



**MINUTES
REGULAR CITY COUNCIL MEETING
40TH CITY COUNCIL
OAK PARK, MICHIGAN
OCTOBER 7, 2024
7:00 PM**

1. CALL TO ORDER

The meeting was called to order at 7:00 PM by Mayor McClellan in the Council Chambers of City Hall located at 14000 Oak Park Boulevard, Oak Park, MI 48237. (248) 691-7544.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

PRESENT: Mayor McClellan, Council Member Edgar, Council Member Radner

ABSENT: Council Member Whitehead

Excused: Mayor Pro Tem Carolyn Burns (Illness)

OTHERS

PRESENT: City Manager Tungate, City Clerk Norris, City Attorney Duff

4. APPROVAL OF AGENDA

Motion by Edgar, seconded by Radner, CARRIED, to approve the agenda as presented.

Voice Vote:	Yes:	McClellan, Edgar, Radner
	No:	None
	Absent:	Burns, Whitehead

5. CONSENT AGENDA

Motion by Edgar, seconded by Radner, CARRIED, to approve the CONSENT AGENDA consisting of the following items.

Voice Vote:	Yes:	McClellan, Edgar, Radner
	No:	None
	Absent:	Burns, Whitehead

- A. Regular City Council Meeting Minutes for September 16, 2024
CM-10-301-2024
- B. Beautification Advisory Commission Meeting Minutes for April 16, 2024 and June 18, 2024.
CM-10-302-2024

- C. Beautification Advisory Commission resolution and recommendation for nominees of the 2024 Beautification Awards.
CM-10-303-2024
- D. Payment request from Neumann Smith Architecture for Architectural Services on the Event Hub and Municipal Services Move.
CM-10-304-2024
- E. Request to approve Payment Application No. 4 for the 2024 Landscape Maintenance Contract, to Capital Landscapes of Oak Park, MI in the amount of \$11,847.00.
CM-10-305-2024
- F. Request authorization to enter into an inter-governmental agreement with the City of Ferndale to utilize their Southwest Storage Yard as a transfer station for leaf pick up.
CM-10-306-2024
- G. Public Safety Activity Summary Report for August 2024
CM-10-307-2024
- H. Approval of Pay Application No. 3 and Change Order No. 2 for the 2024 Sewer Lining Project, M-763 in the amount of \$53,346.00 and (\$11,610.00), respectively.
CM-10-308-2024
- I. Approval of Pay Application No. 4 and Change Order No. 1 for the Water Service Line Hydro Excavation Project, M-736 in the amount of \$34,691.45 and (\$46,184.74), respectively.
CM-10-309-2024
- J. Approval of Pay Application No. 1 and Change Order No. 1 for the 2024 Fenceline Restoration Project, M-776 in the amount of \$25,270.45 and (\$9,229.53), respectively
CM-10-310-2024
- K. New & Renewal Licenses October 7, 2024
CM-10-311-2024

6. RECOGNITION OF VISITING ELECTED OFFICIALS

Oak Park School Board member Dawn Corporan was present to give an update on the district.

7. SPECIAL RECOGNITION/PRESENTATIONS

- A. Proclamation declaring October as Michigan Library Appreciation Month
- B. Event Hub Update

8. ORDINANCES

- A. First reading of proposed Zoning Map Amendments for the City of Oak Park to change the zoning of the property at 21790 Coolidge Hwy, Parcel ID #52-25-32-152-001, from O, Office District to IF, Industrial Flex District.
CM-10-312-2024

Motion by Edgar, seconded by Radner, CARRIED, to approve the first reading of proposed Zoning Map Amendments for the City of Oak Park to change the zoning of the property at 21790 Coolidge Hwy, Parcel ID #52-25-32-152-001, from O, Office District to IF, Industrial Flex District.

Roll Call Vote:	Yes:	McClellan, Edgar, Radner
	No:	None
	Absent:	Burns, Whitehead

At the September 9, 2024 meeting, the Planning Commission conducted a Public Hearing regarding proposed changes to the City of Oak Park Zoning Map. The proposed map amendment would rezone the property at 21790 Coolidge Hwy from O, Office District to IF, Industrial Flex District, consistent with the goals and policies of the City of Oak Park Master Plan. The property owner wishes to redevelop the existing office building into a mixed-use development to allow for office and residential uses within the same building. The current Office District doesn't allow residential uses in the district.

The existing office building is an H-shaped building encompassing two connected buildings; the north building and the south building, linked with a lobby area. The property owner proposes to convert the north building into residential units and the south building into professional offices. As part of the Site Plan Review, the applicant requests a rezoning of the property from the O, Office District to the IF, Industrial Flex District to allow for a mixed-use development of professional offices and residential units within the same building. The applicant proposes to convert the north building into residential units and the south building into professional offices.

At the Planning Commission meeting on September 9, 2024, the Planning Commission voted to approve and recommend to the City Council adoption of the zoning map amendments. During the same meeting, the Planning Commission approved the Site Plan Review for the proposed development.

The Industrial Flex District permits upper-floor residential dwelling units. The applicant submitted a variance to the Zoning Board of Appeals to allow for residential units on the main (lower) floor of the north building to allow the north building to be used for residential units and the south building for professional offices.

On September 24, 2024, the Zoning Board of Appeals conducted a public hearing regarding the variance request to allow a main (lower) floor residential dwelling unit to allow the north building to be used for residential units and the south building for professional offices.

The Zoning Board of Appeals approved the variance request with the following conditions:

The variance granted shall become void and invalid upon any of the following events:

- i. The applicant fails to obtain the rezoning of the property at 21790 Coolidge Hwy. Property ID 352-25-32-152-001 from O, Office District to IF, Industrial Flex District.
- ii. Substantial construction on the approved development of the property pursuant to building and other required permits issued by the City does not commence within the two-year period from the adoption of the rezoning or within any extended period granted by the City Council pursuant to Article 6 Division 4 of the Zoning Ordinance.
- iii. Substantial construction on the approved development of the property does not commence or diligently proceed toward completion within the (18) months from the date of Site Plan Approval or within any extended period granted by the City Planner or Planning Commission pursuant to Article 5 Division 1 of the Zoning Ordinance.

The Master Plan emphasizes the importance of identifying opportunities for transitional industrial area that allows other uses and the flexibility to evaluate the existing land uses and update the future land use map.

The proposed rezoning change will be consistent and compatible with existing and future land uses in the area.

9. BIDS

- A. Request to award the bid for the 2024 Block Pruning Project to Limb Walkers Tree and Snow, of Avoca, MI, for the total amount of \$95,000.00
CM-10-313-2024

Motion by Radner, seconded by Edgar, CARRIED, to award the bid for the 2024 Block Pruning Project to Limb Walkers Tree and Snow, of Avoca, MI, for the total amount of \$95,000.00.

Roll Call Vote: Yes: McClellan, Edgar, Radner
 No: None
 Absent: Burns, Whitehead

At the June 3, 2024 regular meeting of the Oak Park City Council, the request to bid the 2024 Block Pruning Project, was approved (CM-06-186-2024). This project was advertised and thirty-six (36) contractors viewed the documents. On August 22, 2024, four (4) bids were received and opened. The low bidder, Limb Walkers Tree and Snow, of Avoca, MI, submitted a bid of \$50.00 and \$125.00 per tree. References were checked and staff met with Limb Walkers.

10. CITY MANAGER

- A. Administration
1. Nine Mile Connector Park Declaration and Notice Resolution
CM-10-314-2024

Motion by Edgar, seconded by Radner, CARRIED, to approve the Nine Mile Connector Park Declaration and Notice Resolution.

Roll Call Vote: Yes: McClellan, Edgar, Radner
 No: None
 Absent: Burns, Whitehead

In 2020, the City applied for, and was awarded, a grant for the Nine Mile Connector Park from the Department of Natural Resources (DNR). Due to the coronavirus pandemic, we were not issued a grant agreement until 2022. With the completion of the landscaping and installation of the signs this year, the Connector Park project is now complete, and we are taking the necessary steps to close out our grant with the DNR. One of the requirements is a Declaration and Notice, which confirms our obligations as set forth in the project agreement. It has been reviewed and approved by the city attorney.

- B. City Clerk
1. November 5, 2024 General Election Update

City Clerk Norris provided voting information pertaining to the November 5, 2024 General Election.

- C. Municipal Services
1. Facade Grant Approval - 8750 W. 9 Mile Road
CM-10-315-2024

Motion by Edgar, seconded by Radner, CARRIED, to approve a Facade Grant for 8750 W. 9 Mile Road.

Roll Call Vote: Yes: McClellan, Edgar, Radner
 No: None
 Absent: Burns, Whitehead

The Corridor Improvement Authority has received an application for a Façade Improvement Grant from Vanessa Friedman, who is the building owner of 8750 W. Nine Mile. The building currently houses Margaret Apartments and the business Relax, Release, and Restore. The project specifications have met city guidelines for the program. The project consists of removing outdated awnings and replacing with new awnings, painting the business side of the building, and adding a sign. The façade grant maximum was recently increased from \$2,500 per business to \$5,000 per business. We recommend approving the façade grant for a maximum amount of \$5,000.

11. PUBLIC HEARINGS

- A. Public hearing and adoption of Special Assessment Resolutions to confirm the rolls and set the due date of November 13, 2024 together with penalty of ten percent (10%) for Special Assessment Districts #716 - Delinquent Utilities, #717 - False Alarms, #718 - Miscellaneous Concrete Replacement, #719 - Property Blight and #720 - Sidewalk Replacement.

CM-10-316-2024

Mayor McClellan opened the Public Hearing on Special Assessment Districts 716, 717, 718, 719 and 720 at 7:40 p.m. and invited interested parties to speak. There were no members of the audience who wished to speak, and the special assessment exceptions listed below were read into the record by the city clerk. Mayor McClellan closed the Public Hearing at 7:45 p.m.

Motion by Edgar, seconded by Radner, CARRIED, to adopt the following Special Assessment Resolutions confirming the rolls and setting the due date of November 13, 2024 with penalty for Special Assessment Districts: #716 - Delinquent Utilities Invoices, #717 - False Alarm Invoices, #718 - Miscellaneous Concrete Replacement Invoices, #719 - Property Blight Invoices and #720 - Sidewalk Replacement Invoices and withholding the temporary exceptions pending further review by the City Manager to report back to the City Council as to whether they will be kept on the Roll, added on at a later date or removed permanently:

CITY OF OAK PARK
MICHIGAN

SPECIAL ASSESSMENT RESOLUTION NO. 9
DISTRICT NO. 716
DISTRICT NO. 717
DISTRICT NO. 718
DISTRICT NO. 719
DISTRICT NO. 720

The Mayor announced that this was the time set to review the Special Assessment Roll as prepared and revised by the City Assessor for unpaid expenses incurred on private premises, assessed in Special Assessment Rolls No. 716, 717, 718, 719 and 720.

There were objections received as follows:

SAD 716 - Utilities

8646 Kenberton	52-25-28-102-026	23000 Eastwood	52-25-29-376-014
25115 Coolidge	52-25-19-478-026	22120 Cloverlawn	52-25-31-204-009
13310 Woodvale	52-25-29-352-026	12920 Northfield	52-25-29-177-031
14440 Rosemary	52-25-30-331-016	21800 Kipling	52-25-31-276-018
23461 Sussex	52-25-30-334-021	21620 Westhampton	52-25-31-278-020
14010 Cloverdale	52-25-31-403-039	23081 Rensselaer	52-25-29-452-030
14301 Hart	52-25-19-253-001	15201 Kenton	52-25-30-151-009
23844 Republic	52-25-28-326-004	23210 Scotia	52-25-29-451-008
23511 Norwood	52-25-28-305-030	21620 Westhampton	52-25-31-278-020
23435 Marlow	52-25-30-333-027	22171 Kenosha	52-25-31-201-018
15000 Dartmouth	52-25-30-127-039	12745 Northfield	52-25-29-183-001
23161 Avon	52-25-30-352-016		

**SAD 718 - Misc.
Concrete**

24090 Moritz	52-258-29-180-005
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SAD 719 - Blight

23121 Republic	52-25-28-354-030	22120 Cloverlawn	52-25-31-204-009
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BE IT RESOLVED that Special Assessment Rolls No. 716, 717, 718, 719 and 720 as prepared and revised by the City Assessor, are hereby confirmed.

CITY OF OAK PARK
MICHIGAN

SPECIAL ASSESSMENT RESOLUTION NO. 10
DISTRICT NO. 716
DISTRICT NO. 717
DISTRICT NO. 718
DISTRICT NO. 719
DISTRICT NO. 720

At a Regular Meeting of the City Council of the City of Oak Park, held the 7th day of October 2024 at 7:00 P.M., City Hall, 14000 Oak Park Boulevard, Oak Park, MI 48237.

WHEREAS, by resolution adopted October 7, 2024, Special Assessment Rolls No. 716, 717, 718, 719 and 720 were confirmed by the City Council.

NOW, THEREFORE, BE IT RESOLVED THAT: Said Special Assessment Rolls shall be due in one (1) installment payable on November 13, 2024, in full, together with a penalty of ten percent (10%).

BE IT FURTHER RESOLVED THAT: An unpaid installment of said Special Assessment Roll shall bear penalty at an annual rate of five percent (5%) after due date November 13, 2024.

Roll Call Vote: Yes: McClellan, Radner, Edgar
 No: None
 Absent: Burns, Whitehead

12. CALL TO THE AUDIENCE

Hilery Cash, 14121 Balfour, spoke to her desire to have a peace pole placed on City property.

Silva Hayword, 21750 Kenosha, spoke to a concern she has with an incident involving EMS that was reported to her by a friend.

13. CALL TO THE COUNCIL

14. ADJOURNMENT

There being no further business to come before the City Council, Mayor McClellan adjourned the meeting at 7:48 PM.

T. Edwin Norris, City Clerk