

REGULAR COUNCIL PROCEEDINGS

CITY OF FLAT ROCK, MICHIGAN

MONDAY, JULY 16, 2007

The regular meeting of the Flat Rock City Council convened at the Municipal Building on the above date at 7:30 p.m.

1. PLEDGE OF ALLEGIANCE

2. PRESENT ON ROLL CALL: Mayor Jones, Council Members Martin, Wrobel, Painter and Gagne

Absent: Council Members Dropiewski and Tefend.

07-16-01 Motion by Painter supported by Wrobel to excuse the absent members.

All present voting yes. Motion carried unanimously.

ALSO PRESENT: Fire Chief Vack, DPS Director Hammond, Treasurer Brenda Tallman, Recreation Director Pawlukiewicz, Police Chief Tallman, City Attorney Grunow, City Clerk Lorene Butski.

3. APPROVAL OF MINUTES:

07-16-02 Motion by Wrobel supported by Martin to approve the regular minutes of July 2, 2007 as presented.

All present voting yes. Motion carried unanimously.

4. CITIZENS TO BE HEARD:

Lisa Woolley, 25976 Rockridge Court stated since August, 2006 she has been closely following proceedings regarding commercial use of the land adjacent to Rockridge Estates Subdivision. She asked if Meijer's is applying to change the zoning from residential to commercial in the field next to her sub and how does the City stand on this subject.

Mayor Jones stated they have not applied for rezoning as of to date. The process would be the request would go to Planning Commission and have a public hearing on it. Then the Planning Commission will make a decision of whether to change or not to change the zoning and refer it to the City Council. Mayor Jones said he doesn't feel it is the place for Meijer's. He said he doesn't think there is enough room for a retention pond much less a big parking lot. He thinks Meijer's has made an offer to buy the property.

Councilman Painter said he would love to see Meijer's work something out with the K-Mart property.

Carol Mowl, 26589 Stoneway Drive, Rockridge Estates, reiterated to Council members her feelings about Meijer's. She lives two houses from where Meijer's would be. She also feels Arsenal Road cannot handle the traffic. She said she knows a store called Martin Food Market that would be interested in the K-Mart site in case Meijer's didn't happen.

Barbara Crocker, 25336 Vreeland Road, asked if there were plans to widen Vreeland and was Meijer's interested in the property between Telegraph and the railroad tracks.

Mayor Jones told her not at this time.

Charles Smalley, 25579 Vreeland Road, asked if the reapportionment of the DDA District would affect mortgages when the property owners go to sell and does it change the zoning and future planning.

Mayor said it does not change the zoning but will change future planning. He said the reason he wanted to expand the DDA District was to include the Vreeland Road area between Telegraph and Arsenal Road to capture taxes. When Vreeland Road goes through DDA will pay for it.

Steve VanDusen, Mary Court in Hawthorne Ridge Subdivision stated if Meijer's goes in and Vreeland is extended traffic will go through Hawthorne Sub to get to Meijer's rather than Huron River Dr. and Arsenal Rd. because of the railroad tracks.

Jill Pawelczyk, 26860 Arsenal Road told Council she has lived on Arsenal Rd. 16 years and her mailbox is in the field where Meijers wants to build. She pleaded for the City not to let them build there.

Walter Wakarchuk, 26101 Rockridge Estates asked why taxes have gone up.

Mayor Jones stated the State got the County to move their taxes off the winter bill and put them on the summer bill. The difference in taxes is the school.

Rod Hopper, 27604 Arsenal Road, addressed the public safety issue on Arsenal Road. He said there needs to be pedestrian lane or bike path. The two new subs have brought more traffic and kids and the two lane road is dangerous.

REPORTS FROM DEPARTMENT HEADS:

John Russ, Building and Safety Director, reported Woodcreek 4 is putting lots up for auction July 25, 2007. Their bond ends July 30th. They said they would renew it for

another year but he hasn't received anything from Newman homes for the renewal of the new bond.

City Attorney stated there are several things that need to be done in that Sub and the Building and Safety Director has given them until September to complete the projects. He said if the bond is not renewed within a week the City should draw on it for the amount of work that needs to be done. John Russ said it all comes to approximately \$118,000.

07-16-03 Motion by Painter supported by Martin to approve drawing on the bond to finish the projects if they haven't renewed in a week.

All present voting yes. Motion carried unanimously.

Recreation Director, Joan Pawlukiewicz, asked for volunteers to man water stations especially in Bradbury Park Sub for the 2nd. Level Pebble Run Sunday, July 22, 2007.

REPORTS FROM COUNCIL MEMBERS:

Councilman Painter questioned the status of the bridge in Bradbury Park Sub.

DPS Director reported the developer is shooting for the end of the month.

Councilman Painter reported large cracks in Meadows going toward Bradbury and Aspen and asked if there are plans to repair them.

MAYOR'S COMMENTS: None.

UNFINISHED BUSINESS:

Item A – **Public Hearing:** Downtown Development District boundary amendment.

Mayor Jones opened the public hearing at 8:02 p.m. and asked if anyone in the audience had any questions. No one did.

City Attorney, Dave Grunow, explained the areas that DDA is expanding. He said the procedure is, holding the present public hearing and after 60 days the Council will act on it. The City can exclude property from the proposed expansion but they cannot add to it. The 60 day wait is for the other taxing entities like Wayne County to decide if they want to approve or opt out.

Councilman Painter stated the purpose of DDA is to halt the decline of property.

Dave Grunow added the purpose is to facilitate growth in the area and they can only spend money in their district.

Extensive discussion. Mayor Jones closed the public hearing at 8:18 p.m.

Item B – Invoice #5025 from C. Raines re: Inspection services, 2002 Sidewalk Program.

07-16-04 Motion by Wrobel supported by Painter to pay the invoice in the amount of \$1,182.50.

All present voting yes. Motion carried unanimously.

Item C – Stonewater Project – Access road revisions.

John Fiorelli stated when he was before Council several months ago, Wayne County had two issues with the plan - (1) paving Cahill and (2) paving 500 ft. of Gibraltar Rd. He stated the Planning Commission has approved the redesigned plans and he has letters from two banks with documentation re: rent. He has preliminary site plan approval and if Council will approve the two adjustments in the PUD, he is ready to go to the Planning Commission for final site plan approval.

07-16-05 Motion by Jones supported by Martin to remove the item from the table.

All present voting yes. Motion carried unanimously.

07-16-06 Motion by Jones supported by Martin to refer to the City Engineer, City Attorney and the developer to figure out the cost and bring back to the next Council meeting.

All present voting yes. Motion carried unanimously.

Item D – Approval of Patrol Officers contract-period 7/1/05 thru 6/30/07.

07-16-07 Motion by Wrobel supported Martin to approve the contract as presented.

All present voting yes. Motion carried unanimously.

Item E – Letter from City Attorney re: Cable Service Drops.

07-16-08 Motion by Jones supported by Martin to direct Mr. Mans to find out what the cost would be and report back to Council. Also research how much the cost would be for Direct TV and Satellite TV.

All present voting yes. Motion carried unanimously.

NEW BUSINESS:

Item A – Tim Huddleston of Electronic Computer Services, requested permission to continue developing a City Data Base.

Discussion re: City Attorney stated it must be clear what the City is getting for Electronic Computer Services to use the City’s publicly funded web site and make money off it.

07-16-09 Motion by Jones supported by Painter to refer to City Attorney and Tim Huddleston to resolve the issue and bring it back to the next meeting.

All present voting yes. Motion carried unanimously.

ADJOURNMENT:

07-09-10 Motion by Painter supported by Wrobel to adjourn the meeting at 8:35 p.m.

All present voting yes. Motion carried unanimously.

RICHARD C. JONES, MAYOR

DATE: _____
Approved

LORENE BUTSKI, CITY CLERK