

PROCEEDINGS OF THE CITY COMMISSION
CITY OF EAST GRAND RAPIDS

Regular Meeting Held July 15, 2013

Mayor Seibold called the meeting to order at 6:02 p.m. in the City Commission Chamber at the Community Center. The members of Boy Scout Troop 271 led the audience in the Pledge of Allegiance.

Present: Commissioners Goebel, Graham, Johnson, Miller, Skaggs and Mayor Seibold

Absent: Commissioner Dills

Also Present: City Manager Donovan; City Attorney Huff; Public Works Director Feldt; Finance Director Mushong; Zoning Administrator Faasse; City Clerk Brower

2013-81. No public comment was received.

2013-82. Commissioner Miller congratulated all those who worked to make the 4th of July celebration such a success. He reported many positive comments and crowds of people throughout the day.

Commissioner Johnson gave a special thank you to Parks & Recreation Supervisor Leigha Oberle for organizing all the events at Collins Park and the parade on the 4th of July.

Mayor Seibold noted the wonderful weather and great events at the park helped make the entire day a special event for everyone. She also noted how nice all the flower baskets and parks properties look right now.

City Manager Donovan reported the Reeds Lake Trail Blazer had over 500 people registered again this year and everyone had a great time.

2013-83. Consider request to approve the division of land at 3131 Manhattan Lane.

Zoning Administrator Faasse outlined the request to split off a separate lot with frontage on Reeds Lake Blvd. that meets all the standards set forth in the ordinance. He requested the City Commission consider conditions on the lot split, including an easement for utilities and storm sewer placement. Mr. Faasse noted the new lot is in the floodplain and may need a permit or additional engineering work for any construction.

Andrew Weise, 3131 Manhattan Lane, noted the original platting for this area contemplated future splits exactly as now proposed. He agreed the property would likely be challenging to build on and stated he will be contacting the MDEQ to find out what is involved in getting permits.

Mayor Seibold opened a public hearing. No other public comment was received. Mayor Seibold closed the public hearing.

A. Miller-Goebel. That the request of Andrew and Pamela Weise to divide 3131 Manhattan Lane creating a new Parcel A consisting of 0.34 acres with 125.51 feet of frontage on Reeds Lake Blvd, and Parcel B containing 0.57 acres with 118 feet of frontage on Manhattan Lane with the existing house and garage, be approved with the following conditions:

1. The relevant deed(s) or land contract(s) be recorded with the Kent County Registrar of Deeds within 90 days of approval; and
2. The split complies with the surveys presented in the land division application;
3. An easement, approved by the Director of Public Works, granting the right for Parcel A to discharge storm water drainage across Parcel B, and the right to access public utilities located in Manhattan Lane, be recorded with the Kent County Register of Deeds prior to the transfer of any property.

Commissioner Goebel noted he had no objections as long as the proposed easements were recorded.

Commissioner Skaggs expressed his hesitation to approve this as it would create the smallest lot and the third smallest in the area and may not be harmonious with surrounding properties. He further noted the split will likely not impact surrounding properties and he would support the request. He inquired about whether sidewalks would be required. City Manager Donovan stated sidewalks were encouraged for new homes, but city ordinances did not require them. City staff would work with the neighborhood later to add them if several homes were built on this side of the street.

Commissioner Graham voiced his concern about the square footage of the new lot and the potential for severe flooding. He stated he would not be voting in favor of this lot split.

Mayor Seibold noted that although this lot would be smaller than some in the area, it does meet the zoning district minimums. She stated private property owners have the right to divide their land if the requirements are met.

Yeas: Goebel, Johnson, Miller, Skaggs and Seibold – 5
Nays: Graham – 1

2013-84. Consider request to approve the division of land at 1023 Floral.

Mayor Seibold announced the Commissioner Miller would be moving to the audience for this item because he was one of the applicants for this lot split.

Zoning Administrator Faasse explained the request to transfer a 25-foot strip of vacant land from 1023 Floral to 1033 Floral. He recommended any split be contingent on the standard conditions and an additional requirement of recording an easement to allow the current drainage conditions to continue.

Mayor Seibold opened a public hearing. The following people were present to express their opinions:

Brian Miller, 1033 Floral	Explained he had no plans to expand the home but wished additional yard space for his family.
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The following communications were received at City Hall concerning this variance request:

- Monte & Denise Reinert, 1053 San Jose No objection.

No other public comment was received. Mayor Seibold closed the public hearing.

A. Graham-Johnson. That the request of the Ronald Kragt & Alix Kayayan Revocable Trust, owner of 1023 Floral, to transfer the south 25 feet of the property at 1023 Floral (Lot 27) to the parcel at 1033 Floral (Lot 26), owned by Brian and Megan Miller, be approved with the following conditions:

1. The relevant deed(s) or land contract(s) be recorded with the Kent County Registrar of Deeds within 90 days of approval; and
2. The split complies with the surveys presented in the land division application;
3. An easement, approved by the Director of Public Works, granting the right for 1023 Floral to discharge storm water drainage across 1033 Floral, be recorded with the Kent County Register of Deeds prior to the transfer of any property.

Commissioner Skaggs approved of making both lots conforming to the zoning district requirements.

Commissioner Graham expressed support for this request as it would not change the neighborhood but allowed both families ample yard space.

Mayor Seibold agreed and noted there would be no difference to the neighborhood after the split.

Yeas: Goebel, Graham, Johnson, Skaggs and Seibold – 5

Nays: -0-

Abstain: Miller – 1

2013-85. Johnson-Goebel. Motion to approve the consent agenda as follows:

- A. Minutes of the regular meeting held July 1, 2013.
- B. Payroll disbursements of \$208,135.39; county and school disbursements of \$-0-, and total remaining disbursements of \$108,304.20.
- C. A report from Finance Director Mushong recommending the City not consolidate the winter tax bills totaling \$100 or less as allowed by Public Acts 184 and 185 of 2012.
- D. A report from City Manager Donovan outlining the process for handling claims made to the City of East Grand Rapids.
- E. The preliminary minutes of the Parks & Recreation Commission meeting held June 10, 2013.
- F. The preliminary minutes of the Planning Commission meeting held June 11, 2013.

Yeas: Goebel, Graham, Johnson, Miller, Skaggs and Seibold – 6

Nays: -0-

- G. Miller-Skaggs. Motion to enter into an executive session to conduct a periodic personnel evaluation of the City Manager, as requested by City Manager Donovan, in accordance with Section 8(a) of the Open Meetings Act. A roll call vote was taken.

Yeas: Goebel, Graham, Johnson, Miller, Skaggs and Seibold – 6

Nays: -0-

The meeting adjourned at 6:42 p.m., subject to the call of the Mayor until August 5, 2013.

Karen K. Brower, City Clerk