

DATE: October 24, 2024

TO: City Council

FROM: Melissa R. Marsh, City Manager

SUBJECT: Agenda Comments - Regular Council Meeting of Monday, October 28, 2024

The following are my comments on items appearing on the agenda of the Regular Council Meeting on Monday, October 28, 2024.

PRESENTATIONS

CERTIFICATE OF RECOGNITION FOR LINDELL “LIN” ROSS

The City Council is scheduled to recognize Lindel “Lin” Ross for his contributions to the City of Madison Heights following the dedicating of the Executive Conference Room in his honor.

POLICE CHIEF - CO-RESPONDER PROGRAM PRESENTATION

Chief LeMerise and the Oakland County Health Network Social Workers Sabrina Fallone and Alyssa Waters are presenting a brief explanation on the Co-Responder Program, a partnership between the Madison Heights Police Department and three neighboring agencies of Ferndale, Hazel Park and Royal Oak to provide resources to combat social crisis issues in the community.

DOMESTIC VIOLENCE AWARENESS MONTH PROCLAMATION

The City Council is scheduled to proclaim October as Domestic Violence Awareness Month in the City of Madison Heights and encourage all citizens to work together to raise awareness, support victims, and promote prevention efforts, and call upon all community members to join in this important cause.

BID AWARDS/PURCHASES:

SKYNET IT CONTRACTOR - STORAGE AREA NETWORK AND HOST SERVERS REPLACEMENT

Skynet, the City's IT contractor, is requesting the purchase of Dell CTO R6615 9124 1024GB server along with three (3) years of VMware vSphere standard licensing to replace end of life end of service Server hardware and licensing to increase security and reliability of existing applications as part of their Storage Area Network and Host Server project for \$72,288.08. The cost of labor will be \$37,740, with a total project cost of \$110,028.08. The cost of this project increased due to the change of the VMware Licensing model, due to the acquisition of VMware by Broadcom; however, we anticipate savings in the Networking Equipment Upgrade Phase II that should cover the increased expenditure.

Staff recommends the approval of the purchase of Dell CTO R6615 9124 1024GB server along with three (3) years of VMware vSphere standard licensing under the Michigan Master Computing-Mi Deal in the amount of \$72,288.08, plus labor costs of \$37,740 for a total amount of \$110,028.08. Funding has been budgeted in the FY 24/25 budget in account number 101-228-982-0000.

ORDINANCES:

CED DIRECTOR - ZONING TEXT AMENDMENT ZTA 24-01 [ORDINANCE 2022] - ACCESSORY BUILDINGS, STRUCTURES, AND USES - SECOND READING

Madison Heights City Council adopted the new Zoning Ordinance on May 13th, 2024. Since going into effect, staff has encountered several ordinance sections that could benefit from clarification or refinement.

This amendment relates to Accessory Buildings, Structures, and Uses – pertaining to the regulation of small gazebos, pergolas, and utility structures (e.g., exterior air conditioner units). The Planning Commission recommended approval of the proposed text amendment at their September 17th, 2024, meeting.

Specifically, due to the ten-foot building setback requirement, gazebos, pergolas, and other unenclosed patio covers need to be physically attached to the main house as a building addition or be located ten feet from the house. To provide more flexibility for homeowners and reduce the need for future variances, this amendment exempts small unenclosed accessory structures such as gazebos and pergolas from the building setback requirement; such structures would still be subject to other accessory structure standards, such as minimum yard setbacks, height, and lot coverage.

Based on the Planning Commission’s recommendation, staff recommends that the City Council approve ordinance # 2022 (ZTA 24-01) on second reading.

CED DIRECTOR - ZONING TEXT AMENDMENT ZTA 24-02 [ORDINANCE 2023] - USE SPECIFIC STANDARDS FOR DETACHED ONE-FAMILY DWELLINGS [DRIVEWAYS] – SECOND READING

Madison Heights City Council adopted the new Zoning Ordinance on May 13th, 2024. Since going into effect, staff has encountered several ordinance sections that could benefit from clarification or refinement.

This amendment relates to the overall width of a residential driveway to the garage door's width (outer edges). Since adopting the new Zoning Ordinance, staff has received several requests for slightly wider driveways to accommodate larger vehicles and provide the ability to step out from a vehicle without stepping onto grass. The existing driveway width limitation intends to ensure that front yards are not entirely inundated with pavement, which can lead to poor pedestrian environments and unsightly appearances. The existing ordinance language limits the width of a driveway at the property line to 12 feet for detached garages and 20 feet for attached garages but allows a driveway to taper/widen to the outer edges of the garage door. Staff acknowledges that a modest additional width beyond the edges of the garage door (18 inches) would allow for the storage of larger vehicles and provide for a paved area in which to step out from the vehicle without compromising the general intent of the width limitation.

Based on the Planning Commission’s recommendation, staff recommends that the City Council approve ordinance #2023 (ZTA 24-02) on second reading.

CED DIRECTOR - ZONING TEXT AMENDMENT ZTA 24-03 [ORDINANCE 2024] - USE SPECIFIC STANDARDS FOR TEMPORARY USES - SECOND READING

Madison Heights City Council adopted the new Zoning Ordinance on May 13th, 2024. Since going into effect, staff has encountered several ordinance sections that could benefit from clarification or refinement.

Specifically, this amendments to Use Specific Standards related to Temporary Uses – pertaining to recurring special events. The Planning Commission recommended approval of the proposed text amendment at their September 17th, 2024 meeting.

The Zoning Ordinance currently contains provisions for temporary uses and divides them into three general categories: temporary outdoor displays/sales, seasonal sales lots, and special events. Since the Ordinance's adoption, staff has received several requests for weekly cornhole tournaments in the parking lots of bars and restaurants. While this type of recurring event most appropriately fits into the “special events” category, the current language limits properties to three (3) special events per calendar year, with a fourteen (14) day gap between events.

When drafted, the original intent of the “special event” category was to accommodate larger events such as fairs and carnivals. In its application, the current language would only permit restaurants to hold three recurring events per year, separated by fourteen days; this is restrictive and inhibits the ability for restaurants and bars to hold unique recurring events such as cornhole tournaments, farmers markets, craft markets, etc. To allow more flexibility to business owners and allow for more active and unique events throughout the community, staff recommends adding a “recurring event” provision to the Special Events category, allowing business owners/property owners to hold a recurring event (1-2 consecutive days each) up to a total of ten (10) days per calendar year. A recurring event could be applied for under a single special event permit, which would count toward the total number of special events allotted per year.

An additional minor modification clarifies that if the applicant for a temporary use permit is not the property owner, they shall provide a signed letter of authorization from the property owner with the application.

Based on the Planning Commission’s recommendation, staff recommends that the City Council approve ordinance #2024 (ZTA 24-03) on second reading.

CED DIRECTOR - ZONING TEXT AMENDMENT ZTA 24-04 [ORDINANCE 2025] -
MEASUREMENT OF SIGN AREA AND HEIGHT AND REGULATIONS FOR PERMITTED SIGNS
[WALL SIGNS] - SECOND READING

Madison Heights City Council adopted the new Zoning Ordinance on May 13th, 2024. Since going into effect, staff has encountered several ordinance sections that could benefit from clarification or refinement.

Specifically, amendments are being proposed to the measurement and allowances for wall signs. The Planning Commission recommended approval of the proposed text amendment at their September 17th, 2024 meeting.

Section 12.06 – Measurement of Sign Area and Height – and Section 12.07 – Regulations for Permitted Signs – contain definitions and calculations pertaining to the measurement of wall signs, as well as the various wall sign allowances per zoning district. The existing language splits wall sign allowances into the categories of “street-facing facades” and “non-street-facing facades,” with greater bonus allowances for street-facing facades. While these categories work for many properties/buildings in Madison Heights, there are certain buildings within the City whose main building entrances do not face a street, and several properties that do not have street frontage at all. In order to adequately allocate wall signage allowances and to avoid the need for variances, staff recommends recategorizing building facades into “primary facades” and “secondary facades.” Primary facades would include any façade that fronts a public street or any façade that serves as a main entrance to a building or tenant space, regardless of street frontage. Secondary facades would include any other façade, typically along the side or rear of a building. The existing language provides a bonus wall sign area allowance for tenants with street-fronting facades over 200 feet. Staff proposes changing this bonus allowance to apply to primary façade lengths, even those not fronting a street, in excess of 200 feet. Staff also proposes to extend this bonus allowance to buildings/tenants whose primary façade is greater than 150 feet from the right-of-way line of the adjacent street to allow for greater visibility.

Based on the Planning Commission's recommendation, staff recommends that the City Council approve ordinance #2024 (ZTA 24-03) on second reading.