

# Southgate City Council Agenda

## Council Chambers

Wednesday December 2, 2015

6:30pm **Work Study Session**

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1. Presentations: Citizen Award of Recognition
2. Officials Reports
3. Discussions regarding agenda items.

7:00 pm **Regular Meeting**

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### *Pledge of Allegiance*

**Roll Call:** Colovos, Farrah, George, Graziani, Rauch, Rollet, Zamecki.

**Minutes:**

1. Work Study Session Minutes dated November 18, 2015.
2. Regular City Council Meeting Minutes dated November 18, 2015.

**Scheduled Persons in the Audience:**

**Consideration of Bids:**

**Scheduled Hearings:**

**Communications "A" –**

1. Letter from Mayor; Re: Appointments to Board of Review Page 2
2. Letter from Mayor; Re: Appointments to Dangerous Building Hearing Board  
And Building Authority Page 3
3. Letter from Mayor; Re: Appointments to Brownfield Development  
And Economic Development Corp. Page 4

**Communications "B" – (Receive and File)**

1. Letter from Mayor; Re: Appointments to Commission on Aging Page 5
2. Letter from Mayor; Re: Appointments to Building and Mechanical Board of Appeals Page 6
3. Letter from Mayor; Re: Appointment to Police & Fire Retirement Board Page 7

**Ordinances:**

1. Memo from Administrator: First Reading 1298.17 Exterior Building Wall Materials Page 8

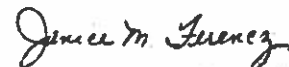
**Old Business:**

**New Business:**

**Unscheduled Persons in the Audience:**

**Claims & Accounts: Warrant # 1294 - \$5,089,783.96**

**Adjournment:**



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**Janice M. Ferencz, City Clerk**

JOSEPH G. KUSPA  
Mayor

JANICE M. TURENCZ  
City Clerk

JAMES E. DALLOS  
Treasurer



City of Southgate  
NORMA L. WURMLINGER  
MUNICIPAL BUILDING

- CITY COUNCIL -

JOHN GRAZIANI  
Council President

KAREN E. GEORGE

MARK FARRAH

BILL COLOVOS

DALE W. ZAMECKI

PHILLIP J. RAUCH

CHRISTOPHER P. ROLLETT

November 24, 2015

To The Honorable  
Southgate City Council  
Southgate, Michigan 48195

Re: Appointments to Boards/Commissions

Ladies and Gentlemen:

Please be advised I have made the following appointments:

Board of Review— for a term expiring June 30, 2018:

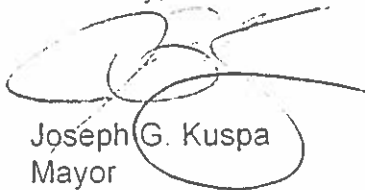
Maria Schieltz      18705 Walnut

Board of Review— for a term expiring June 30, 2019:

Chris Poirier      13689 Phelps

Your concurrence on these appointments is requested.

Sincerely,



Joseph G. Kuspa  
Mayor

JGK/law

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JOSEPH G. KUSPA  
Mayor

JANICE M. FERENCZ  
City Clerk

JAMES E. DALLOS  
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CHRISTOPHER P. ROLLET

November 23, 2015

To The Honorable  
Southgate City Council  
Southgate, Michigan 48195

Re: Appointments to Boards/Commissions

Ladies and Gentlemen:

Please be advised I have made the following appointments:

Dangerous Building Hearing Board – for a term expiring December 2018:

Jim Leininger      13666 Catalpa

Building Authority – for a term expiring December 2016:

Greg Tupancy      16325 Cameron

Building Authority – for a term expiring December 2017:

Joseph G. Kuspa    12374 Helen      284-8658

Your concurrence on these appointments is greatly appreciated.

Sincerely,

Joseph G. Kuspa  
Mayor

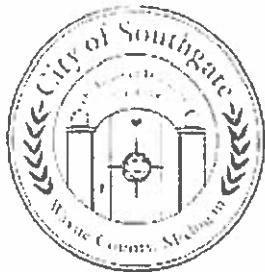
Cc: Janice Ferencz, City Clerk

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JOSEPH G. KUSPA  
Mayor

JANICE M. FERENCZ  
City Clerk

JAMES E. DALLOS  
Treasurer



## City of Southgate

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November 23, 2015

Honorable City Council Members  
City of Southgate  
Southgate, Michigan 48195

Re: Appointments to Boards/Commissions

Ladies and Gentleman:

Please be advised I have made the following appointments:

Brownfield Development Authority– for 6 year term:

Steve Szatmari      14315 Northline      Exp. June 2021

Economic Development Corp– for 6 year term:

Steve Szatmari      14315 Northline      Exp. June 2021

Your concurrence on these appointments is greatly appreciated.

Sincerely,

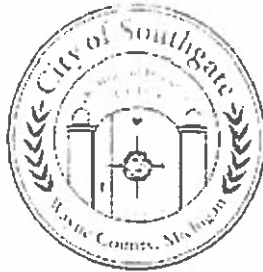
Joseph G. Kuspa  
Mayor

JGK/law

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November 23, 2015

To The Honorable  
Southgate City Council  
Southgate, Michigan 48195

**Re: Appointments to Boards/Commissions**

Ladies and Gentlemen:

Please be advised I have made the following appointments:

**Commission on Aging**— for a term expiring December 2017:

Dolores Cebula	15490 Susan
Bertha Hughes	13426 Birrell
Emma Poliska	13225 Jobin
Marty Cummings	14736 Richmond
Richard Drozdowski	15321 Irene
Cheryl Pesci	13174 Argyle
Valenteen Bojanowski	16000 Waverly
Dick Bentley	13486 Rosedale
Diane Lee	14745 Richmond

Sincerely,

Joseph G. Kuspa  
Mayor

Cc: City Clerk

JGK/law

JOSEPH G. KUSPA  
Mayor

JANICE M. FERENCZ  
City Clerk

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CHRISTOPHER P. ROULET

November 24, 2015

To The Honorable  
Southgate City Council  
Southgate, Michigan 48195

Re: Appointments to Boards/Commissions

Ladies and Gentlemen:

Please be advised I have made the following appointment:

Building & Mechanical Board of Appeals – for a term expiring December 2020

Mike Quint 13169 Cherry  
Robert Hines 12055 Fordline

Sincerely,

A handwritten signature in black ink, appearing to be "JK", is written over a circular stamp or watermark.

Joseph G. Kuspa  
Mayor

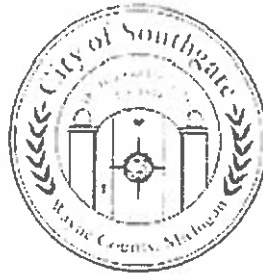
Cc: Janice Ferencz, City Clerk

JGK/law

JOSEPH G. KUSPA  
Mayor

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CHRISTOPHER P. ROLLET

November 23, 2015

To The Honorable  
Southgate City Council  
Southgate, Michigan 48195

Re: Appointments to Boards/Commissions


Ladies and Gentlemen:

Please be advised I have made the following appointments:

Police & Fire Retirement Board – For a 2 year term expiring December 2017:

Gordon Mydlarz     16911 Club Drive  
Lary Lynn            13470 Agnes

Sincerely,



Joseph G. Kuspa  
Mayor

JGK/law

JOSEPH G. KUSPA  
Mayor

JANICE M. FERENCZ  
City Clerk

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**Memorandum**

**To:** Mayor and City Council  
**From:** Bryce Kelley, City Administrator *BK*  
**Date:** November 23, 2015  
**Re:** First Reading of Zoning Ordinance Amendment -  
1298.17 EXTERIOR BUILDING WALL MATERIALS.

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The Planning Commission recommends to City Council an amendment to the City of Southgate Zoning Ordinance.

This amendment proposes adding language to Part Twelve, Planning and Zoning Code, Section 1298.17, Exterior Building Wall Materials; the amendment adds "Painting of brick or facebrick" to the list of prohibited exterior materials in the City's non-residential zoning districts.

A copy of the Affidavit of Publication in The News-Herald Newspaper, a copy of the Planning Commission minutes setting the public hearing, a copy of the Planning Commission minutes, and the subsequent action by the Commission to recommend the amendment to the City Council.

The request is in a form for City Council to consider and your favorable consideration would be greatly appreciated. The Council may choose to hear the First and Second Reading if it wishes.

I look forward to addressing Council's questions and comments.

Sincerely,

Bryce Kelley, City Administrator

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First Reading to Amend the Codified Ordinances of the City of Southgate

ORDINANCE NO. 15- \_\_\_\_\_

AN ORDINANCE TO AMEND PART TWELVE, PLANNING AND ZONING CODE, SECTION 1298.17, EXTERIOR BUILDING WALL MATERIALS OF THE CODIFIED ORDINANCES OF THE CITY OF SOUTHGATE.

Preamble

An Ordinance to amend Part Twelve, Planning and Zoning Code, Section 1298.17, Exterior Building Wall Materials of the Codified Ordinances of the City of Southgate.

**BE IT ORDAINED** by the City Council of the City of Southgate, Michigan, that Part Twelve, Planning and Zoning Code, Section 1298.17, Exterior Building Wall Materials of the Codified Ordinances of the City of Southgate be amended.

**RESOLVED**, that the Code of the City of Southgate Section 1298.17 (4) and (5) be amended by adding language as shown:

(a) The purpose of this section is to serve as a guideline for the establishment of a harmonious exterior building wall appearance for all the walls of a building that are designed so as to create, enhance and promote a uniform, qualitative visual environment throughout the City.

C. Materials other than those specifically outlined in paragraph (d)(2)B. hereof shall be prohibited. Materials specifically prohibited include:

1. Concrete masonry units (CMU), such as block, pattern and fluted.
2. Tarred paper, tin, corrugated iron, porcelain clad and steel flat sheets.
3. Pressed or laminated wood products.

4. *Painting of brick or facebrick.*

4.-5. Similar products or materials.

**CITY OF SOUTHGATE**  
**PLANNING COMMISSION RESOLUTION**

At a meeting of the Southgate Planning Commission called to order by Joseph Charney on September 8, 2014 at 7:30 p.m. the following resolution was offered:

**Moved by Lamos, supported by Lemerand, to forward to City Council for approval the proposed ordinance change to Part Twelve, Planning and Zoning Code, Section 1298.17 Exterior Building Wall Materials (d) (2) Non-Residential Buildings, C. MOTION APPROVED UNANIMOUSLY.**

I, Joseph Charney, Chairman of the Southgate Planning Commission, do hereby certify that the foregoing is a true, correct, and complete copy of a resolution adopted by the Southgate Planning Commission at a meeting held on September 8, 2014.

  
Chairman

cc: Plan Consultant, City Administrator, Building Department, City Council, Clerk, File, Attorneys

**City of Southgate**  
***Planning Commission Meeting***

September 8, 2014

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, September 8, 2014 and called to order by Chairman Joseph Charney, at 7:30 p.m.

PRESENT: Anna Renaud, Joseph Charney, Marie Henegar, Tom Holme, Patricia Anderson, Peter Heggie, Rick Lamos, Elizabeth Ridenour, Marcy Lemerand

ALSO PRESENT: Council Member John Graziani, Plan Consultant Laura Kreps, Building Inspections Director Bob Casanova, City Attorney Fred Frank, City Administrator Brandon Fournier

**Minutes:**

The first order of business is approval of the minutes from the July 14, 2014 Planning Commission meeting.

Moved by Heggie, supported by Henegar, that the minutes of the Planning Commission Meeting dated July 14, 2014 be approved, noting that Elizabeth Ridenour and Marcy Lemerand were both excused at this meeting. **MOTION APPROVED UNANIMOUSLY.**

**Public Hearings:**

1. Rezoning request by Reverend Billy Walker of Calvary Baptist Church, 15221 Eureka Road, rezone from R-1B, One-Family to RO-1, Restricted Office. (PC003-2014).

Moved by Anderson, supported by Ridenour, to open the Public Hearing for a rezoning request, to rezone from R-1B to RO-1, for Calvary Baptist Church, 15221 Eureka Road. **MOTION APPROVED UNANIMOUSLY.**

Plan Consultant Kreps explained the applicant is requesting to rezone the Calvary Baptist Church property from R-1B, One-Family to RO-1, Restricted Office, in order to convert the existing church facility into an office space for Arkay Incorporated. They are recommending approval of the rezoning, based on the findings that the surrounding site are primarily commercial, and is in conformance with the Master Plan and is not contrary to existing land use patterns.

Reverend Billy Walker of Calvary Baptist Church, explained they have grown in the years, and are looking for a new location to better suit their needs. They are very excited about the new business coming in.

Moved by Anderson, supported by Lemerand, to close this Public Hearing. MOTION APPROVED UNANIMOUSLY.

Moved by Ridenour, supported by Anderson, to recommend the City Council approve the rezoning request by Reverend Billy Walker of Calvary Baptist Church, 15221 Eureka Road, rezone from R-1B, One-Family to RC-1, Restricted Office. (PC003-2014).

AYES: Renaud, Charney, Holme, Anderson, Heggie, Lamos, Ridenour, Lemerand  
NAYS: Hencgar (decision to vote no based on number of vehicles parked at other location)  
MOTION APPROVED.

2. Proposed Ordinance change to Part Twelve, Planning and Zoning Code, Section 1280 C-3 Thoroughfare Service Districts.

Moved by Anderson, supported by Heggie, to open the Public Hearing for a proposed ordinance change to Part Twelve, Planning and Zoning Code, Section 1280 C-3, Thoroughfare Service Districts. MOTION APPROVED UNANIMOUSLY.

Plan Consultant Kreps explained revisions are being made to Chapter 1280, Thoroughfare Service District related to principal permitted uses and uses permitted subject to special conditions, renaming it as Special Purpose Commercial District.

No public comments were offered.

Moved by Lemerand, supported by Ridenour, to close this Public Hearing. MOTION APPROVED UNANIMOUSLY.

Moved by Renaud, supported by Ridenour, to forward to City Council for approval the proposed ordinance change to Part Twelve, Planning and Zoning Code, Section 1280 C-3 Thoroughfare Service Districts. Revisions will be made and sent to Board Members for review. MOTION APPROVED UNANIMOUSLY.

3. Proposed Ordinance change to Part Twelve, Planning and Zoning Code, Section 1298.17, Exterior Building Wall Materials, (2) Non-Residential Buildings.

Moved by Ridenour, supported by Lamos, to open the Public Hearing for a proposed ordinance change to Part Twelve, Planning and Zoning Code, Section 1298.17, Exterior Building Wall Materials (d) (2) Non-Residential Buildings, C. MOTION APPROVED UNANIMOUSLY.

Plan Consultant Kreps explained the revisions are being made to Section 1298.17, Exterior Building Wall Materials, for Non- Residential Buildings, at the request of the BZA.

No public comments were offered.

**Moved by Lamos, supported by Heggie, to close this Public Hearing. MOTION APPROVED UNANIMOUSLY.**

**Moved by Lamos, supported by Lemerand, to forward to City Council for approval the proposed ordinance change to Part Twelve, Planning and Zoning Code, Section 1298.17 Exterior Building Wall Materials (d) (2) Non-Residential Buildings, C. MOTION APPROVED UNANIMOUSLY.**

**Officials' Reports:** None

**Correspondence:** None

**Old Business:** None

**New Business:**

1. Vacation of McCann right of way located south of Goddard Road between I-75 and Old Goddard. (PC004-2014).

Plan Consultant Kreps explained the applicant, Marco Salinas, 24263 Charles, Brownstown, MI, is submitting a petition seeking to vacate the east one-half (1/2) of the remaining McCann Street right-of-way, and combine it with the adjacent parcel to the west. The western one-half (1/2) of the McCann Street right-of-way was vacated by City Council on March 18, 2009, and combined with the adjacent parcel to the east.

**Moved by Ridenour, supported by Renaud, to forward to City Council for approval the request, by Marco Salinas, 24263 Charles, Brownstown, MI, to vacate the east one-half (1/2) of the remaining McCann Street right-of-way, and combine it with the adjacent parcel to the west. (PC004-2014). MOTION APPROVED UNANIMOUSLY.**

**Adjournment:**

**Moved by Ridenour, supported by Lamos, that this meeting of the Planning Commission be adjourned at 8:15 p.m. MOTION APPROVED UNANIMOUSLY.**

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Joseph Charney  
Chairman, Planning Commission  
as

# digitalfirst M E D I A

MICHIGAN GROUP

**AFFIDAVIT OF PUBLICATION**  
48 West Huron Street • Pontiac, MI 48342

SOUTHGATE CITY OF  
14400 DIX TOLEDO RD

SOUTHGATE, MI 48195-2598  
Attention: Michelle Gendron

STATE OF MICHIGAN,  
COUNTY OF WAYNE

The undersigned Barbara L Street, being duly sworn the he/she is the principal clerk of The News-Herald, thenewsherald.com, thenewsherald.com2, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are dully qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

SOUTHGATE CITY OF

Published In the following edition(s):

The News-Herald	08/24/14
thenewsherald.com	08/24/14
thenewsherald.com2	08/24/14

### CITY OF SOUTHGATE NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that there will be a Public Hearing conducted by the Southgate Planning Commission on Monday, September 8, 2014 at 7:30 P.M. in the Municipal Council Chamber, 14400 Dix Toledo Highway, Southgate, Michigan.

The Purpose of said hearing shall be to consider:

1. Rezoning of property at 15221 Eureka from R-1B (Single Family Residence) to R0-1 (Restricted Office).
2. Proposed changes to section 1290 C 3 thoroughfare service districts.
3. Proposed changes to section 1296.17 exterior building wall material.

A copy of the proposed rezoning and ordinance changes are available for public inspection in the Building Department at City Hall during regular business hours.

You may appear at the above-designated hearing to voice your objections or support. Any written comments should be filed in the Building Department twenty-four hours prior to the time set for said hearing.

The City of Southgate will provide auxiliary aids and services to individuals with disabilities at the meeting upon advanced notice to the City of Southgate by writing or calling The Building Department, 14400 Dix Toledo Highway, Southgate, Michigan, 48195, and (734) 238-3030.

**JANICE M. FERENCZ, City Clerk**  
Southgate, Michigan

Published August 24, 2014

Sworn to the subscribed before me this 08/21/14.

Marie T. Schwalenberg  
Notary Public, State of Michigan  
Acting In County of Wayne



Advertiser Information

Client Id: 640703

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PO:

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