



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

**Public Hearing and Regular City Commission Meeting
December 10, 2019**

Having been duly publicized, Mayor Metzger called the meeting to order at 7:30 p.m.

Present: Commissioners Budnik, Perry, Scott, Wahl, Mayor Metzger
Also Present: City Manager Breuckman, City Clerk Allison, City Attorney Need
Absent: None

Public Discussion

Louisa Halmi, 7 Poplar Park, inquired regarding the construction on Woodward Avenue. Breuckman stated that the project is completed and the orange barrels will be removed. All lanes are back open. He discussed the purpose of the project. Poles and signs will be installed to prevent drivers from hitting the curbs.

Centennial Homes Presentation

Mr. John Wright, Historical Commission, presented a Pewabic tile plaque to the following homeowners: 7 Poplar Park, Halmi residence; 15 Kenberton, Gillette residence; 26 Oakland Park, Laidlaw residence; 32 Elm Park, Cooper residence; 50 Oakdale, Johnson residence.

Receive and File the Audit of the City's Financial Statements for Fiscal Year Ended June 30, 2019

Mr. Aaron Stevens, auditor from Maner Costerisan presented the audit. The general fund balance was \$987,474. This represents 33% of annual expenditures, up from 26% in 2018. The city's goal is to maintain a fund balance of 25-30%. The largest source of revenue is property taxes at 68%, consistent with the previous year. The largest category of expenditures is public safety at 47%, followed by general government at 24%.

19-3450

Motion by Commissioner Perry, second by Commissioner Scott, to receive and file the audit as presented.

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

Governmental Reports

Chief Jack Pasha, Ferndale Fire Department, reported that a CERT (Citizens Emergency Response Team) has been established. There is training the second Wednesday and Thursday of each month. It is free to belong, and equipment will be issued. Their primary purpose is to support police and fire in the event of a major storm or other emergency requiring extra manpower for crowd control, traffic control or protection from downed wires. There were seven fires in the last month, most were holiday related. He cautioned about the need to have chimneys inspected to prevent chimney fires. He recommended citizens request a free fire safety home inspection.

Chief Kevin Nowak, Pleasant Ridge Police Department, reported that package thieves are everywhere. He noted that residents can have packages delivered to the police department. He recommended always locking car doors and not leaving packages in the car in plain view.

Public Hearing on an Ordinance to Establish a Maximum Sound Level for Mechanical Equipment in Residential Areas and Regarding Location of Air Conditioners and Generators in the Side Yard

Breuckman noted the building department deals with these complaints regularly. The ordinance would set the noise level for air conditioners and compressors at 60 decibels at the property line. Modern equipment would currently comply. The proposed ordinance would require air conditioner units to be installed in the rear yard unless there is approval from the side yard neighbor. There are also requirements for screening and setbacks. Waivers can be granted by the city if placement in the rear yard is not possible. Perry initiated discussion regarding what would prevent an air conditioner from being installed in the rear yard. She also confirmed that, if an existing side yard unit needed to be replaced, approval of the neighbor would be required. Permanent generators would require the same approval but are not subject to the noise ordinance.

Metzger opened the public hearing at 7:57 p.m.

Jay Ahmed, 92 Kensington, raised questions regarding the need for neighbor approval if grandfathered side yard units are replaced given that the supporting infrastructure is already installed. The city approved the units when they were initially installed, and he feels that that permission should extend into the future. Metzger commented that new laws are passed all the time resulting in grandfathering conditions. Ahmed feels that city approved, grandfathered units should be permitted in perpetuity.

With no further comments or discussion, Metzger closed the public hearing at 8:03 p.m.

Scott discussed how ordinances have been improved in the past for the general improvement of the city. Perry noted that generators are loud regardless of where they are located. Ahmed agreed and commented that that supports the argument for not having to move it.

19-3451

Motion by Commissioner Perry, second by Commissioner Scott, to approve the ordinance to establish a maximum sound level for mechanical equipment in residential areas and regarding location of air conditioners and generators in the side yard as presented.

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

Consent Agenda

19-3452

Motion by Commissioner Wahl, second by Commissioner Budnik, to approve the consent agenda as presented.

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

Annual Meeting Schedule for Commissions

Meeting dates were set for the City Commission, Historical Commission, Planning/DDA and Recreation Commission.

19-3453

Motion by Commissioner Budnik, second by Commissioner Wahl, to approve the 2020 annual meeting schedule as presented.

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

Organizational Items

Metzger read several schedules, organizational items, and appointments into the record.

19-3454

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

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

City Manager's Report

Breuckman noted that two pavilions are slated to be constructed: one near the pool and one at Gainesboro Park. The one at the park has a mid-century modern look, while the one at the pool is more traditional. The designs were chosen based on surrounding architecture. A video regarding the project can be found on the website. Comments or suggestions can be emailed to citymanager@cityofpleasantridge.org. Wahl commented proceeds from the Foundation auction will go to the pavilion project. New pool furniture will also be installed. Part of the cost of the new furniture also came from the Foundation. Party reservations for either pavilion are being considered.

There was discussion that the Foundation will have a volunteer drive event on January 16th. The Foundation always needs additional help to host the auction every year.

Perry inquired regarding the traffic configuration at the 696 service drive. Breuckman noted that it is easier for pedestrians to cross. It appears that drivers are becoming more accustomed to the changes over time. DTE will be installing additional streetlights at the intersection of Main and the service drive. Southbound Woodward traffic flow seems to be moving smoothly. There was discussion regarding the need for the various changes and their impact.

Other Business

Scott indicated that the Historical Museum will be open December 21st. Perry noted that the Planning/DDA meeting will be January 27th. Wahl commented that the holiday hours for the Wellness Center will be from 5:00 a.m. to midnight. Residents are asked not to wear muddy shoes into the Wellness Center. Breuckman indicated that Junior Commission appointments will be made in January. Applications are available on the website and the deadline is January 7th. He noted that a new roof and HVAC units are needed at the Wellness Center.

With no further business or discussion, Mayor Metzger adjourned the meeting at 8:34 p.m.

Mayor Kurt Metzger

Amy M. Allison, City Clerk

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