

PROCEEDINGS OF THE CITY COMMISSION  
CITY OF EAST GRAND RAPIDS

**Regular Meeting Held May 18, 2015**

Mayor Seibold called the meeting to order at 6:00 p.m. in the City Commission Chambers at the East Grand Rapids Community Center and led the audience in the Pledge of Allegiance.

Present: Commissioners Dills, Duncan, Graham, Johnson, Miller, Skaggs and Mayor Seibold

Absent: None

Also Present: Assistant City Attorney Fowler; City Manager Donovan; Assistant City Manager LaFave; Public Safety Director Herald; Finance Director Mushong; Parks & Recreation Director Bunn; Zoning Administrator Faasse; City Clerk Brower; Communications Specialist Snow-Buckner

2015-55. No public comment was received.

2015-56. Commissioner Skaggs thanked the voters of East Grand Rapids for approving the Street and Sidewalk Millage request on Tuesday, May 5. He also thanked the staff and volunteers for all their efforts to provide information for people.

Commissioner Graham reported that the “WalkGR” app would be adding East Grand Rapids routes this summer and suggested publicizing this information when it is available.

Mayor Seibold thanked everyone involved in the millage request over the last several months. She commended the voters who took the time to research the issues and learn about the proposal, and thanked the staff and “Fix Our EGR Streets” campaign volunteers for their efforts to educate voters.

2015-57. Final Reading of an ordinance amendment to amend Section 9.102 of Chapter 95 of Title IX of the City Code adopting the International Fire Code.

2015- -A. Graham-Miller. That an ordinance amendment to Section 9.102 of Chapter 95 of Title IX of the City Code adopting the International Fire Code be adopted as set forth in Exhibit “A” attached hereto.

Yeas: Dills, Duncan, Graham, Johnson, Miller, Skaggs and Seibold – 7

Nays: -0-

2015-58. Introduction of an ordinance amendment to amend Sections 5.28, 5.70 and 5.114 of Chapter 50 of Title V of the City Code pertaining to lot coverage, accessory buildings and setback requirements.

Zoning Administrator Faasse explained the proposed ordinance amendment would adjust the amount of coverage by impervious surfaces such as driveways, walkways and patios. He reported a subcommittee had reviewed the ordinance and had recommended modifications to allow many lots to have higher percentages of impervious surfaces than currently allowed. He noted many smaller lots necessitated detached garages set in the rear of the property and that this often causes more pavement coverage due to the lengthy driveway to reach the garage behind the house. The subcommittee recommends the lot coverage limitations be based strictly on the size of the lot instead of by the zoning district. The proposed ordinance does not change the percentages allowed for buildings alone, but allows additional coverage for driveways, walkways and patios based on the size of the lot. The amendment will also remove the distinctions between conforming and non-conforming lots for lot coverage purposes only. He reviewed other provisions of the amendment, including the lot area break point changing from 2 acres to 1 acre, multi-family coverage limits and garage regulations, and limits for accessory buildings. Mr. Faasse reviewed a map showing the size of lots throughout East Grand Rapids and answered questions on how this ordinance would affect various size lots.

Commissioner Skaggs questioned how the maximum 60% coverage limit for lots under 5,000 square feet was determined. Mr. Faasse explained the city's consultants and staff had looked at other cities requirements and sampling of homes in the City and surrounding areas. Commissioner Miller reported the subcommittee had reviewed information compiled by staff showing that many older homes in smaller neighborhoods would now conform under the new requirements.

Mayor Seibold invited public comment on this issue. The following people were present to express their opinions:

- |                                |   |
|--------------------------------|---|
| - Bruce Smith, 915 Orchard     | Thanked the commission for working to address issues such as lot coverage, but felt the ordinance needed further work. He showed drawings illustrating how the proposed wording would allow a 201% increase in the size of buildings allowed. |
| - Jan Smith, 915 Orchard       | Reviewed average square footage of homes on Lakeside, Orchard to show the new ordinance would allow much larger homes than currently exist in her neighborhood.   |
| - Pam MacDougal, 500 Cambridge | Felt the ordinance was well intentioned but had not been tested in real situations and could be better written.   |

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

- 2015- -A. Dills-Johnson. That an ordinance amendment to amend Sections 5.28, 5.70 and 5.114 of Chapter 50 of Title V of the City Code pertaining to lot coverage, accessory buildings and setback requirements be introduced as set forth in Exhibit "B" attached hereto.

Commissioner Miller outlined the process for adopting an ordinance amendment and asked if changes could be made at the second reading. Assistant City Attorney Fowler and City Manager Donovan explained minor changes could be made, but the ordinance may have to go back to the Planning Commission for another public hearing if significant changes were made. Commissioner Miller asked that the examples given by Mr. Smith be reviewed to see if changes may be necessary prior to the final reading.

City Manager Donovan also suggested reviewing the assumption made by Mr. Smith that the subcommittee's goal was to have detached garages in the rear of the lots.

Yeas: Dills, Duncan, Graham, Johnson, Miller, Skaggs and Seibold – 7  
Nays: -0-

- 2015-59. Approval of METRO Act permit with McLeod USA Telecommunications Services, Inc.

Assistant City Manager LaFave explained McLeod USA was requesting permission to place aerial fiber cabling along Cascade Road and to extend their current permits and agreements with the City.

- 2015- -A. Johnson-Miller. That a five-year METRO Act Right-of-Way permit extension and right-of-way consent agreement with McLeod USA Telecommunications Services Inc. be approved as set forth in Exhibits "C" and "D" attached hereto.

Yeas: Dills, Duncan, Graham, Johnson, Miller, Skaggs and Seibold – 7  
Nays: -0-

- 2015-60. Street and Sidewalk Millage Implementation Plan.

Assistant City Manager LaFave reviewed the work plan for road repairs, patching, overlay work, spray patching, crack sealing, lane striping, manhole adjustments and grind/resurface projects that were currently in process and would be taking place over the next several months now that the dedicated millage had been approved by voters. He noted the City would be working with the Kent County Road Commission to bid many

of the resurfacing projects to take advantage of their volume pricing. He noted that PASER ratings would be updated each year and the data used to plan the improvements scheduled each year.

Several commissioners expressed approval of the plan and excitement to begin improving the conditions of streets and sidewalks in East Grand Rapids.

2015- -A. Skaggs-Johnson. That the Street and Sidewalk Millage Implementation Plan be approved as outlined in the Assistant City Manager's memo dated May 11, 2015, including approval of a contract with M&M Pavement Marking for pavement markings at a cost not-to-exceed \$34,000.

Yeas: Dills, Duncan, Graham, Johnson, Miller, Skaggs and Seibold – 7  
Nays: -0-

2015-61. Dills-Duncan. Motion to approve the consent agenda as follows:

2015- -A. To approve the minutes of the regular meeting held May 4, 2015.

2015- -B. To approve payroll disbursements of \$223,927.50; county and school disbursements of \$186.95, and total remaining disbursements of \$391,464.29.

2015- -C. To approve a request from the Public Works Department to hire two/three full-time seasonal employees to assist with road and sidewalk maintenance.

2015- -D. A contract with Ellis McLain Construction LLC in the amount of \$27,525.92 for the construction sidewalk ramps using Community Development Block Grant Funds, and to authorize a change order to the same contract to maintain projects costs under \$22,000.

Yeas: Dills, Duncan, Graham, Johnson, Miller, Skaggs and Seibold – 7  
Nays: -0-

The meeting adjourned at 6:45 p.m., subject to the call of the Mayor until June 1, 2015.

---

Karen K. Brower, City Clerk

Attachments: A – Ordinance amendment to Section 9.102 adopting the International Fire Code  
B – Ordinance amendment to Sections 5.28, 5.70 and 5.114 regarding zoning requirements  
C – METRO Act Right of Way Permit Extension with McLeod USA  
D – Right of Way Consent Agreement with McLeod USA

Attachments listed above are available for inspection at the office of the City Clerk.