

DATE: July 5, 2023

TO: City Council

FROM: Melissa R. Marsh, City Manager

SUBJECT: Agenda Comments for the Regular Council Meeting of Monday, July 10, 2023

The following are my comments on items appearing on the agenda of the Regular Council Meeting on Monday, July 10, 2023.

PRESENTATIONS:

MADISON HEIGHTS COMMUNITY COALITION PRESENTATION

Executive Director of the Madison Heights Community Coalition, Kim Heisler, has requested to update City Council on upcoming activities of the Madison Heights Community Coalition, introduce their new Youth Coordinator/Marketing Specialist and present their new Youth Wellness Council.

PUBLIC HEARINGS:

CED DIRECTOR - SPECIAL APPROVAL – PSP 23-04 AUTO WASH AT 29448 JOHN R ROAD

The applicant, Moschouris Management and Development has requested to postpone action on this item to a later meeting date. A new public hearing and public hearing notice will be published once a comprehensive plan is submitted.

Staff recommends that that Special Approval PSP-04 for an auto wash at 29448 John R Road be postponed until August 28, 2023 or later, to allow time for the applicant to provide more detailed development plans, sufficient time for staff to review any provide revisions, and allow for proper legal notifications.

CED DIRECTOR - SPECIAL APPROVAL – PSP 23-05 AUTO WASH AT 29022 STEPHENSON HIGHWAY

The applicant, BMW Kar Wash doing business as Jax Kar Wash, requests special use approval for an auto wash facility. The subject site is located at 29022 Stephenson Highway and consists of three (3) separate parcels (PINs 44-25-11-377-016; -016; and -019). The properties are zoned B-3, General Business.

The applicant proposes to construct a modern express car wash on the site located at the northeast corner of Stephenson Highway and Twelve Mile Road, immediately to the west of I-75. The subject site comprises three (3) separate parcels and is currently improved with Col's Place Restaurant. If the project is approved, the applicant will be required to recombine the three (3) properties into a single parcel.

After the required public hearing, should City Council approve the special use request PSP 23-05, staff recommends the following conditions:

1. Resolve site plan deficiencies relating to building setback, hours of operation, chain link fence and outdoor self-service vacuum bays or seek the appropriate variances from the Zoning Board of Appeals.
2. Install a pedestrian sidewalk connection and a bicycle rack, as required per Section 10.505 of the Zoning Ordinance; the exact locations may be determined through the Site Plan review process.
3. Add landscaping at the southwest corner of the site, adjacent to the proposed monument sign, to fill in the landscaping gap and to screen the view of the auto wash bay from the road; the details of this landscaping may be determined through the Site Plan review process.
4. Move the location of the dumpster enclosure out of the front yard; the exact location may be determined through the Site Plan review process.
5. The Landscape Plan and Building Elevations submitted with the site plan package shall be substantially consistent with the preliminary plans submitted with this special use application, with the exception of any required modifications placed as conditions of approval.
6. As voluntarily offered by the applicant, the applicant shall donate a minimum of \$60,000 towards Madison Heights ongoing entrance identification and beautification sign project and a minimum of \$90,000 towards public improvements at Twelve-Sherry Park.
7. As voluntarily offered by the applicant, the City of Madison Heights shall have the right to obtain an easement at the southwest corner of the subject property for the purposes of installation, operation, and maintenance of a City entrance/identification sign, provided that the location of the sign does not interfere with the use and operation of the Property as an auto wash in accordance with the approved special use.

CED DIRECTOR - SPECIAL APPROVAL – PSP 23-03 USED GOOD USE/REGULATED USE
AT 31010 JOHN R ROAD

The applicant, Goodwill Industries of Greater Detroit, requests special use approval for a used good retail business. The subject site is located at 31010 John R Road (PIN 44-25-01-351-017) at the northeast corner of John R and 13 Mile Roads, and is zoned B-2, Planned Business. Per Section 10.502[A] of the Zoning Ordinance, used good uses are listed as a regulated use which requires special approval in the B2 zoning district.

The applicant proposes to open a Goodwill retail store within the existing commercial building, most recently occupied by CVS Pharmacy. Per the application, the Goodwill store will sell new and gently used clothing, shoes, accessories, electronics, furniture, home goods, books and toys; the store will also serve as a donation center.

After the required public hearing, if City Council moves to approve the requested special land use, staff recommends including the following as conditions of approval:

1. A site plan shall be submitted for Site Plan Review Committee (SPRC) review and approval which brings the site into greater conformity with Zoning Ordinance standards. The site plan shall depict, at minimum:
 - a. Modifications to the drive-through canopy, including new overhead doors and queuing information; and
 - b. Sidewalk connection(s) to one or both of the adjacent public sidewalks along John R Road and/or W. 13 Mile Road, in compliance with Section 10.506(H); and
 - c. Enclosures for any exterior dumpsters or permanent donation drop-off containers, in compliance with Section 10.510(B)(8); and
 - d. Additional right-of-way greenbelt landscaping, in compliance with Section 10.510(A).
2. The applicant shall apply for and obtain from the Zoning Board of Appeals (ZBA) a residential separation variance from the regulated use standards of Section 10.502[A].
3. Rollaway donation bins and donation items shall not be stored outside after business hours. All rollaway bins and items shall be stored and sorted inside the building.
4. Permanent donation drop-off containers, if proposed, shall be enclosed and screened in accordance with Section 10.510(B)(8) and shall be denoted on the submitted site plan.
5. The applicant shall obtain a business license for a regulated use in accordance with Article VII of the Business Regulations and Licenses Ordinance.

CONSENT AGENDA:

It is the recommendation that the City Council approve the following items as part of the Consent Agenda:

CITY MANAGER - CITY COUNCIL MEETING DATE CHANGE

As a result of the unavailability of the Mayor, a Councilmember and the City Attorneys, staff is requesting that Council consider changing the Regular City Council meeting date of Monday, September 25th to Tuesday, September 26th due to the Yom Kippur holiday. In compliance with the Open Meetings Act, the changing of a regular meeting date must be posted within three days after the meeting at which the change is made.

Staff recommends that Council approve changing the City Council regular meeting date of Monday, September 25, 2023 to Tuesday, September 26, 2023 and post the meeting date change in compliance with the Open Meetings Act.

PURCHASING COORDINATOR - COUNCIL CHAMBERS SCHEDULED TRICASTER REPLACEMENT

As you are aware, Council Meetings are broadcast to our local government cable channels through Comcast and Wow, and re-broadcast following the meetings each week. The equipment that allows staff to produce, record and broadcast meetings held in Council Chambers is the Tricaster. The approved vendor for audio visual updates and installation of equipment in Council Chambers is Advanced Lighting and Sound. The current Tricaster is over eight years old and is at the end of its useful life as it is no longer supported by its manufacturer NewTek. Parts are unavailable for repair and the system has become slow and unreliable, with frequent issues that require troubleshooting by City staff as well as service calls by Advanced Lighting and Sound. The Tricaster has been approved for replacement in FY 2023- 24 budget.

Staff recommends that Council approve the purchase of the new Tricaster from Advanced Lighting & Sound at a unit price of \$16,808.

ITEMS FOR FUTURE PUBLIC HEARINGS:

CED DIRECTOR - PROPOSED ALLEY RIGHT-OF-WAY VACATION, PEE 23-01, 601 W. 12 MILE ROAD – SCHEDULE A PUBLIC HEARING FOR AUGUST 14, 2023.

The Community & Economic Development Department has received a request to vacate a 20 ft.-wide improved alley right-of-way located between 601 W. 12 Mile Rd. and 28767 Dartmouth Rd. The alley also provides access to the property at 611 W. 12 Mile Road. All adjacent property owners have signed the petition.

Per Section 23-109 (Vacation of Streets, Alleys, Etc.) of Chapter 23 of the Code of Ordinances (Streets and Sidewalks and Other Public Places), City Council may consider petitions to vacate a street, alley, or right-of-way. When 100% of adjacent property owners sign the petition, City Council may consider the initial request and appoint a time not less than four weeks thereafter to establish a public hearing. If desired, City Council may, but is not required to, refer the matter to the Planning Commission for study and report back to Council.

Staff recommends that City Council establish a public hearing date for the proposed alley right-of-way vacation, PEE 23-01, 601 W. 12 Mile Road, for the August 14th, 2022 meeting.