



COUNCIL ACTION SUMMARY SHEET

MEETING DATE: July 27, 2026

TOPIC Request from Greg Barron for Reconsideration of Permanent Easement for Driveway - 347 N. Broadway

BACKGROUND BRIEF:

Council is scheduled to consider a request from Village resident and property owner Greg Barron, 347 N. Broadway, for reconsideration of its action on July 13, 2026, regarding his request for granting pf a permanent easement across Village property for driveway access to the rear of his property from Elizabeth Street.

Attached are copies of the documents provided at the July 13 meeting as well as a copy of the relevant portion of the draft meeting minutes relating to this matter.

Based on Council's direction from July 13, Administration offers the following additional information:

- **IMPACT OF THE PROPERTY INCLUDING GRANTING THE EASEMENT**: The property is a triangular piece of property with a paved parking lot at the west end. The portion of the property that is subject to the easement request is unimproved, and no future improvements to that portion of property are planned. A water main is located between the sidewalk and curb along the property on Elizabeth Street. The Public Works Department has advised that permitting a driveway across the property would not affect the Department's ability to maintain the water main. If an easement is granted, the Village would not be able to construct any improvements upon the easement.
- **WHAT HAPPENS TO THE REST OF THE PROPERTY**: The rest of the property would continue to be used as a parking lot unless other plans for the property are approved by the Council.
- **TITLE, OWNERSHIP, AND USE OF THE PROPERTY**: Title to the property is vested in the Village through Oakland County circuit court action on March 24, 2025, and filing with the Oakland Court Register of Deeds on April 4, 2025 (see attached documents). The property is currently used as a parking lot along the western ½ of the property. The property is designated in the 2022 Village's master plan amendment for multi-family residential development.

Administration recommends that Council authorize the Village Manager and Village Attorney to negotiate an acceptable easement agreement for presentation to, and approval by, the Village Council.

SUMMARY OF PREVIOUS COUNCIL ACTION:

07/13/2026 - Council directed administration to do more research on the property that includes the impact of the property which includes granting the easement, what happens to the rest of it, and information about title and ownership and use of the property and what happens to the property with the granting of the easement and come back to Council.

FINANCIAL IMPACT:

None

RECOMMENDED MOTION:

To authorize the Village Manager and Village Attorney to negotiate with Greg Barron, property owner of 347 North Broadway Street, the terms and conditions of an appropriate easement agreement across a portion of Village property located at 330 North Lapeer Street (the southeast corner of North Lapeer Street and West Elizabeth Street), Parcel ID No. OL-09-02-433-001, for driveway access to the rear portion of Mr. Barron's property located at 347 North Broadway Street, subject to the following conditions: (1) the property owner reimburses the Village for all costs associated with the drafting, execution, and recording of the easement agreement; and (2) the property owner pays reasonable compensation to the Village for the easement. The proposed easement agreement shall be submitted to Village Council for final approval prior to execution.