

PROCEEDINGS OF THE CITY COMMISSION
CITY OF EAST GRAND RAPIDS

Regular Meeting Held May 1, 2017

Commission President Dills 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, Hamrick, Miller, Schad and Zigel

Absent: Mayor Seibold

Also Present: City Attorney Huff; City Manager Donovan; Assistant City Manager LaFave; Finance Director Mushong; Public Safety Director Herald; Parks & Recreation Director Bunn; Zoning Administrator Faasse; City Clerk Brower; Communications Specialist Greenleaf; Planning Consultant LeBlanc

2017-51. No public comment was received.

2017-52. Commissioner Hamrick reminded everyone to vote tomorrow.

Commissioner Schad noted the EGR High School had been named #9 in Michigan by US News & World Report. She also noted that the EGR Middle School Science Olympiad Team placed 16th of 60 teams in a recent state competition.

Commissioner Zigel announced that Duffield Lane would soon be opening a store in Gaslight Village. He also reported that Kilwin's Fudge and Carolina Low Country Kitchen would be opening in May.

Commissioner Dills reported the EGR High School Robotics team did very well in their world championship competition last week.

2017-53. A zoning variance hearing was held regarding the request of J. Peterson Homes, owner of 705-707, to allow the construction of a two-family home with the following variances:

- A. A minimum lot width of 50' instead of the required 80,'
- B. A front yard setback of 8.5' instead of the required 25,
- C. A combined side yard setback of 12.5' instead of the required 20,'
- D. A least side yard setback of 3.5' instead of the required 8'
- E. A maximum lot coverage for buildings and pavement of 73.7% instead of the maximum allowed 60%.

Zoning Administrator Faasse explained the request to demolish the current two-family home and build a new two-family house on the 50' lot. Mr. Faasse noted several other variances had been granted for development projects on Bagley and Croswell in recent years. He also noted none of the residential lots in the multi-family zoning district meet the current 80' lot width minimum.

Joel Peterson, owner of 705-707 Croswell, explained the existing home is in poor shape and not worth renovating. He stated the design and dimensions of the proposed duplex match the surrounding properties on the street, including the requested 8.5' front yard setback which he stated better matched the other properties on the street. He noted he was open to using permeable pavers on the driveway to reduce the lot coverage percentage, and was also open to flipping the front elevation of the home to place the driveway on the south side of the property as the adjoining property owner has requested.

City Attorney Huff stated that any discussion of revising the application to place the driveway on the other side of the property would require separate notices to be sent to the surrounding properties as it was a significant variation from the original proposal.

Commissioner Duncan was in favor of the project, but favored minimizing the lot coverage percentage with the use of pavers and possibly extending the front yard setback to 10.’

- 2017- -B. Miller-Duncan. Motion to table the request of J. Peterson Homes, owner of 705-707 Bagley, to allow the construction of a two-family home with a minimum lot width of 50’ instead of the required 80’ until a future meeting so that the applicant could work with staff to submit a revised proposal given the above discussion.

Yeas: Dills, Duncan, Hamrick, Miller and Zagel – 5
Nays: Schad – 1

- 2017-54. Introduction of an ordinance amendment to Chapter 81 of Title VIII of the City Code pertaining to sign regulations.

Planning Consultant LeBlanc explained the sign ordinance had been reorganized and several conflicts and inconsistencies eliminated.

- 2017- -A. Miller-Hamrick. That an ordinance amendment to Chapter 81 of Title VIII of the City Code pertaining to sign regulations be introduced as set forth in Exhibit “A” attached hereto.

Commissioners pointed out several areas where words appeared to be missing. Staff will look at these and have an updated version for the final reading.

Commissioner Zagel noted there is a variance procedure included in the ordinance if circumstances warrant.

Bryan Walters, 1039 Pinecrest, pointed out that the new ordinance referred to “any property lines” in Section 8.17 where the existing ordinance referred to “any right of way line” and questioned whether that would cause any issues.

Yeas: Dills, Duncan, Hamrick, Miller, Schad and Zagel – 6
Nays: -0-

- 2017-55. Contract for construction work on Lake Drive.

- 2017- -A. Zagel-Duncan. To award a contract to Lodestar Construction in the amount of \$392,152.25 for grind and resurface work, curb repair, sidewalk construction and utility repairs on Lake Drive.

Yeas: Dills, Duncan, Hamrick, Miller, Schad and Zagel – 6
Nays: -0-

- 2017-56. Duncan-Zagel. To approve the consent agenda as follows:

2017- -. The minutes of the rescheduled regular meeting held April 17, 2017.

2017- -A. Payroll disbursements of \$211,176.90; county and school disbursements of \$-0-, and total remaining disbursements of \$315,883.86.

2017- -B. Extension of the temporary easement with Consumers Energy for substation work at the Remington Park property and approval of new permanent easements for the actual location of electric utility lines in that area as set forth in Exhibits “B” and “C” attached hereto.

2017- -C. Quarterly financial reports for the period ended March 31, 2017.

- 2017- -D. A resolution adopting budget amendments for the quarter ending March 31, 2017 as set forth in Exhibit "D" attached hereto.
- 2017- -E. The rescission of the previous disposition of contract action and by mutual agreement conclude the televising PACP contract with Plummer's Environmental, Inc. of Wyoming, Michigan.
- 2017- -F. A contract with Michigan Pavement Marking LLC in the amount of \$18,000, including contingency, for the painting of lines, arrows, crosswalks and other pavement markings on city streets.
- 2017- -G. The Kent County Area Public Works Assistance and Mutual Aid Agreement with an authorized representative of the Assistant City Manager/Director of Public Works as set forth in Exhibit "E" attached hereto.
- 2017- -H. A contract with Ada Electric of Grand Rapids in the amount not-to-exceed \$14,630 for retrofitting existing streetlights with LED fixtures.
- 2017- -I. The purchase of ten Taser Cam Less-Lethal Weapon Systems from TASER International of Scottsdale, Arizona in the amount of \$27,592.94.
- 2017- -J. The purchase of a thermal imaging camera from First Due Fire Equipment of Mason, Michigan in the amount of \$5,970.00.
- 2017- -K. A contract for wood mulch in the amount of \$5,887.50 with Superior Groundcover.
- 2017- -L. A contract with SP Designs of Cape Coral, Florida for t-shirts for Parks & Recreation Department programs in the amount of \$37,919.00.
- 2017- -M. Preventative maintenance contracts for city streets as follows: Huyser Asphalt and Sealcoating in the amount of \$89,934.60 for skip patching; Strawser Construction of Columbus, OH in the amount of \$71,690 for cape sealing, fog sealing and center joint micro surface treatments.
- 2017- -N. Authorization for staff to seek bids for drainage improvements to a portion of the southshore of Reeds Lake Boulevard.

Yeas: Dills, Duncan, Hamrick, Miller, Schad and Zagel – 6
Nays: -0-

The meeting adjourned at 7:16 p.m., subject to the call of the Mayor until May 15, 2017.

Karen K. Brower, City Clerk

Attachments: A – Ordinance amendment to Chapter 81 regarding sign regulations
B – Consumers Power temporary easement extension for Remington Park project
C – Consumers Power permanent easement for utility lines at Remington Park
D – Resolution approving budget amendments for March 31, 2017
E – Kent County Area Public Works Assistance and Mutual Aid Agreement

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