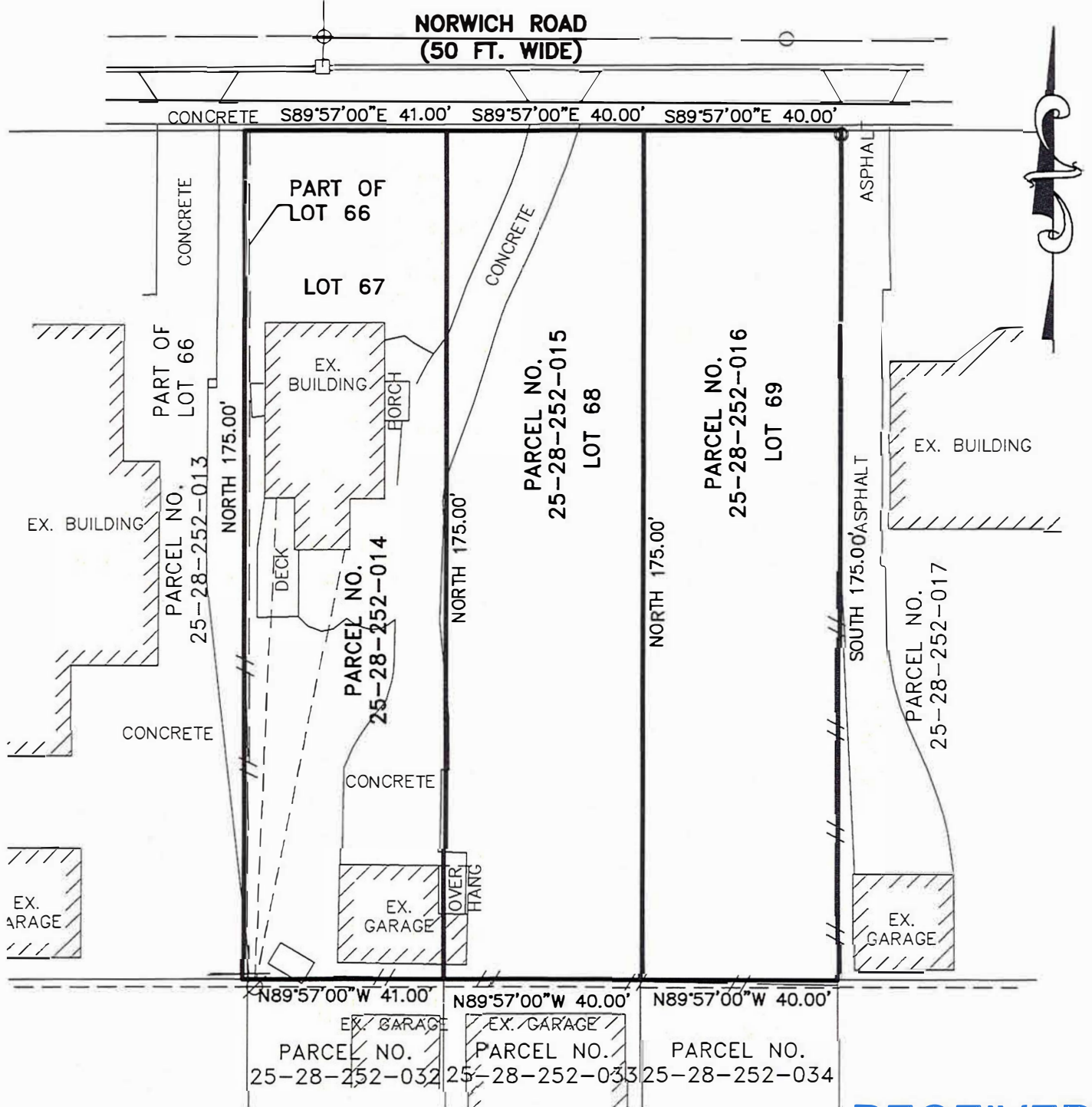
Sincerely,



Corey Jacoby

DM Homes of Metro Detroit LLC

(248) 420-7600



RECEIVED

OCT 24 2018

CITY OF PLEASANT RIDGE

LEGEND:

- EX. CATCH BASIN
- EX. MANHOLE
- EX. UTILITY POLE
- EX. PEDESTAL
- EX. LIGHT POLE
- EX. POST/BOLLARD
- FOUND IRON
- SET IRON
- EX. TREE

- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. OVERHEAD LINE



I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS UPON THE ABOVE DESCRIBED PROPERTY, EXCEPT AS SHOWN HEREON.

Ginger Michalski-Wallace
GINGER MICHALSKI-WALLACE
PROFESSIONAL SURVEYOR NO. 47964



46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377
(248) 926-3701 (BUS)
(248) 926-3765 (FAX)

CLIENT:
DM HOMES OF MICHIGAN, LLC

PARCEL SPLIT

19 NORWICH ROAD
SECTION: 28 TOWNSHIP: 1 N RANGE: 11 E
CITY OF PLEASANT RIDGE
OAKLAND COUNTY
MICHIGAN

DATE: 8/20/2018

DRAWN BY: TTP

CHECKED BY: GLM

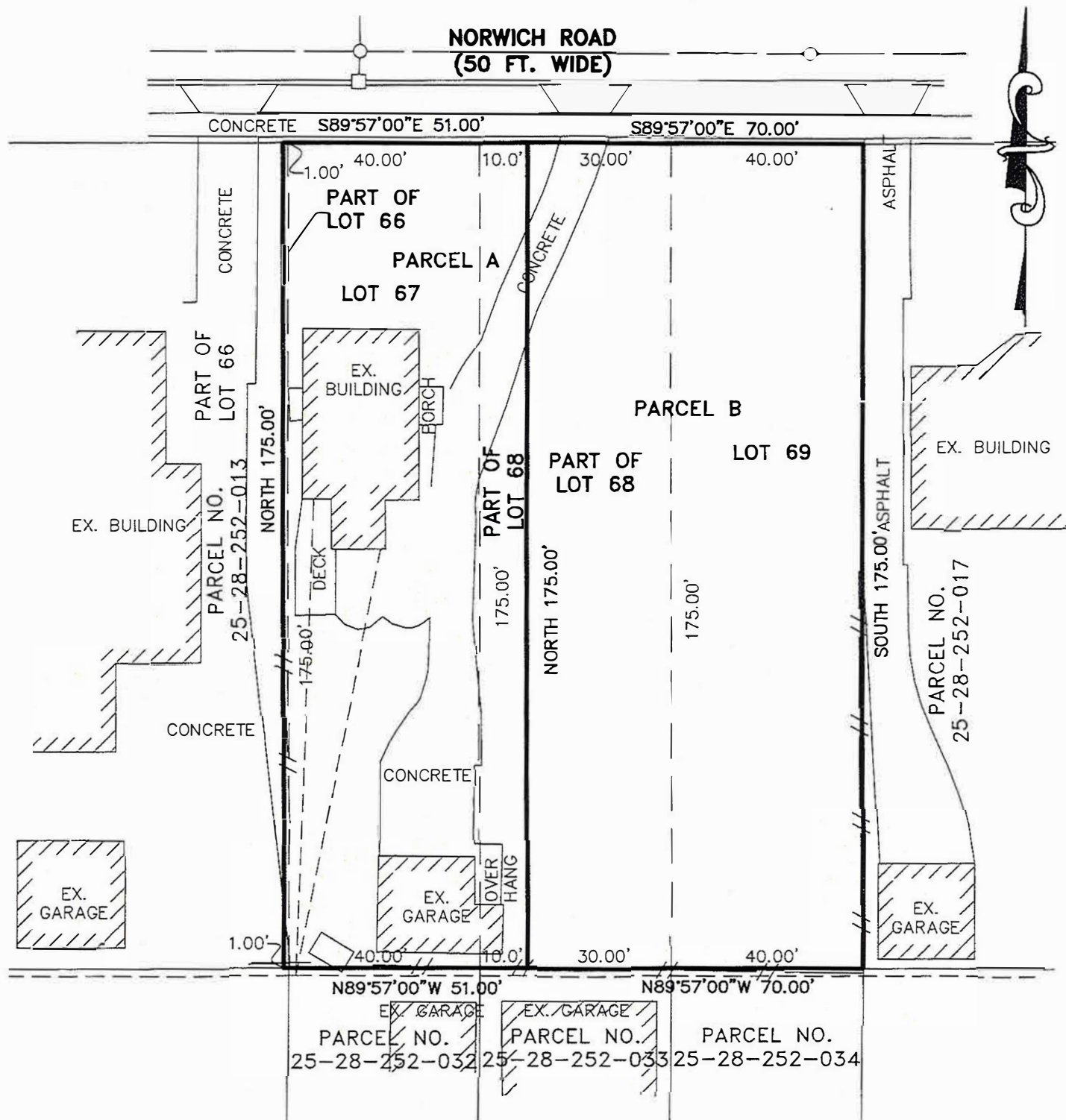
0 15 30

FBK:

CHF: MJJ

SCALE HOR 1"=30 FT.
VER 1"= FT.

1/2 18-372



ORIGINAL PARCELS

PARCEL NO. 25-28-252-014:
TOWN 1 NORTH, RANGE 11 EAST, SECTION 28 GARDEN RIDGE SUB. NO. 3 EAST 1 FOOT OF LOT 66 & ALL OF LOT 67

PARCEL NO. 25-28-252-015:
TOWN 1 NORTH, RANGE 11 EAST, SECTION 28 GARDEN RIDGE SUB. NO. 3 LOT 68

PARCEL NO. 25-28-252-016:
TOWN 1 NORTH, RANGE 11 EAST, SECTION 28 GARDEN RIDGE SUB. NO. 3 LOT 69

RESULTANT PARCELS


PARCEL A:
EAST 1 FOOT OF LOT 66, LOT 67 & WEST 10 FEET OF LOT 68, GARDEN RIDGE SUB. NO. 3, SECTION 28, TOWN 1 NORTH, RANGE 11 EAST, OAKLAND COUNTY, MICHIGAN.

PARCEL B:
LOT 69 & EAST 30 FEET OF LOT 68, GARDEN RIDGE SUB. NO. 3, SECTION 28, TOWN 1 NORTH, RANGE 11 EAST, OAKLAND COUNTY, MICHIGAN.

RECEIVED

OCT 24 2018

CITY OF PLEASANT RIDGE

**ALPINE**
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377
(248) 926-3701 (BUS)
(248) 926-3765 (FAX)

CLIENT:	DM HOMES OF MICHIGAN, LLC	DATE:	8/20/2018
PARCEL SPLIT		DRAWN BY:	TTP
		CHECKED BY:	GLM
19 NORWICH ROAD SECTION: 28 TOWNSHIP: 1 N RANGE: 11 E CITY OF PLEASANT RIDGE OAKLAND COUNTY MICHIGAN		0 15 30	
		FBK:	2/2
		CHF: MJJ	
		SCALE	