

**Dexter City Council Meeting  
September 27, 2021**

**Additional Staff Updates**

**Mill Creek Brewery (8180 Main St) Pre-App Meeting Update.** Pre-applicant expressed a desire to develop the property for a destination restaurant/nano-brewery with a bridge over the creek to connect to the B2B Trail & Mill Creek Park Pathway. Pre-applicant admitted to having a financing gap and stated he's seeking a rezoning so that he does not have to pay for required parking he can't provide on-site. Pre-applicant also confirmed he would request a commercial tax abatement (PA 210).

CWA counseled that a straight rezoning was not supportable for a variety of reasons, starting with its inconsistency with the Master Plan. CWA recommended the pre-applicant consider a conditional rezoning or PUD.

Matt MacDonell with the Washtenaw County Road Commission explained a permit for a new driveway access would be required, as would a traffic study. Pre-applicant has a traffic study from 2016 and Mr. MacDonell indicated the Road Commission was willing to work with the pre-applicant, in light of the COVID situation. Mr. MacDonell also mentioned that the WCRC and City were coordinating on a CMAC grant for construction of a roundabout at the Intersection of Island Lake and Dexter-Chelsea Road, along with signal improvements from Island Lake Road and Dexter-Pinckney Road through the City to Zeeb Road. He also stated a roundabout project would shut down the road (i.e., closed to vehicle traffic) (Island Lake and Dexter-Chelsea) for an entire summer, which could have significant impact on a new startup business.

Attendees indicated that the project was exciting, but challenging and that there may be issues with a straight rezoning. It was pointed-out that the destination venue proposed by the pre-applicant would draw visitors that won't want to walk from a public parking lot. It was stated that if employees won't walk, customers won't either. Parking numbers from other similar uses were requested to demonstrate visitor trip generation. All agreed, locals would be more inclined to walk, than non-locals. The concept of underground stormwater management to allow more surface parking, which could be land banked, was offered.

During the meeting it was mentioned that if the pre-applicant built the pedestrian bridge and on-site parking, the pre-applicant could offer the on-site parking to the City as a public parking lot, again under a Conditional Rezoning or separate parking agreement. However, there was some concern expressed that while a proposed pedestrian bridge might help aid pedestrians coming from Westridge, it might also trigger the use of the parking lot behind the fire station for only the venue, thus crowding out parking for Mill Creek Park North users; especially families with children.

Additional questions regarding the pedestrian bridge over the Creek focused on ownership and maintenance.

Staff has reached out to MEDC regarding [Commercial Revitalization Program](#) (CRP) Funding and will provide update at a future meeting.

The pre-app meeting was recorded and a link is available if you'd like to view the meeting.

**Fall Street Trees.** Fall street trees will be planted starting tomorrow.

**Crop Walk.** Staff received a park use permit request from Church World Service to host a Crop Walk on Sunday, October 3, 2021. The event is scheduled to begin and end at St. Joseph Church, and involves participants strictly using sidewalks and crossing at stop lights. The event has been held in previous years.

**Waste Management.** City Council should be aware that since the start of the year, there has been significant turnover in the City's points of contact at Waste Management. Specifically, the City's regional government representative and the City's business refuse representative have left the company.

**Trick or Treat Hours.** Staff has started receiving questions about the Halloween Trick or Treat hours in the City. City Council annually votes to set the recommended Trick or Treat hours. In 2019 and prior, the hours were set for 5:30 – 7:30pm. In 2020, the hours were changed to 5:00 – 7:00pm. Staff would like to include the hours in the upcoming Newsletter, which will be released before the next City Council meeting, where Council would normally vote to set the hours.

## Responses to City Council Questions

### Communications

1. p.9: Double check the dates for the DCS BOE meetings. I think the next two are a workshop on 10/4 (at WISD) and a meeting on 10/18 (in the Bates Boardroom). (<https://www.dexterschools.org/district/board-of-education/meetings>)

Staff does not typically keep track of Board of Education special meetings. But it does look like the Schools have made some changes to their regular meeting schedule. This will be updated for future Meeting Calendar communication items. The Schools' posted schedule is below:

<b>Monday</b>	<b>October 4</b>	<b>5:00pm Board Workshop WISD Vogel C</b>
Monday	October 18	
Monday	November 1	Thanksgiving = Nov. 25 & 26
Monday	November 15	
Monday	December 6	Winter Break = Dec. 20 –31
Monday	January 10, 2022	
Monday	January 24	
Monday	February 7	
Monday	February 28	
Monday	March 7	
Monday	March 21	Spring Break March 28 – April 1
Monday	April 11	
Monday	April 25	
Monday	May 2	
Monday	May 16	Memorial Day = May 30
Monday	June 6	
Monday	June 20	

2. p. 9: Space might prohibit sharing the link to the specific webpage for the various boards/commissions mentioned, but it might be nice for the clickable link to direct people to that specific webpage. For example, the link for the zoning ordinance update subcommittee could still read [dextermi.org](http://dextermi.org), but the clickable link could be to here: [https://www.dextermi.gov/government/boards\\_and\\_commissions/zouupdate.php](https://www.dextermi.gov/government/boards_and_commissions/zouupdate.php)

Future Meeting Calendars will be updated with clickable links.

## **Dan's Report**

1. p. 12: Any leads on the vandalization at the Ryan Drive Well House?

There are no leads at this time. However, staff has learned that there was a tik tok trend involving theft and school vandalism, and this could have been related.

## **Michelle's Report**

1. p. 13: Who is on the 3045 Broad Street Committee? The members are Shawn Keough, Donna Fisher, Zach Michels, Chet Hill, Karen Roberts, Doug Finn, Don Darnell. Are there any other webpages, besides [this one](#), that discuss the project? No. Will that Committee meeting be open to the public? The meetings have not been actively advertised to the public in the past, but they could be if that is City Council's desire. Generally speaking, when are such subcommittee meetings open to the public? Only when 3 or more council members are present? Something else? When directed by City Council or when there is quorum of a board/committee. The Zoning Ordinance Subcommittee meetings come to mind (they are open to the public), but only 2 council members are present there. We made the ZO Update open to the public as a way to engage the public. We had public engagement, including multiple public input meetings, as a part of the 3045 Broad Street redevelopment project, so it did not seem necessary to have the subcommittee meetings be public.

2. p. 20: Just an aside that any update of the RFP for the 3045 Redevelopment Project should include updated Census 2020 numbers. Agreed. The previous RFP cited 2016 estimates of population growth to 4901; however, the Census 2020 count was 4500 (see p. 14 of packet). I can imagine other updates would be appropriate, but this stuck out at me given our recent discussion of the Census numbers. The population growth estimate was provided by SEMCOG, which causes me to be suspect of the preliminary Census 2020 numbers.

## **Your Report**

1. p. 32: Regarding the interviews for the Assistant to the City Manager position, you previously mentioned recusing yourself from the first round of interviews due to your personal relationship with one of the candidates. Is that candidate still "in the running?" If so, are you continuing to recuse yourself or have you rejoined the interview process?

Marie, Dan and Michelle performed the first review of applications. The person with whom I have a personal relationship did not make it past that step and was not selected for an in-person interview. As a result, I have participated in the in-person interview process with five candidates.

## **Setting a Public Hearing for Conflict of Interest Ordinance**

1. p.88: Are the ZBA Bylaws readily available on the City's website? I couldn't find them [here](#). Would it make sense to post them more prominently on that webpage?

None of the board and committee bylaws are currently posted to the website (ACH, P&R, PC, ZBA). The committees' bylaws can be posted if that is City Council's desire.

## **Senior Center Funding Request**

1. p. 161: Given our prior discussion and support for this during budget discussions, is there a reason why this is a separate consideration item as opposed to an item on the Consent Agenda? Do you see any cons to moving it to the Consent Agenda (I know doing so would require a motion and vote of Council).

The Senior Center funding request item could have been included as a consent item, and Council can move it to consent if desired as part of agenda approval (there does not need to be a separate motion). I was on the fence about consent versus new business because it has been a little while since it was discussed. Staff invited Jim Carson, the Senior Center President to attend the meeting to talk about the item and answer any questions that Council may have.

## **150 Jeffords**

1. p. 165: The memo mentions two different parking funds: the City's Parking Fund and the City's Voluntary Parking Fund. Are these the same thing?

Yes, these reference the same thing – the Voluntary Parking Fund - wherein developers contribute to the fund in lieu of providing required on-site parking spaces.

## **General Code of Ordinances**

1. p. 170: Just out of curiosity, how many penalties have been handed out for Code or ordinance violations in the past year? Past 5 years? I'd like to get some sense of the frequency of violation convictions, if possible.

Staff would like to clarify that there are multiple levels of code enforcement. Staff regularly sends violations notices on a variety of topics, ranging from a resident needing to mow grass or shovel snow, to residents performing work without a permit, to illegal on-site storage of materials. Typically, staff is able to work with residents to resolve issues before we have to take then next step. In the few instances where we have had to take the next step, the City typically requests a court order for the resident to resolve the issue, rather than the issuance of a fine or jail time. Staff can put together a full report of code enforcement action, if desired.

## **City Council Rules**

1. p. 191: It would have been nice to see the previously shared and discussed City of Detroit's resolution regarding the filling of council vacancies included in this packet.

They are attached to this supplemental report.

David Whitaker, Esq.  
Director  
Irvin Corley, Jr.  
Executive Policy Manager  
Marcell R. Todd, Jr.  
Senior City Planner

LaKisha Barclift, Esq.  
Rory Bolger, PhD  
Timothy Boscarino  
Kemba Braynon

# City of Detroit


## CITY COUNCIL

LEGISLATIVE POLICY DIVISION  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226

Phone: (313) 224-4946 Fax: (313) 224-4336

Elizabeth Cabot, Esq.  
Janese Chapman  
Derrick Headd  
Anne Marie Langan  
Jerry Pokorski  
Analine Powers, PhD  
Sabrina Shockley  
David Teeter  
Kathryn Underwood

**TO:** The Honorable Detroit City Council

**FROM:** David D. Whitaker   
Legislative Policy Division Staff

**DATE:** November 12, 2014

**RE:** **Resolution Adopting A Process To Fill The City Council Vacancy**

The Legislative Policy Division was requested to draft a resolution relative to the procedure to fill the vacancy currently on City Council. That resolution is attached for your consideration.

## RESOLUTION BY THE DETROIT CITY COUNCIL

### RESOLUTION ADOPTING A PROCESS TO FILL THE CITY COUNCIL VACANCY CREATED BY THE RESIGNATION OF MEMBER JENKINS

**WHEREAS,** Effective November 7, 2014, Council Member Saunteel Jenkins resigned from the Detroit City Council to pursue other endeavors, creating an at-large vacancy on the Council; and

**WHEREAS,** The 2012 Detroit City Charter (Charter) at Section 3-105, entitled *City Elections and City Council Initiated Ballot Proposals*, requires the remaining Council members to appoint a new member to fill the vacancy until the next general election is held in November 2016. The provision reads in pertinent part as follows:

If a vacancy occurs on City Council it shall be filled by appointment, based on a two-thirds (2/3) vote of the members. The person appointed shall serve until an elected member takes office. The election to fill the vacant position shall occur at the next general election to be held not sooner than one hundred eighty (180) days after occurrence of the vacancy.

**WHEREAS,** The Charter does not provide guidance or direction on the manner or method that Council should utilize to make the appointment, nor does the Charter set forth the time period in which the Council must act in making its selection; consequently, City Council must exercise its sound discretion in formulating a process of appointment in a fair, just and reasonably expeditious manner; and

**WHEREAS,** City Council has developed a process that will allow all interested and qualified members of the community to apply for the opening. **NOW THEREFORE BE IT**

**RESOLVED,** That the Detroit City Council shall utilize the following process to fill the vacancy created by the resignation of Council Member Jenkins:

1. City Council will begin accepting applications on November 19, 2014 and the application period will end on December 5, 2014, at 4:00 p.m. Applications will **ONLY** be accepted at the City Clerk's Office located at The Coleman A. Young Municipal Center, 2 Woodward Ave, Ste. 200, Detroit, Michigan 48226 during the stated application period. **Other applications, resumes or other materials received before or after the application period or through other channels outside of the Clerk's Office (including through Council Members) will not be considered.**

2. To be qualified for appointment an applicant must meet the following requirements:
  - Be at least eighteen (18) years of age;
  - Be a citizen of the United States; and
  - Be a resident and a qualified and registered voter of the City of Detroit for one (1) year at the time of application; and
3. All persons seeking appointment shall submit a resume and a signed and notarized application to the City Clerk's Office by the due date. An applicant may submit supporting documents, such as a writing sample; however, none are required; and
4. The City Clerk shall canvas all applicants to determine that each have met the qualifications for holding office. The Clerk shall forward all qualified candidates' resumes and applications to City Council along with a list of candidates who failed to meet the qualifications with the corresponding reasons; and
5. Each Council Member may submit up to three (3) names from the qualified applicants' pool for further consideration in the interview phase of the process. The interview choices should be submitted to the Legislative Policy Division (LPD) by January 9, 2015 at 5:00 p.m. LPD shall provide a report indicating results of the submissions and a list of those who will be interviewed; and
6. All interviews shall be conducted in open session within the Committee of the Whole to be scheduled during the week of January 19, 2015; and
7. Once the interviews have concluded, City Council shall, during a meeting, implement a run-off voting system to narrow the pool of candidates to three. The run-off system shall require members to vote for three candidates delineating their first, second, and third choices. A value of three will be given to each member's first choice, a value of two for second choice and a value of 1 for third choice. The three candidates receiving the top three scores, including ties, shall be considered further for appointment. If necessary, City Council may implement other voting strategies to narrow the number of finalists to three; and
8. City Council shall vote to appoint a new council member from the remaining candidates until a single candidate obtains a two-thirds (2/3) majority vote. If no candidate receives a two-thirds vote of members, only the two candidates with the highest number of votes shall be considered further. If there is a tie for second place, then the Council shall vote between the tied candidates to determine who will be considered further. **BE IT FURTHER**

**RESOLVED,** The Detroit City Council directs this application process to be posted on the City's website and directs the City Clerk to publish notice in newspapers of daily circulation.

November 12, 2014