



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

**Regular City Commission Meeting and Public Hearing
July 9, 2019**

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

Public Discussion

(None)

Governmental Reports

Chief Jack Pesha, Ferndale Fire Department, reported that the department recently responded to a small house fire. He noted that residents should be cautious in overusing extension cords. Residents can call the department at 248-546-2510 to schedule a safety check. Over 30 items are checked including GFI outlets, smoke alarms, extinguishers and more. The check is not about code enforcement but results in recommendations for improving fire safety and risk of injury.

Chief Kevin Nowak, Pleasant Ridge Police Department, reminded residents to lock their vehicles. He applauded Chief Pesha and the Ferndale Fire Department for their cooperation and participation in community events and encouraged endorsement for him to be made the permanent chief.

City Commission Liaison Reports

Commissioner Perry reported on the Planning Commission/DDA. The next meeting will be July 22nd.

Commissioner Scott reported on the Historical Commission. There will be a presentation regarding how to research historic homes on August 8th. The Home and Garden Tour will be September 21st. Currently eight houses are registered to be shown.

Commissioner Wahl reported on the Recreation Commission. The first family camp over will be August 2nd and 3rd. It will include camping, swimming, movies and more. This free event is sponsored by the Foundation. July events include: July 10 - adult swim; July 17 - ice cream social; July 19 - teen swim; July 24 - adult swim meet; July 26 - adult swim; July 28 - swim team banquet. A date for the next commission meeting will be scheduled soon.

Commissioner Krzysiak reported on Ferndale Public Schools. The new strategic plan was discussed. The focus will be on Empowerment, Environment and Excellence. The annual budget was approved. Details of the upcoming bond proposal were presented. While it appears that construction of a new elementary school may be needed, no final decision has been made. More information can be found at ferndaleschools.org. Mayor Metzger discussed analyzing enrollment numbers in connection with consideration to build a new school. Breuckman noted that bringing the current Roosevelt school up to current standards would require major changes and investment. He indicated that PR's primary interest would be regarding what would happen to the current Roosevelt facility.

Consent Agenda

19-3430

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

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

Public Hearing - Condemnation of the Property Commonly Known as 38 Kensington

Breuckman noted that the structure at 38 Kensington was hit by a tree in September of 2018. The structure was declared safe but needed considerable repair. No repairs had been completed within six months. The condemnation process was begun in an attempt to compel the homeowner to take action. Since last month's commission meeting the property has been sold and the new owner is aware of the work that needs to be done and the timeframe. The motion would allow the homeowner 30 days to secure building permits and 60 days to begin construction. In response to Krzysiak's inquiry, Breuckman indicated that, if the homeowner took no action, the property could be demolished. That is not the goal, however. The goal is to encourage the homeowner to make the necessary repairs.

Mayor Metzger opened the public hearing at 8:00 p.m.

Victoria Wus, 46 Kensington, expressed concerns about the proximity of the existing structure to the property lines. Breuckman noted that, because it is an existing structure, it can remain even if it is nonconforming to current set back standards. Any new construction would have to comply with current ordinances.

Amber Herrick, 40 Kensington, also noted that the structure at 38 Kensington is 12 inches off of the property line. She also has concerns regarding the fence line and has hired someone to replace the missing fence since so much time has passed. She indicated that construction workers would likely have to be in her yard in order to work on the damaged structure. Breuckman stated that, once plans are submitted, anyone can come to the city and review them. He discussed the basics of the city's set back requirements which also include height restrictions.

With no further comments or discussion, Mayor Metzger closed the public hearing at 8:06 p.m.

19-3431

Motion by Commissioner Perry, second by Commissioner Scott, that the structure on the property commonly known as 38 Kensington Boulevard, Pleasant Ridge, Michigan, be condemned, and that the property be declared a public nuisance. The structure and property is a public nuisance for the reasons as set forth in the City's letter dated June 10, 2019.

The property owner has sixty days to comply with this order. The property owner has until August 9, 2019 to obtain necessary permits for the reconstruction, and until September 9, 2019 to begin construction. An inspection of the property by a structural engineer will be conducted within 30 days and submitted with the proposed reconstruction plans. Progress on this property will be monitored by the City's Building Official.

If the property is not in compliance within the time period set by the City Commission, or if the Building Official deems progress to be stalled, the City Commission directs the City Administration to pursue any action necessary to abate the existing nuisance, up to and including demolition of the structure. Any cost incurred by the City related to such abatement shall be considered a lien against the property.

The City shall deliver to the property owner a copy of this motion by first class mail and by posting a copy on the front door of the property.

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

City Commission Chambers Renovation Bid

Breuckman indicated that the low bid to renovate the commission chambers was \$97,705 from Usztan LLC. Usztan has completed a number of projects throughout the city. A schedule will be finalized with Usztan and the audio/visual contractor. The project will take five weeks to complete so it is planned that the construction will disrupt one city commission meeting.

19-3432

Motion by Commissioner Wahl, second by Commissioner Scott, that the bid for the City Commission Chambers Renovation bid be awarded to the lowest qualified bidder, Usztan LLC, of Auburn Hills, Michigan in the amount of \$97,705.00..

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

Woodward Avenue Complete Streets Plan

Breuckman presented a Woodward bicycling and walking safety audit which was conducted pursuant to a grant that had been awarded. This plan will be used to further develop the full Woodward Avenue plan that was created in 2014. The goal is to implement AAA bicycle facilities on Woodward. AAA stands for All Ages and Abilities. The plan will also address some items on MDOT's road diet checklist which must be met whenever reducing vehicle lanes. A community survey was conducted to provide input from the residents of Ferndale and Pleasant Ridge. Residents stated that safety was a major concern that kept them from walking and biking more on Woodward. The proposal would be to lose one lane of traffic by moving the current parking lane out to make room for a protected bikeway. Traffic on Woodward between 8 Mile and 696 vary between 35,000 and 50,000 cars per day. Typically one lane of traffic will move 10,000 cars per day. As a result, only six lanes are needed for automobile traffic. The changes to the intersection at Main Street had been piloted earlier and the proposed plan to reduce a lane of automobile traffic worked. The plan includes adding and upgrading crossing locations for pedestrians. The plan is to connect to the Joe Louis Greenway project being implemented by the City of Detroit along the path of an abandoned railroad. It would be likely that

this project would commence after the I-75 project is completed. Krzysiak raised issues regarding the Main Street intersection. Breuckman indicated that some vertical barriers would be included. There was public comment regarding improving signage to prevent cars from blocking the Kensington intersection. Scott noted that the new pedestrian signals do not show "walk" unless the button is pushed. He also noted that the Bermuda sidewalk under the railroad overpass should be considered as a bikepath. Perry inquired regarding the progress of the Joe Louis Greenway. Breuckman indicated that work had not begun but that permits and funding had been acquired. Ms. Herrick inquired about the crosswalk across Main. Breuckman indicated that some improvements have been planned and more will be considered. He discussed some of the changes that are already in place as a result of the 696 projects. There was more discussion regarding the retraining needed due to the changes caused by the new pedestrian signals.

19-3433

Motion by Commissioner Perry, second by Commissioner Wahl, to adopt the Woodward Bicycling and Walking Safety Audit as part of the Complete Streets Plan as presented.

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

City Manager's Report

Breuckman indicated that the sidewalk project has started early. Approximately 1500 sidewalk flags are being repaired. Sidewalk flags that cross driveways will cause the driveway to be out of use for about a week. The Gainsboro Park lighting project will begin early fall. Krzysiak inquired regarding Woodward Heights. Breuckman noted that Woodward Heights would be returning to two-way traffic soon until September. After that it will return to one-way traffic eastbound. Woodward Heights is a priority street as was discussed at the traffic calming townhall meeting. There was a discussion regarding adding and refreshing street striping which will reduce traffic speeds. When new striping was added to Ridge Road, traffic speeds reduced by approximately 2.5 miles per hour.

Other Business

Krzysiak noted that the book for July is *Red Notice*.

With no further business or discussion, Mayor Metzger adjourned the meeting at 8:55 p.m.

Mayor Kurt Metzger

Amy M. Drealan, City Clerk

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