

PROCEEDINGS OF THE CITY COMMISSION
CITY OF EAST GRAND RAPIDS

Regular Meeting Held May 7, 2018

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 Duncan, Favale, Hamrick, Miller, Walters, Zagel and Mayor Seibold

Absent: None

Also Present: City Attorney Huff; City Manager Donovan; Assistant City Manager LaFave; Zoning Administrator Mizikar
City Clerk Brower; Communications Specialist Greenleaf; Planning Consultant LeBlanc

2018-49. Kim Rossi, 2206 Wilshire, invited the community to get involved in the programs of the Community Action Council that focus on prevention of underage drinking and illegal drug use. She noted they have speakers available for public gatherings or individual in-home presentations.

Bill Saxton, 1637 Pontiac, introduced himself as a Democratic candidate for the 73rd District representative position on the ballot later this year.

2018-50. Commissioner Walters reminded everyone that the master plan process was still ongoing and invited everyone to the open house and joint city/planning commission meeting on May 22.

Commissioner Zagel announced that Bang Blow Dry Bar is now open at 2180 Wealthy.

2018-51. Durant Street Special Assessment District.

Assistant City Manager LaFave explained this was the final step in the special assessment process to improve the gravel road on Durant Street. He noted that, if approved, the construction would take place in the fall of 2018 or spring of 2019.

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

2018- -A. Walters-Duncan. That a Resolution Confirming Assessment Roll for the Durant Street Special Assessment District be adopted as attached in Exhibit "A."

Yeas: Duncan, Favale, Hamrick, Miller, Walters, Zagel and Seibold – 7

Nays: -0-

2018-52. A zoning variance hearing was held regarding the request of Spectrum Health Blodgett Hospital to allow:

a. Construction of a parking structure with a setback of 7.2' along Sherman instead of the 30' required (R-1 District), and two bays of surface parking with a setback ranging from 5' to 19.3" from the property line instead of the required 30.0' (R-1 District) or the required 25.0' (R-2 District).

b. Overall lot coverage by buildings and structures of 47.7% instead of the 35% allowed.

Rick Redetzke of Spectrum Health reviewed the parking locations on the Blodgett campus from the 1960's through the present time, noting that parking has always been located along Sherman and Plymouth Streets either in surface lots or the ramp built in the 1970's. He stated that for the last several years, the hospital has spent considerable time and money to keep the ramp structurally maintained, but the condition of the ramp is the impetus for the current proposal. He noted the current parking is poorly balanced with 80% of the spaces on the south portion of the site. The proposal will replace the aging parking ramp with separate ramps on the north and south of the campus and a new surface lot closer to the entrance that will make it easier and safer for drivers

and pedestrians to access the hospital and professional office building. The plan will provide 1,202 spaces onsite while continuing to shuttle hundreds of employees from offsite. The proposal will also decrease the number of entrances into the hospital to reduce confusion, improve handicap parking and access, keep traffic flow within the campus and add more landscaping screening for those living on adjacent streets. He reported Spectrum has held seven meetings with neighbors to discuss the issues and used the feedback to refine the plans over the last several months.

Mr. Redetzke stated that while residents had developed two of their own plans for parking on the site, Spectrum Health was not able to use their concept plans because of traffic conflicts on city streets, inefficient site circulation, lack of emergency access, issues with providing safe and convenient handicap access to various locations on the site, additional variances required and several engineering-related concerns with the foundation levels and water tables.

Mr. Redetzke reported that following neighbor input, several modifications were made to the plans to reduce the height of the structure along Plymouth by 17-26' as well as add greenspace, relocate and redesign the ramps and staircases, and to add more trees, landscaping islands and buffer walls. Mr. Redetzke showed various elevation drawings depicting the new structures and parking areas with height notations and perspectives for pedestrians and neighboring homes. He provided detailed information on the parking setback variances granted in 2008 and the areas where the new parking structure and surface lots would require new setback variances.

Mr. Redetzke reviewed the current and proposed lot coverages by buildings, structures and pavements and noted the differences in what was allowed in residential zones versus commercial areas. He stated the lot coverage by buildings/structures would increase from the 44% to 47.7% under this proposal while the combined lot coverage by all buildings and surfaces would decrease from 76.6% to 75.8%. He then outlined how the project would be divided into two phases of construction over the next three years.

Chris Meyer, Spectrum Health legal counsel, stated there were two variances being requested to complete the site plan approved by the Planning Commission in April. He reviewed the practical difficulty standard contained in the city's zoning ordinance which allows property owners to request a variance if there are reasons why the owner feels it is necessary to do so. Mr. Meyer showed aerial photos of the campus from the 1960s and 1970s that showed how the campus has evolved and noted that parking lots have been located within the setbacks since at least the 1960s. He also reviewed the requested setback variances along Sherman to accommodate the corner of the parking ramp and one row of surface parking. He stated that there is already a wide greenbelt of right-of-way along Sherman Street because of the narrower one-way street, and while this wide right-of-way does not count toward the setback requirement, it does provide additional greenspace between the edge of the parking area and the property line that would not be available on most other streets.

Mr. Meyer reviewed the circumstances that make this property unique in this area. He noted that all three street frontages are considered front yards, thereby requiring a 25' setback in R-2 or 30' setback in R-1—on all three sides instead of the 10' that would be allowed if two of the three boundaries could be considered side yards. He further noted that the proximity to the water table of Fisk Lake limited the underground depth that a parking lot could be constructed. The development of the hospital structures in the center of the site means that parking necessarily has to be built around the edges and has to line up with the heights and entrances of the existing buildings. He stated the hospital is not seeking to increase the number of parking spaces on the site, just to replace the old parking garage with newer garages and some surface parking to better balance the availability of convenient parking. Mr. Meyer felt the 2008 special use designation and variances granted balanced the needs of Blodgett Hospital to use their campus and the neighbors to use their property. He stated the plans for a wide aisle for drop off and traffic flow at the main entrance necessitated pushing the parking spaces further south toward Sherman Street.

Mr. Meyer addressed the lot coverage variance by saying the Blodgett campus already provides storm water management on the site and the new construction will actually increase the greenspace on the campus.

Mr. Meyer noted that the 2008 variance granted by the city for a 0' setback along Plymouth is still in place, meaning Blodgett does not have to seek another variance to build the new south garage up to that 0' setback.

Julie Wolowitz, Vice President of Operations for Blodgett Hospital, spoke about the benefits of the proposed parking and wayfinding reconfiguration for the patients and families visiting Blodgett Hospital each year who need safe and efficient parking areas and walkways.

Planning Consultant LeBlanc noted the city commission is considering two variances tonight and then, if the variances are approved, a site plan submittal. He noted the portion of Blodgett Hospital fronting Sherman Street was actually divided between the R-1 and R-2 single-family residential zoning district, thereby needing variances from two different setback requirements for the south parking areas. He reviewed the variances and special use designation granted by the City Commission in 2008 that legitimized all prior building and parking configurations existing on the site at the time as well approved as the variances requested at that time. The only things now requiring approval are the Sherman setback, the lot coverage variances and the overall site plan. Mr. LeBlanc gave his opinion that the south ramp does not need a variance for the Plymouth setback because it was already granted a 0' variance in 2008 which now runs with the land.

Mr. LeBlanc referenced his memo to the City Commission outlining the three specific criteria contained in the city zoning ordinances for granting zoning variance requests. He stated that institutional uses like hospitals are quite often designed with a separate zoning district designation; however, East Grand Rapids does not currently have this type of designation, requiring Blodgett Hospital to use the residential zoning rules and exist with various non-conformities. Addressing the criteria for granting variances, he noted the property's triangular shape, high water table, streets on three sides and prior building development all effectively create a practical difficulty regarding how the property can be used. Since the hospital predated zoning in East Grand Rapids, he stated that development of the site wasn't dictated by spatial requirements; therefore, some existing structures impede the arrangement of new improvements. He stated this proposal reconfigures the parking on the site but does not add additional parking spaces and is consistent with the requirements and directions given in the 2008 variances and special use designation. Mr. LeBlanc reported the Planning Commission spent considerable time discussing the standards requiring the new development be harmonious with the surrounding area and not posing substantial detriment to those properties before recommending approval.

Mr. LeBlanc briefly outlined the proposed site plan and the conditions recommended by the Planning Commission. He reviewed the standards for approval of site plans contained in Section 5.87 and noted that the site plan must be approved if the Commission finds that it meets all the standards. He noted the Planning Commission attached several recommended conditions for approval of the site plan.

Commissioner Walters questioned the practical difficulty request for the Sherman setback request. Mr. Meyer explained the hospital had pushed the parking spaces south toward Sherman to allow a wide driveway with plenty of space for multiple drop offs and vehicle maneuvering around the front entrance. He stated approximately 55 parking spaces would be lost if the setback variance were denied.

Commissioner Miller asked whether the 4' wall along Sherman could be reviewed to make sure it blocked headlights effectively. Mr. LeBlanc agreed this could be added as a condition and that a 6' wall was allowed without an additional variance.

Commissioner Walters asked whether the existing retaining wall and landscaping along Wealthy could be kept as requested by the neighbors. Mr. Redetzke stated that the hospital planned to construct two shorter walls to break up the grade change to make the wall more attractive and that much of the existing wall and landscaping would have to be removed to facilitate construction of the north garage.

Commissioner Hamrick questioned whether the stormwater system constructed during the 2008 project would be sufficient. Mr. LeBlanc noted the lot coverage would actually decrease, meaning slightly less stormwater. City Manager Donovan stated all drainage and engineering plans would be reviewed before building permits are issued.

Planning Commission Chairman John Barbour explained the Planning Commission's review of the proposed site plan and the input from neighbors that resulted in revised plans requiring fewer variances. He noted the Planning Commission extensively discussed the conditions of Section 5.87 before ultimately recommending approval. Mr. Barbour thanked the neighbors for their commitment to making the project less intrusive and thanked Blodgett Hospital for their willingness to listen to the neighbors and planning officials. He felt this

proposal was well balanced and would improve the campus and the patient experience. Mr. Barbour noted that the new master plan makes several references to East Grand Rapids being a welcoming and inclusive community and stated the improvements to the Blodgett campus would help welcome those who need to use the hospital services.

Jim Bruinsma, attorney for several property owners, spoke against the requested variances and site plan. He noted that variances were not a substitute for rezoning and that public policy is set forth by the zoning ordinances. Section 5.26 is meant to protect the neighborhoods, not the hospital. He stated that dimensional variances should be precise and limited to specific issues and not dismissed because Spectrum has tried to justify their plans by saying the residential standards don't make sense for the hospital. Mr. Bruinsma felt the approvals granted in 2008 allowed only those specific expansions but did not approve future expansions. He read from a 2008 public notice that stated no addition or extension to the parking ramp was proposed.

Mr. Bruinsma stated that any height within a setback was not permitted because you can't build anything within a setback. When the variance was granted in 2008, it was not granted to later build the garage taller; it was a variance to approve what already existed at 9' above grade. He noted this was important because the new south garage was not within the footprint approved in 2008, but is 78' longer along Plymouth than the existing garage. He stated a variance has not been granted for that location and the city does not have the authority to ignore this fundamental violation of the ordinance. Mr. Bruinsma noted the city cannot approve a site plan that doesn't meet or ask to meet the ordinance requirements. He further noted that no practical difficulty or special conditions had been proven and the effect on neighboring properties had not been analyzed in 2008.

He also did not feel that Blodgett had currently proven any practical difficulty relating to unique situations such as grade changes, water table or the three required front yards. Mr. Bruinsma showed there are actually four separate parcels within the Blodgett campus and if the setbacks are applied to all four parcels, the hospital has actually received special treatment with the current buildings.

Mr. Bruinsma also stated the existing buildings are all self-created hardships and a variance cannot be granted because the variance process doesn't allow it. He acknowledged Blodgett's attempts to improve the campus but stated this does not relieve them from the past actions that created the existing buildings. He cited the city's denial of the Lakewood Hills variance requests several years ago. He stated that Blodgett can rebuild the garage they have in the existing location or use the neighbors plans that show it can be rebuilt in the existing footprint.

Mr. Bruinsma addressed the substantial detriment standard and stated that coverage, density and intensity of the use were overburdening the site and did not meet the ordinance requirement to protect against encroachment on neighboring properties. Mr. Bruinsma referenced a statement by Mr. VanDokkumburg about the fundamental change in neighborhood character that will result from pushing the hospital activity to the edges of the property past the established setbacks where it will most affect the neighbors.

Mr. Bruinsma addressed the site plan submittal by stating the site plan cannot be allowed to go forward because a variance was never granted for a portion of the south parking garage. He noted that harmonious is not defined but that the implication is that the buildings have to work together with the neighborhood and that will not happen here. He concluded the proposal will not complement the area and must fail.

David Brown, 551 Plymouth, read from a report submitted by a landscaping firm identifying several issues with the proposed plantings, including the lack of full sunlight, conflicting plant species, soil textures and water retention issues. He concluded that the plants will struggle and fail because of the unrealistic plans put forward by Spectrum.

James VanDokkumburg, 521 Plymouth, expressed concerns about the proposed courtyard that he felt would eventually be used for fire exits and therefore would not count as greenspace as intended. He noted there would be major issues with handicap egress and fire department access in the event of an emergency.

Commissioner Walters asked for a legal determination on the argument that the south parking garage cannot be built without an additional variance. City Attorney Huff stated he and Planning Consultant LeBlanc have reviewed the ordinances and feel that a new variance is not required because a 0' setback was approved along

the Plymouth frontage in 2008. Mr. LeBlanc concurred that since the City Commission's 2008 approval did not include any conditions, the setback and has been permanently changed in this location and no further variance is needed.

Mayor Seibold opened a public hearing on both the variance requests and the site plan request. The following people were present to express their opinions:

- Penny Wilson, 737 Cambridge
Enjoys the pedestrian environment around the hospital and felt the patients that use the campus will benefit from the improvements.
- Michelle Gordon, JH Realty
Stated neighbor concerns about loss of property values are valid and new walls will further decrease values.
- Sean Tilton, 1842 Sherman
Opposed setback variances; requested that strict conditions be imposed to allow only parking in that setback area.
- Deb Sprague, 2332 Burchard & guest
Participate in the hospital's advisory council and feel Spectrum does a good job of listening to suggestions about improving patient experiences.
- Larry Smeagle, Spring Lake
Wanted to make sure that patients are considered in this discussion because wayfinding is very important to them. Supports the proposals.
- Mary Dougherty, 2639 Hall
Over 39,000 emergency room patients seen in 2016. Making traffic flow and parking better is the right thing to do.
- Kevin Troop, Grant
Urged keeping the patients and what can be done to get them in and out safely as the focus of discussions.
- Karen Nash, 7149 Armadale NE
Was recently a patient at Blodgett and had difficulty finding parking and using stairs and handicap walkways. People deserve better than the old ramp and unsafe walkways.
- Stephanie Young, Ada
Reviews patient surveys and helps implement suggestions. Noted people are often stressed and distracted when visiting the hospital and need convenient parking and easy to navigate paths in and out of the campus.
- Stacy Lynch, 1860 Sherman
Requested 6' wall to buffer headlights so people don't loiter there smoking and invading privacy of the neighbors. Other hospitals make ramps and walkways work. This plan doesn't provide enough safety for neighbors and pedestrians.
- Genevieve Swanson, 2945 Bonnell
Blodgett Hospital and this project are very important to the area. The current situation is untenable and Blodgett should be allowed to improve conditions.
- Tim Berg, 321 Rosewood
Noted many EGR residents support this project. Felt it was in everyone's interest to keep hospital working and maintained. Liked the look of the proposed buildings.
- Janet Chobanian, 535 Plymouth
Grave concerns about landscaping failing along the wall. Didn't feel 7' strip of ground could support the massive growth and they would be left with looking at a big building that isn't harmonious.
- Mary Ellen Mika, 2530 Hampshire
Supported Blodgett's requests because on street parking is not a good option. Appreciated their efforts to improve the current situation.

The following communications were received at City Hall since the Planning Commission meeting held April 24, 2018. Other correspondence regarding this issue can be found in the Planning Commission materials.

- | | |
|------------------------------------|----------|
| - Kris & Bill Andrus, 1779 Asbury | Opposed. |
| - Dale Ferriby, 1833 Wealthy | Opposed. |
| - Janet Chobanian, 535 Plymouth | Opposed. |
| - Adam & Stacy Lynch, 1860 Sherman | Opposed. |
| - David Murkowski, 1862 Sherman | Opposed. |

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

- 2018- -A. Miller-Duncan. That the request of Spectrum Health Blodgett Hospital to allow the construction of a parking structure with a setback of 7.2' along Sherman instead of the 30' required (R-1 District), and two bays of surface parking with a setback ranging from 5' to 19.3" from the property line instead of the required 30.0' (R-1 District) or the required 25.0' (R-2 District) be approved with the following conditions:
1. Variance only authorizes the intrusions and uses shown on the site plan submitted by the applicant dated April 13, 2018.
 2. Any suggested modification of those intrusions, including any change in the parking structure or any changes of parking spaces illustrated in the surface lot, would require the issuance of a new variance by the City Commission.
 3. That the headlight barrier wall along Sherman be inspected by city staff upon completion to prove its ability to block headlights for residents on Sherman.
 4. That the curb cut and driveway on Sherman be removed during the project as shown on the drawings.

Mayor Seibold thanked the neighbors and Spectrum for all their effort on this project. She noted that Blodgett Hospital has been located on this property since 1916 – much longer than the zoning has been in place in the area – and that the buildings have been constructed over time and were made nonconforming when various zoning rules meant for residential uses were enacted. She reported the ramp was not popular when it was constructed and is certainly unattractive now. She supported the variances as she felt the new buildings will be an improvement—not a detriment—and housing values will remain stable over time.

Commissioner Zagel remarked on the challenge of applying residential zoning rules to a hospital use. He noted that by definition, the special use designation acknowledges a special situation on this property. He agreed with the city's planning consultant and attorney that the variance requests are the proper requests to consider. He felt the current proposal was fundamentally better for the community because of the process of approval provided by the ordinances. He did not feel there was a substantial detriment to property values if the project goes forward as homes surrounding the hospital have likely been slightly lower for some time because of the hospital use and are not dependent on the current proposals.

Commissioner Miller stated he has struggled with these requests over the last few months but can support the proposals with the stated conditions as they produce the best situation possible. He acknowledged that the past variances granted without conditions have contributed to the current considerations. He felt that variances and site plan as proposed are actually a better solution than what could be happening. Variances often deal with situations where the goal is to allow applicants to use their property while minimizing the impact on surrounding properties. Commissioner Miller noted that having surface parking along Sherman was the best situation given the hospital use and that many challenges remain on this site with or without variances being granted. He supported the setback variance as conditioned above.

Commissioner Duncan also stated she was previously uncertain about approving the requests but has spent several hours reading materials from both hospital and resident representatives. She noted that while it was not an easy decision, she supported the overall proposals because of the improvements that will be made. She suggested continuing discussions on smoking, headlights, traffic, etc. with Blodgett and the neighbors.

Commissioner Hamrick also supported the variances because of the parking improvements that will be made. She noted it was very confusing to drive through the current ramps and agreed changes were needed. She felt the landscaping and screening had been made better with the resident input and it would be very important to be maintained over time.

Commissioner Walters was not convinced that a practical difficulty existed that required a variance from the residential setback requirements along Sherman for a net gain of 55 parking spaces. He did not feel those spaces met this very high standard. While agreed that this was a special use in this area, he equated the situation to trying to fit a square peg into a round hole. He noted the proposal, including offsite parking, has 162 more spaces than required by ordinances and would still meet those standards even if they lost the 55 spaces and built entirely behind the required setback. He did not feel the variance along Sherman was necessary. Mr. Walters did not feel the proposal would cause a substantial detriment to the surrounding area because of the greenspace along Sherman; however, he would be voting against the setback variance.

Commissioner Favale agreed to support the variance, but felt the headlight screening wall and the ongoing condition of the landscaping may need to be revisited in the future.

Yeas: Duncan, Favale, Hamrick, Miller, Zagel and Seibold – 6
Nays: Walters – 1

2018- -B. Zagel-Miller. That the request of Spectrum Health Blodgett Hospital to allow overall lot coverage by buildings and structures of 47.7% instead of the 35% allowed be approved.

Commissioner Walters spoke in favor of this request as there would be a significant practical difficulty in meeting the ordinance requirements with this type of use. In addition, he noted the buildings were inherent to the special use designation as a hospital. He didn't feel the actions of Spectrum Health had created the need for a lot coverage variance and was not a drastic increase over the existing lot coverage or contrary to the spirit of the ordinance.

Commissioners Zagel, Duncan and Favale agreed.

Yeas: Duncan, Favale, Hamrick, Miller, Walters, Zagel and Seibold – 7
Nays: -0-

2018-53. Spectrum Health Blodgett Hospital Site Plan Submittal.

2018- -A. Miller-Zagel. That the site plan submitted by Spectrum Health Blodgett Hospital dated April 13, 2018 be approved with the following conditions:

1. Limit hours and days for construction, as noted in the letter from Spectrum Health;
2. Restrict routes for construction traffic to designated major streets;
3. Require construction workers to park off-site;
4. Require the applicant to provide the name and contact information of an individual to whom complaints can be directed during construction, as noted in the letter from Spectrum Health;
5. Require base-line foundation monitoring of adjacent homes to verify potential construction impacts, as noted in the letter from Spectrum Health;
6. Require that all comments in the City engineering consultant's review letter of April 19 be addressed;
7. Require installation of gas lights and entry signage harmonious with the character of Gaslight Village, as was illustrated in the applicant's presentation;
8. Monitor and maintain the landscaping to ensure healthy conditions; and
9. Require acoustical panels be installed on the back side of the Plymouth Street walls to mitigate the noise from ambulances.

The commission discussed the need for continual monitoring and eventual replacement of landscaping components, but decided against placing additional conditions or restrictions on the site plan over what is addressed in condition #8 above. They reiterated to Blodgett that continual monitoring and replacement of the landscaping components will be expected. City Manager Donovan noted staff would contact Blodgett in the future if issues arise.

Commissioner Miller noted that increasing the height of screening walls may only cause smokers to move out onto the sidewalks and will not solve the issue. Rather than dictating the height of the wall, he challenged Spectrum to continue working to address the smoking concerns and neighbor privacy. Mayor Seibold agreed that those aren't a part of the site plan approval but will be addressed with Spectrum in the future.

Mayor Seibold felt the proposed buildings would look and perform better than what is currently in place and would be more harmonious and have less impact than the large addition constructed in 2008. She felt the improvements would make the neighborhood safer and would benefit patients and visitors. She felt the setbacks, greenery, aesthetics, traffic flow and access will be better.

Commissioner Zagel supported the site plan because it eliminates the Sherman exit and breaks up the height of the parking garages with tiered landscaping and screening walls of varied materials that will better match the neighborhood. Mayor Seibold agreed, giving the example of the high school pool where a very tall brick wall was built directly on the sidewalk versus the proposed parking ramp that will have tiers and landscaping to soften the impact.

Commissioner Miller noted that emergency access and storm water impact were governed by other state and federal regulations and compliance would be required before permits are approved. He noted that he felt the plan as presented would be harmonious with the surrounding area.

Commissioner Walters stated approval should not be given based on what's best for patients or how it looks to surrounding properties, but rather on the four strict criteria in the ordinance. He felt standards A, C and D have been met, but the last standard that requires the design be "harmonious to the greatest extent possible" has not been met. He did not feel the hospital had done the best they could to meet this standard and there may be better options. He didn't feel a 14-22' parking deck so close to the sidewalk was the most harmonious option. He noted parking requirements were more than met and the parking lots could be reduced to meet the setback requirements and make them more harmonious. He stated he could not support the site plan request.

Commissioner Favale stated that at the end of the day, the ramps would be imposing and not harmonious. She also stated the entire approval should not hinge on landscaping to make it acceptable to the neighbors. She felt the proposal could be made better and she could not support this request.

Mayor Seibold felt that even without the trees and landscaping, the new ramps would be more harmonious with better materials than the existing ramp and a lower height than surrounding homes.

Commissioner Zagel noted that the ramps would still be visible in the winter and appreciated the efforts to design structures to make the best of what will be visible.

Commissioner Miller spoke in favor of the parking compromise to utilize offsite spaces and shuttles while providing as many onsite spaces as possible and minimizing street parking issues. He felt it was a more harmonious solution to provide surface parking rather than building taller parking ramps.

Commissioner Duncan stated that while she still had some reservations about project, she would support the site plan based on the conditions put on the approval and urged Spectrum Health to maintain the landscaping to the best condition possible.

Commissioner Hamrick also reiterated the need to monitor and maintain the landscaping. She appreciated the effort Spectrum Health had made to compromise from their first proposal.

Yeas: Duncan, Hamrick, Miller, Zagel and Seibold – 5
Nays: Favale and Walters – 2

2018-54. No public input was received on the draft Master Plan.

2018-55. Duncan-Zagel. To approve the consent agenda as follows:

- 2018- -. To approve the minutes of the regular meeting held April 16, 2018.
 - 2018- -A. To approve payroll disbursements of \$220,246.06; county and school disbursements of \$-0-, and total remaining disbursements of \$479,825.94.
 - 2018- -B. Resolution waiving the penalty associated with not filing property transfer affidavits timely as attached in Exhibit "B."
 - 2018- -C. An amendment to the contract with Superior Asphalt not to exceed \$73,895.86 to add Brighton Drive and Rosalind Rd to the grind and resurface improvement work for the upcoming construction season.
 - 2018- -D. The preliminary minutes of the Planning Commission meeting held March 20, 2018.
 - 2018- -E. The preliminary minutes of the Planning Commission meeting held April 24, 2018.
- Yeas: Duncan, Favale, Hamrick, Miller, Walters, Zagel and Seibold – 7
Nays: -0-

The work session adjourned at 10:21 p.m., subject to the call of the Mayor until May 21, 2018.

Karen K. Brower, City Clerk

Attachments: A – Resolution confirming assessment roll for the Durant Street Special Assessment District
B – Resolution waiving fine for late payment of property transfer affidavits

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