



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

**City Commission Meeting
September 13, 2022**

Having been duly publicized, Mayor Scott called the meeting to order at 7:30pm.

Present: Commissioners Budnik, Lenko, Perry Schmier, Mayor Scott.
Also Present: City Manager Breuckman, City Attorney Need, City Clerk Allison.
Absent: None.

Public Discussion

None

Governmental Reports

None

City Commission Liaison Reports

Commissioner Lenko – Ferndale Public Schools. Homecoming event is coming up, parade will be held. Open seat on the school board, will be voted on in November 2022.

Commissioner Perry – Planning/DDA. No meeting. Oct 24th next meeting. Will consider drive through moratorium.

Commissioner Schmier – Historical Commission. Museum open September 17th from 10am – noon. September 23, 2023, Home and Garden tour date, looking for properties. Pewabic decorative ornaments, \$35.00, then and now update ongoing and getting close to being completed.

Commissioner Budnik – Recreation Commission. September and October activities update and dates announced. Information online and in the Ridger. Successful summer program and pool season

Consent Agenda

22-3575

Motion by Commissioner Perry, second by Commissioner Schmier, that the Consent Agenda be approved.

Adopted: Yeas: Commissioners Perry, Schmier, Budnik, Lenko, Mayor Scott.
Nays: None.

24 Cambridge Lot Split Request

Breuckman gave an overview of the request by the owner of 24 Cambridge, Nathaniel Mynsberge, for a lot split of the current 124.1 foot lot into two parcels. Mr. Mynsberge is requesting to create two parcels; parcel A will create a new 50-foot-wide parcel to be known as 26 Cambridge and parcel B would be a 74.1-foot-wide parcel to remain as 24 Cambridge. The minimum lot width on Cambridge is 50ft. The request is dividing the parcel back into three separate parcels and creating two lots/parcels.

Nate Mybsberge, homeowner, requesting the split as is to enhance the greenspace between the current home and potential home, also three large trees which they would like to preserve. Eric Schieble, 28 Cambridge, approval creates the smallest lot on the street, would not enhance the neighborhood, lot could be split in the middle, would like request denied. Issue with the 50-foot lot. Schmier asked about the even split, feels the lot would be maxed out no matter what the lot size would be. Schieble isn't aware of the build proposal but feels the lot at 50 is too small. Eric Pott, 29 Cambridge, several properties have larger lots and feels the neighborhood should remain the same. Don Schieble, 46 Kensington, 61-foot lot, would not be in compliance, current owner could appeal setback requirements. Budnick variance requires undue hardship, since the lot size would be self imposed, it may be tough to get if the lot was split at 60-feet. Schmier indicated the smaller lot does preserve the greenscape and trees, depending on the new building. Scott should there be a lot split and how will the new home fit into the neighborhood. Housing stock on the street is diverse. There is some openness between the properties. Agrees developer will try to fill the lot once the lot is split. Perry commented that the development of the property is unknown, possibly a different solution would be better. Lenko stated special consideration, does not come up in most communities, point about the averages and public comments should be taken into consideration. Schmier does think it is black and white, are there other things that can be explored to create a fair solution. Breuckman discussed variances and if it would solve the concerns of the neighbors and commission. Pleasant Ridge has been historically strict on variances. Need discussed criteria regarding granting a variance and land division. The variance may not be justified. Mynsberge believes average lot is 60-ft to 65-ft, believes there are lots close to 58-ft, would consider changing his request. Need stated the commission could approve a larger second parcel and allow requestor to work with City Administration to redesign. Breuckman requested trees be added to the survey to be considered.

22-3576

Motion by Commissioner Lenko, second by Commissioner Perry, that the application by Nathaniel Mynsberge, for the lot split of parcel #60-25-28-278-036, commonly known as 24 Cambridge be postponed allowing the applicant to work with City Staff regarding the proposed split and lot dimensions.

Adopted: Yeas: Commissioners Lenko, Perry, Budnik, Schmier, Mayor Scott.
Nays: None.

Main Street Transfer to the Michigan Department of Transportation (MDOT)

Breuckman discussed the MDOT request to transfer jurisdiction over Main Street from Woodward to the north City boundary. The north City boundary is in the middle of I-696, so the segment to be transferred includes half of the Main Street bridge. Attached is a Memorandum of Understanding that, if executed, would transfer jurisdiction of Main Street from Woodward Avenue to the north City boundary. Lenko wondering why now, can we wait to make decision until Royal Oak does and the City could investigate more. Budnick any insight into Royal Oak decision? Breuckman is not aware of what Royal Oak will plan to do. City owns the triangle. MDOT has been maintaining the road and underground infrastructure.

22-3577

Motion by Commissioner Perry, second by Commissioner Schmier, that the memorandum of understand between the City of Pleasant Ridge and the Michigan Department of Transportation (MDOT), which transfers jurisdiction over Main Street from Woodward to the north City boundary be approved and that the City Manager be authorized to sign the memorandum of understanding on the City's behalf.

Adopted: Yeas: Commissioners Perry, Schmier, Budnik, Schmier, Mayor Scott.
Nays: Commissioner Lenko.

Community Pool Filter Replacement Proposal

22-3578

Motion by Commissioner Perry, second by Commissioner Schmier, that the bid for the replacement of the Pleasant Ridge Community Pool filter replacement and chemical monitoring and treatment be awarded to Baruzzini Aquatics of Brighton, Michigan in the total amount of \$135,485.00.

Adopted: Yeas: Commissioners Perry, Schmier, Budnik, Lenko, Mayor Scott.
Nays: None.

Dog Park Lighting discussion

Commission directs staff for investigate lighting solutions for the park, starting with the entrances.

City Manager's Report

Hartwell will be in town doing concrete repairs to streets and the DPW parking lot.

Kensington watermain, received the federal earmark, but need to apply for a grant through the EPA, waiting on the application – design mostly complete but need the grant requirements in order to complete the application to comply. Still looking for spring construction.

Woodward Heights zoom meeting, Tuesday, September 27th. A mailer will be going out this week.

Other Business

Lenko looking at other petition driven ideas like early bird swim, drinking fountain at the Millington bus stop. Breuckman stated anything can be requested.

Susan Sherman-Hall, 63 Maywood, questioned if the pool could be open earlier in May and later in September – evening and weekends only. Stamper stated staffing issues preclude that scenario.

Schmier commented about the big trees falling, have trees checked and Oak trees trimmed in the fall.

With no further business or discussion, Mayor Scott adjourned the meeting at 9:17pm.

Mayor Bret Scott

Amy M. Allison, City Clerk