

# Southgate City Council Agenda

## Council Chambers

Wednesday August 2, 2017

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### 6:30pm **Work Study Session**

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1. Officials Reports
2. Discussions regarding agenda items.

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### 7:00 pm **Regular Meeting**

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#### *Pledge of Allegiance*

**Roll Call:** Colovos, Farrah, George, Graziani, Rauch, Rollet, Zamecki.

**Minutes:**

1. Work Study Session Minutes dated July 19, 2017.
2. Regular City Council Meeting Minutes dated July 19, 2017.

#### **Scheduled Persons in the Audience:**

#### **Consideration of Bids:**

#### **Scheduled Hearings:**

1. Memo from Administrator; Re: Public Hearing Concerning 14311 Kennebec

Page 2

#### **Communications "A" –**

1. Memo from Administrator; Re: 14311 Kennebec
2. Memo from Administrator; Re: Request to call a Public Hearing to Consider Vacating an Alley

Page 15

Page 16

#### **Communications "B" – (Receive and File)**

#### **Ordinances:**

1. Memo from Administrator; Re: Second Reading of an Amendment to Chapter 694 Weeds

Page 32

#### **Old Business:**

#### **New Business:**

#### **Unscheduled Persons in the Audience:**

**Claims & Accounts: Warrant # 1334      \$4,422,075.67**

#### **Adjournment:**

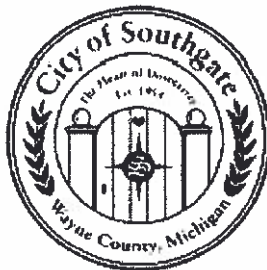


**Janice M. Ferencz, City Clerk**

JOSEPH G. KUSPA  
*Mayor*

JANICE M. FERENCZ  
*City Clerk*

JAMES E. DALLOS  
*Treasurer*



**City of Southgate**  
NORMA J. WURLINGER  
MUNICIPAL BUILDING

- CITY COUNCIL -

JOHN GRAZIANI  
*Council President*

KAREN E. GEORGE

MARK FARRAH

BILL COLOVOS

DALE W. ZAMECKI

PHILLIP J. RAUCH

CHRISTOPHER P. ROLLET

**Memorandum**

**To:** Honorable City Council Members

**From:** John J. Zech, City Administrator

**Date:** July 25, 2017

**Re:** Public Hearing Concerning 14311 Kennebec

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The Dangerous Buildings Board held a meeting on June 20, 2017 to discuss the house located at 14311 Kennebec because this structure has been a subject of discussion for the Board for over a year. At its March 21, 2017 meeting, Martin Snarski appeared before the board representing his father, Raymond Snarski, who had recently passed away. Mr. Snarski asked the board for some time to evaluate the situation, as he said he wasn't aware of the fact that his father owned the house on Kennebec. The Board unanimously agreed to give him some time. On June 20<sup>th</sup> Mr. Snarski did not appear and has not been in contact with the City. I have attached a copy of the receipt that indicates Mr. Snarski received notice of the June 20<sup>th</sup> meeting.

The Board voted unanimously at their June 20<sup>th</sup> meeting to recommend to the City Council that they take the necessary steps to demolish or otherwise make the structure located at 14311 Kennebec safe. Therefore, the Administration respectfully requested at your City Council meeting of July 5, 2017 that you schedule a Public Hearing to be held at its regular meeting of August 2, 2017 to consider this matter. Attached please find some pictures of the house. As you can see, the house is in very poor condition.

If you have any questions, please contact Robert Casanova or me.

**Cc:** Mayor Joseph G. Kuspa  
Robert Casanova



## City of Southgate

DEPARTMENT OF BUILDING AND SAFETY ENGINEERING  
14400 DIX-TOLEDO ROAD, SOUTHGATE MICHIGAN 48195

PHONE: (734) 258-3027

FAX: (734) 281-6670

[www.southgatemi.org](http://www.southgatemi.org)

June 23, 2017

The Honorable City Council  
14400 Dix-Toledo  
Southgate, MI 48195

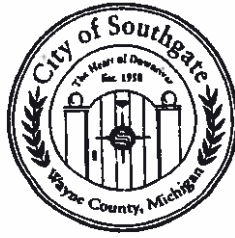
Dear Council Members

The City of Southgate Building and Housing Code, Section 1460.09 (attached) states, "If an owner, agent or party in interest fails to appear at a hearing or neglects or refuses to comply with the order provided for in Section 1460.08, the Dangerous Buildings Board shall file a report of its findings and a copy of its order with Council and request that the necessary action be taken to demolish or otherwise make safe the building or structure."

The Dangerous Buildings Board is hereby submitting the following findings regarding the single family residence located at 14311 Kennebec and respectfully request that a Public Hearing be held.

At a meeting held on June 20, 2017, the following motion was approved (minutes attached).

Motion by Robert Hines, supported by Don Vaccarelli that the Dangerous Buildings Board file a report of its findings with the City Council and request that the necessary action be taken to demolish or otherwise make safe the structure. The owner will be notified with a copy of the minutes of this meeting by Certified Mail. Motion carried.



The Honorable City Council  
June 23, 2017  
Page Two

The Dangerous Buildings Board respectfully requests the City Council to take the necessary action against the owner(s), of the single family residence located at 14311 Kennebec, in making this a safe structure.

Respectfully submitted

*Robert Hines*  
Robert Hines  
Dangerous Buildings Board

*James Leininger*  
James Leininger  
Dangerous Buildings Board

Donald Vaccarelli  
Dangerous Buildings Board

*Donald Vaccarelli*

Pc: Martin Snarski  
Mayor  
City Administrator ✓  
Director of Public Safety  
Fire Chief  
Police Chief  
Director Public Services  
City Attorney

bmm

Attachments

DANGEROUS BUILDINGS BOARD

MINUTES

14311 KENNEBEC

February 21, 2017

Present: Robert Hines, Dangerous Buildings Board, Jim Leininger, Dangerous Buildings Board, Don Vaccarelli, Dangerous Buildings Board, John Zech, City Administrator, Robert A Casanova, Building Inspections Director, Ed Zelenak, City Attorney, John C. Byers, 13024 Leroy, Karen George, 12265 Manor, Michael O'Leary, Lola O'Leary, 13036 Leroy and Bernadette Moore, Secretary.

The meeting was called to order at 3:30 p.m. with the Dangerous Buildings Board first considering the residence located at 14311 Kennebec.

Roll call was taken: Robert Hines, Jim Leininger and Don Vaccarelli present to constitute a quorum.

Robert Casanova stated that he had received a phone call from Martin Snarski, Raymond Snarski's son, who stated that his father had passed away on February 14, 2017 and that he was unaware that his father owned this property. Martin Snarski is asking for a continuance from the Dangerous Building Board so that he can get his father's business in order.

Robert Hines stated that he had visited the residence and that there was a posting on the front door with someone else's name on it. Bernadette Moore stated she would visit the premises and get information on the posting.

Ed Zelenak stated that he recommended granting a continuance.

Robert Casanova requested the Dangerous Buildings Board to ask the family for a copy of the death certificate for the record.

Dangerous Buildings Board  
14311 Kennebec  
February 21, 2017

Motion by Jim Leninger supported by Don Vaccarelli that the Dangerous Buildings Board give an additional 30 days to bring the structure up to the 2012 International Property Maintenance Code, or demolish, or the Dangerous Buildings Board will file a report of its findings with the City Council. The Dangerous Buildings Board also requests a copy of the death certificate from the family of Raymond Snarski, for the record. The owner will be notified with a copy of the minutes of this meeting by Certified Mail. Motion carried.

The Dangerous Buildings Board will reconvene on Tuesday, March 21, 2017 at 3:30 p.m. in the Caucus Room at the Norma J. Wurmlinger Building, 14400 Dix-Toledo to consider why this dangerous structure should not be ordered to be demolished.

Meeting adjourned at 4:04 p.m.

Respectfully submitted  
Bernadette M. Moore

# DANGEROUS BUILDINGS BOARD

## MINUTES

14311 KENNEBEC

March 21, 2017

Present: Robert Hines, Dangerous Buildings Board, Jim Leininger, Dangerous Buildings Board, Don Vaccarelli, Dangerous Buildings Board, John Zech, City Administrator, Robert A Casanova, Building Inspections Director, Karen George, 12265 Manor, Martin Snarski, Tien Park and Bernadette Moore, Secretary.

The meeting was called to order at 3:34 p.m. with the Dangerous Buildings Board first considering the residence located at 14311 Kennebec.

Roll call was taken: Robert Hines, Jim Leininger and Don Vaccarelli present to constitute a quorum.

Robert Hines expressed the Boards condolences to Martin Snarski.

Martin Snarski explained to the Board what had happened to his father. He stated that his family has not started the process of Probate Court. He informed the Board that it was his families intention to bring the residence up to code and then to sell it. He asked about the building permit for the foundation?

Robert Casanova stated that the residence is currently on piers and that a foundation needs to be placed under the residence.

Martin Snarski stated that he is in the process of looking at the cost of bringing the residence up to code, paying back taxes, and figuring out what the home would be worth after renovations.

Robert Casanova gave him a copy of the assessment sheet on the property. Bernadette Moore gave him a copy of the Wayne County taxes.

Dangerous Buildings Board  
14311 Kennebec  
March 21, 2017

Robert Hines asked if a death certificate was on file. Bernadette Moore stated yes, that one was provided for the file.

John Zech suggested to Martin that he should also consider looking into demolishing the residence, and marketing the lot; that this may be a more viable option.

Robert Casanova suggested to the Board that 90 days be given to the family of Raymond Snarski to get their father's business in order and consider their options with the residence.

Motion by Jim Leininger seconded by Don Vaccarrelli to give an additional 90 days to bring the structure up to the 2012 International Property Maintenance Code, or demolish, or the Dangerous Buildings Board will file a report of its findings with City Council. The owner will be notified with a copy of the minutes of this meeting by Certified Mail. Motion carried.

The Dangerous Buildings Board will reconvene on Tuesday, June 20, 2017 at 3:30 p.m. in the Caucus Room at the Norma J. Wurmlinger Building, 14400 Dix-Toledo to consider why this dangerous structure should not be ordered to be demolished.

Meeting adjourned at 4:21 p.m.

Respectfully submitted  
Bernadette M. Moore

# DANGEROUS BUILDINGS BOARD

## MINUTES

14311 KENNEBEC

June 20, 2017

Present: Robert Hines, Dangerous Buildings Board, Jim Leininger, Dangerous Buildings Board, Don Vaccarelli, Dangerous Buildings Board, John Zech, City Administrator, Ed Zelenak, City Attorney, Robert A Casanova, Building Inspections Director, Mrs. Park, Joe Van Esley, Broker, Michelle Gendron, and Bernadette Moore, Secretary.

The meeting was called to order at 3:45 p.m. with the Dangerous Buildings Board first considering the residence located at 14311 Kennebec.

Roll call was taken: Robert Hines, Jim Leininger and Don Vaccarelli present to constitute a quorum.

Robert Hines noted that no one was present to represent this residence. He asked if Martin Snarski had made any contact with the City. The response was not at all.

Motion by Robert Hines, supported by Don Vaccarelli that the Dangerous Buildings Board file a report of its findings with the City Council and request that the necessary action be taken to demolish or otherwise make safe the structure. The owner will be notified with a copy of the minutes of this meeting by Certified Mail. Motion carried.

Meeting adjourned at 4:35 p.m.

Respectfully submitted  
Bernadette M. Moore

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

M. Snarski  
215 Oak Street  
East China Twp., MI 48054



9590 9402 1898 6104 7716 33

## 2. Article Number (Transfer from service label)

7008 0150 0000 2045 4819

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X *Martin Snarski*☐ Agent☒ Addressee

## B. Received by (Printed Name)

MARTIN SNARSKI

## C. Date of Delivery

4-1-17

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

☐ Mail  
Restricted Delivery  
\$500

Domestic Return Receipt

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)  
For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

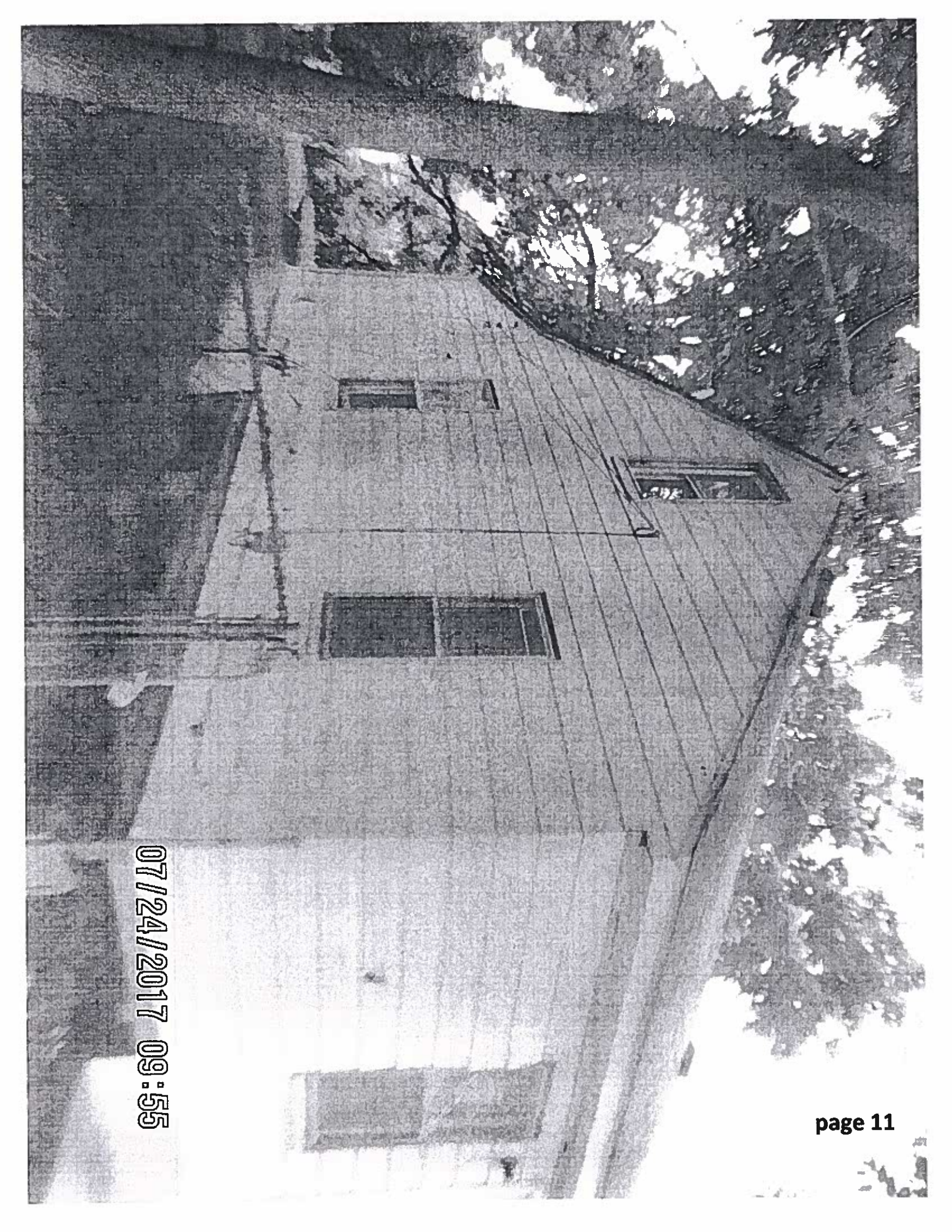
|                                                   |    |      |
|---------------------------------------------------|----|------|
| Postage                                           | \$ |      |
| Certified Fee                                     |    |      |
| Return Receipt Fee<br>(Endorsement Required)      |    |      |
| Restricted Delivery Fee<br>(Endorsement Required) |    |      |
| Total Postage & Fees                              | \$ | 6.56 |

Postmark Here

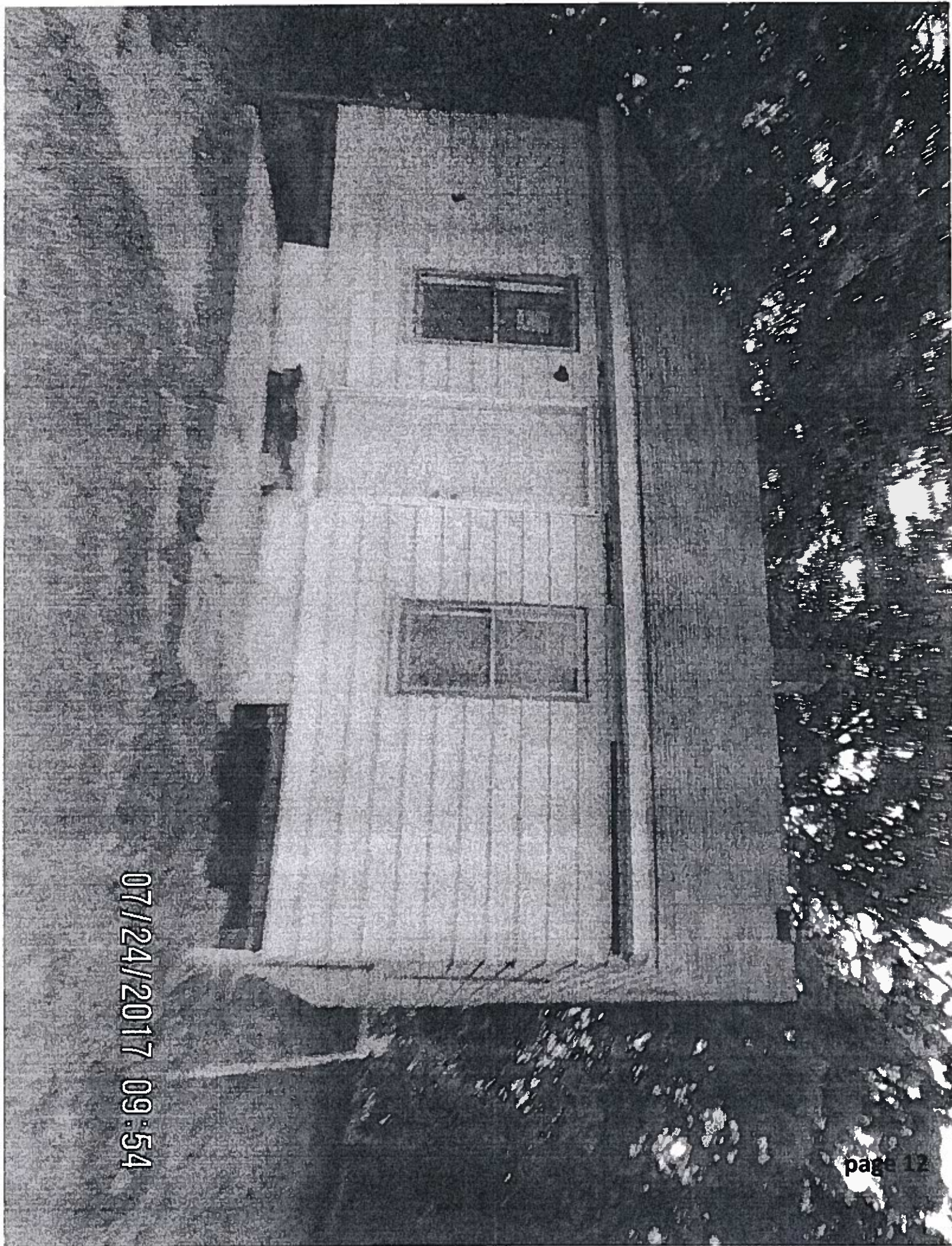
*KD*  
*3/24/17*

Sent To: Martin Snarski  
Street, Apt. No., or PO Box No.: 215 Oak Street  
City, State, ZIP+4: East China Twp., MI 48054

PS Form 3800, August 2005 See Reverse for Instructions



07/24/2017 09:55



07/24/2017 09:54



07/24/2017 09:54

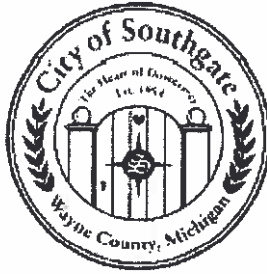


07/24/2017 09:55

JOSEPH G. KUSPA  
*Mayor*

JANICE M. FERENCZ  
*City Clerk*

JAMES E. DALLOS  
*Treasurer*



## City of Southgate

NORMA J. WURLINGER  
MUNICIPAL BUILDING

- CITY COUNCIL -

JOHN GRAZIANI  
*Council President*

KAREN E. GEORGE

MARK FARRAH

BILL COLOVOS

DALE W. ZAMECKI

PHILLIP J. RAUCH

CHRISTOPHER P. ROLLET

### Memorandum

**To:** Honorable City Council Members

**From:** John J. Zech, City Administrator

**Date:** July 25, 2017

**Re:** 14311 Kennebec

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Based on the recommendation of the Dangerous Buildings Appeals Board and the pictures the Administration has provided, we respectfully request the City Council approve demolishing the structure located at 14311 Kennebec.

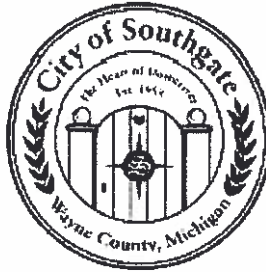
If you have any questions, please contact me.

**Cc:** Mayor Joseph G. Kuspa  
Robert Casanova

JOSEPH G. KUSPA  
*Mayor*

JANICE M. FERENCZ  
*City Clerk*

JAMES E. DALLOS  
*Treasurer*



**City of Southgate**  
NORMA J. WURMLINGER  
MUNICIPAL BUILDING

- CITY COUNCIL -

JOHN GRAZIANI  
*Council President*

KAREN E. GEORGE

MARK FARRAH

BILL COLOVOS

DALE W. ZAMECKI

PHILLIP J. RAUCH

CHRISTOPHER P. ROLLET

**Memorandum**

**To:** Honorable City Council Members

**From:** John J. Zech, City Administrator *JJE*

**Date:** July 25, 2017

**Re:** Request to call a public hearing to consider vacating an alley

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The Planning Commission voted unanimously at their July 10, 2017 meeting to recommend to you that you consider calling a public hearing to consider vacating the alley between Irene and Helen Streets just north of Dix-Toledo Road and parallel to Dix-Toledo Road. This request was made by Marc T. Mogg, 13336 Irene. The Administration respectfully requests that you call a public hearing for September 6, 2017 to consider this matter.

If you have any questions, please contact Robert Casanova or me.

**Cc:** Mayor Joseph G. Kuspa  
Robert Casanova

**City of Southgate**  
***Planning Commission Informal Meeting***

July 10, 2017

This meeting of the Planning Commission was held in the Caucus Room, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, July 10, 2017 and called to order by Chairman Joseph Charney, at 7:00 p.m.

PRESENT: Anna Renaud, Sheryl Denman, Marie Henegar, Jay Cashmer, Joseph Charney,  
Ed Gawlick

EXCUSED: Marcy Lemerand, Patricia Anderson

ALSO PRESENT: Plan Consultant John Enos, Council Member Karen George, Building Inspections  
Director Bob Casanova, City Attorney, Ed Zelenak



Plan Consultant Enos explained the applicant, Mark<sup>c</sup> Mogg, at 13336 Irene, is submitting a petition seeking to vacate the alley between Irene and Helen just north of Dix and parallel with Dix. Based upon the information provided, the existing conditions, the limited use and condition of the alley and the existing office building screen wall we recommend approval. It is also recommended conditioning the approval on the applicant and office property owner working out an agreement whereas the applicant gains control and maintains whole area encompassing the vacated alley.

Plan Consultant Enos explained two public hearings on proposed ordinance amendments will be set this evening for the September meeting.

The first one will be for new language on Corner Lot Parallel Parking Pad, allowing residents the ability to have at least one off street parking space on their property to allow for a parking area to be constructed between the sidewalk and curb.

Second, Body Art Ordinance amendment by adding new language and reviewing the General Law Body Act 813, possibly revoking the ordinance by City Council.

The meeting ended at 7:26 p.m.

**City of Southgate**  
***Planning Commission Meeting***  
July 10, 2017

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, July 10, 2017 and called to order by Chairman Joe Charney, at 7:30 p.m.

PRESENT: Anna Renaud, Sheryl Denman, Joseph Charney, Ed Gawlick, Marie Henegar, Jay Cashmer

ABSENT: Patricia Anderson, Marcy Lemerand (both excused)

ALSO PRESENT: Plan Consultant John Enos, Council Member Karen George, Building Inspections Director Bob Casanova, City Attorney Ed Zelenak

**Minutes:**

The first order of business is approval of the minutes from the February 20, 2017 Planning Commission meeting.

**Moved by Renaud, supported by Cashmer, that the minutes of the Planning Commission Meeting dated February 20, 2017 be approved. MOTION APPROVED UNANIMOUSLY.**

**Persons and/or Petitioners:**

- 
1. Mark<sup>c</sup> Mogg, 13336 Irene Street, Southgate, MI 48195, Vacant Alley between Irene and Helen just north of Dix and parallel with Dix.

Plan Consultant Enos explained the applicant, Mark<sup>c</sup> Mogg, 13336 Irene Street, is submitting a petition seeking to vacate the alley between Irene and Helen, just north of Dix and parallel with Dix. The applicant is requesting the vacating of the alley so they can expand their lawn area and add some privacy to their property by installing a fence. It is suggested taking control up to the masonry wall.

The commercial business on the south side of the alley is not interested in the additional land they would receive by vacating the alley. It is recommended conditioning the approval on the applicant and office property owner working out an agreement whereas the applicant gains control and maintains the whole area encompassing the vacated alley.

**Moved by Henegar, supported by Renaud, to recommend City Council approve the request by Mark<sup>c</sup> Mogg, 13336 Irene Street, to vacate the alley between Irene and Helen, just north of Dix and parallel with Dix. MOTION APPROVED UNANIMOUSLY.**

**Public Hearings:** None

**Officials' Reports:** None

**Correspondence:** None

**Old Business:** None

**New Business:**

**1. Corner Lot Parallel Parking Pad.**

Plan Consultant Enos explained the City has had a continuing problem with single family homes on corner lots where the driveway leading to the garage is too short to allow a vehicle to park in the drive without impeding the sidewalk, which is a civil infraction. In order to allow residents the ability to have at least one off street parking space on their property we have drafted language to allow for a parking area to be constructed between the sidewalk and curb.

Revisions will be made to the new language and will have the final draft for the public hearing in September.

**Moved by Denman, seconded by Henegar, to schedule a Public Hearing for a proposed ordinance amendment to Chapter 1292.03 Layout, Construction and Maintenance of Parking Areas, (k)(7), adding A thru F, for September 11, 2017. MOTION APPROVED UNANIMOUSLY.**

**2. Body Art Amendment.**

Plan Consultant Enos has reviewed the regulation of “body art” establishments requested by the City. The existing General Law Body Art Ordinance 813 and the current language within the Zoning Ordinance regulating tattoo parlors needs modifications. Draft language has been provided for review and will set a Public Hearing for the September meeting.

**Moved by Renaud, seconded by Gawlik, to schedule a Public Hearing for a proposed ordinance amendment to Chapter 1260.07 Rules of Construction; Definitions (2) Adult Business, adding H & I, for September 11, 2017. MOTION APPROVED UNANIMOUSLY.**

**Adjournment:**

**Moved by Henegar, supported by Denman, that this meeting of the Planning Commission be adjourned at 7:52 p.m. MOTION APPROVED UNANIMOUSLY.**

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Joe Charney  
Chairman, Planning Commission  
as

# CITY OF SOUTHGATE

## PLANNING COMMISSION RESOLUTION

At a meeting of the Southgate Planning Commission called to order by Joseph Charney on July 10, 2017 at 7:30 p.m. the following resolution was offered:

**Moved by Henegar, supported by Renaud, to recommend City Council approve the request by Mark Mogg, 13336 Irene Street, to vacate the alley between Irene and Helen, just north of Dix and parallel with Dix. MOTION APPROVED UNANIMOUSLY.**

I, Joseph Charney, Chairman of the Southgate Planning Commission, do hereby certify that the foregoing is a true, correct, and complete copy of a resolution adopted by the Southgate Planning Commission at a meeting held on July 10, 2017.

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Chairman

cc: Plan Consultant, City Administrator, Building Department, City Council, Clerk, File, Attorneys

## **PLANNING COMMISSION AGENDA**

**Monday, July 10, 2017**

**7:00 p.m. -Informal Planning Commission/Work Study *Caucus Room***

**7:30 p.m. - Regular Planning Commission Meeting - *Council Chambers***

- A. **Roll Call:** Henegar, Charney, Gawlik, Renaud, Cashmer, Lemerand, Denman, Anderson
- B. **Minutes:** 1) Minutes of Planning Commission Meeting dated February 20, 2017  
2) Minutes of Informal Planning Commission Meeting dated February 20, 2017
- C. **Persons and/orPetitioners:**
  - 1) 13336 Irene Alley Vacate Request
- D. **Public Hearings:**
- E. **Officials' Reports:**
- F. **Correspondence:**
- G. **Old Business:**
- H. **New Business:** 1) Corner Lot Parallel Parking Strip  
2) Body Art Amendment  
3) Market Center Overlay District

**Adjournment:**

Next Meeting:  
09/11/2017

RETURN TO:  
Clerk's Office  
City of Southgate  
14400 Dix-Toledo  
Southgate, MI 48195

Form No. 01

Case No. PC 002-2017

Date Received 6-12-2017

## CITY OF SOUTHGATE APPLICATION FOR PLANNING COMMISSION REVIEW

Concerning a request to be heard before the Southgate Planning Commission on the following:

### TO BE COMPLETED BY THE APPLICANT:

| Owner/Applicant                         | Agent                |
|-----------------------------------------|----------------------|
| Name <u>MARC T magg</u>                 | Name _____           |
| Address <u>13336 Irene</u>              | Address _____        |
| <u>Southgate</u> <u>mi</u> <u>48195</u> | _____                |
| (City) (State) (Zip)                    | (City) (State) (Zip) |
| Telephone <u>734/732 9463</u>           | Telephone _____      |

### Information regarding the site:

Street Address: 13336 Irene Southgate mi 48195

Major Cross Streets: Irene & Dix

Parcel / Lot No.: Parcel code # 82 53 009 03 0273 000

Acreage: .25 Dimensions of Parcel / Lot: \_\_\_\_\_ Frontage: \_\_\_\_\_

Current Zoning (please circle): RE R-1 R-1A R-1B RM RO C-1 C-2 C-3 M-1 MH PD P-1

Current Use: \_\_\_\_\_

### Requested action:

- ☐ Rezoning Requested District: \_\_\_\_\_
- ☐ Conditional Use Approval Requested Use: \_\_\_\_\_
- ☐ Site Plan Review
- ☐ Plat Review
- ☒ Other  
Please Specify close or Buy Alley

**Information regarding request:**

I hereby request a hearing before this body to:

(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, how the request is in compliance with the goals, policies, and future land use plan of the City of Southgate Master Plan, any information you feel is pertinent to your application, etc. Feel free to attach additional documents to this application if it will help describe your project or if you need more room than is provided below.)

Please See Attached Documents i.e...

1. Proposed Alleyway Request Letter.

2 Drawing, Ariel View of Property to be Vacated or purchased.

3. Current Legal Description of property 13336 Irene

A SKETCH CLEARLY DEPICTING THE REQUEST MUST BE ATTACHED TO THIS APPLICATION FOR IT TO BE VALID. FOR SITE PLAN REVIEW, A SITE PLAN MEETING THE REQUIREMENTS OF SECTION 1298.07 MUST BE ATTACHED.

The Applicant / Agent must appear before the Planning Commission on \_\_\_\_\_  
(Date)

THE OWNER OF THE PROPERTY DESCRIBED ON THIS APPLICATION AND THAT ALL STATEMENTS HEREIN AND IN THE DOCUMENTS SUBMITTED ARE TRUE.

Signature – Owner / Agent:                      Date: 5-31-17

To review your application properly, Planning Commission members may need access to the property in question. Please initial if permission is given for property access. INITIALS M.M

Fees must be paid at the same time this application is submitted to the City.

**OFFICE USE:**

Date Received: \_\_\_\_\_

Received By: \_\_\_\_\_  
(Staff's Name)

Fee Charged: \_\_\_\_\_

Check No.: \_\_\_\_\_

Receipt No.: \_\_\_\_\_

June 6, 2017  
Southgate City Council  
14400 Dix-Toledo Highway  
Southgate, Michigan 48195

SUBJECT: Proposed Alleyway Vacation

Dear Southgate City Council,

On behalf of my self-resident of Southgate Michigan Marc Mogg, I respectfully request the vacation of an alley segment that runs north-south on the 13336 block Irene and Dix/Toledo (see attached vicinity map).

The purpose of the vacation is to clean up the alleyway of stinch as well as add to my property. Three other property owners are surrounding the subject alley segment. I have discussed with my neighbors the intention of expanding my yard and closing the alley way with a privacy fence adding to my property as well as cleaning up the stench and standing water in the pot holes by way of grass and landscaping. I believe they are all in agreeance with this request and I have not heard any negative feedback.

By observing daily traffic on the alley we believe that its closure will not affect abutting properties as these structures are mainly accessed via Dix. Likewise, closing the alley is not anticipated to be detrimental to the driving public since the alley segment is not accessed by through traffic. Attached for your review are: (a) vicinity map; (b) site plan

If you have questions regarding this petition, please give me a call at this number (734) 732-9663.

Thank you.  
Marc Mogg

Irene st.

new  
Double  
gate

Parking lot

13400  
Dix

Block wall

Block wall 107 ft

121 ft with new  
Fence

ALLEY

My Fence

yard

New  
Fence

New  
Fence

21 ft

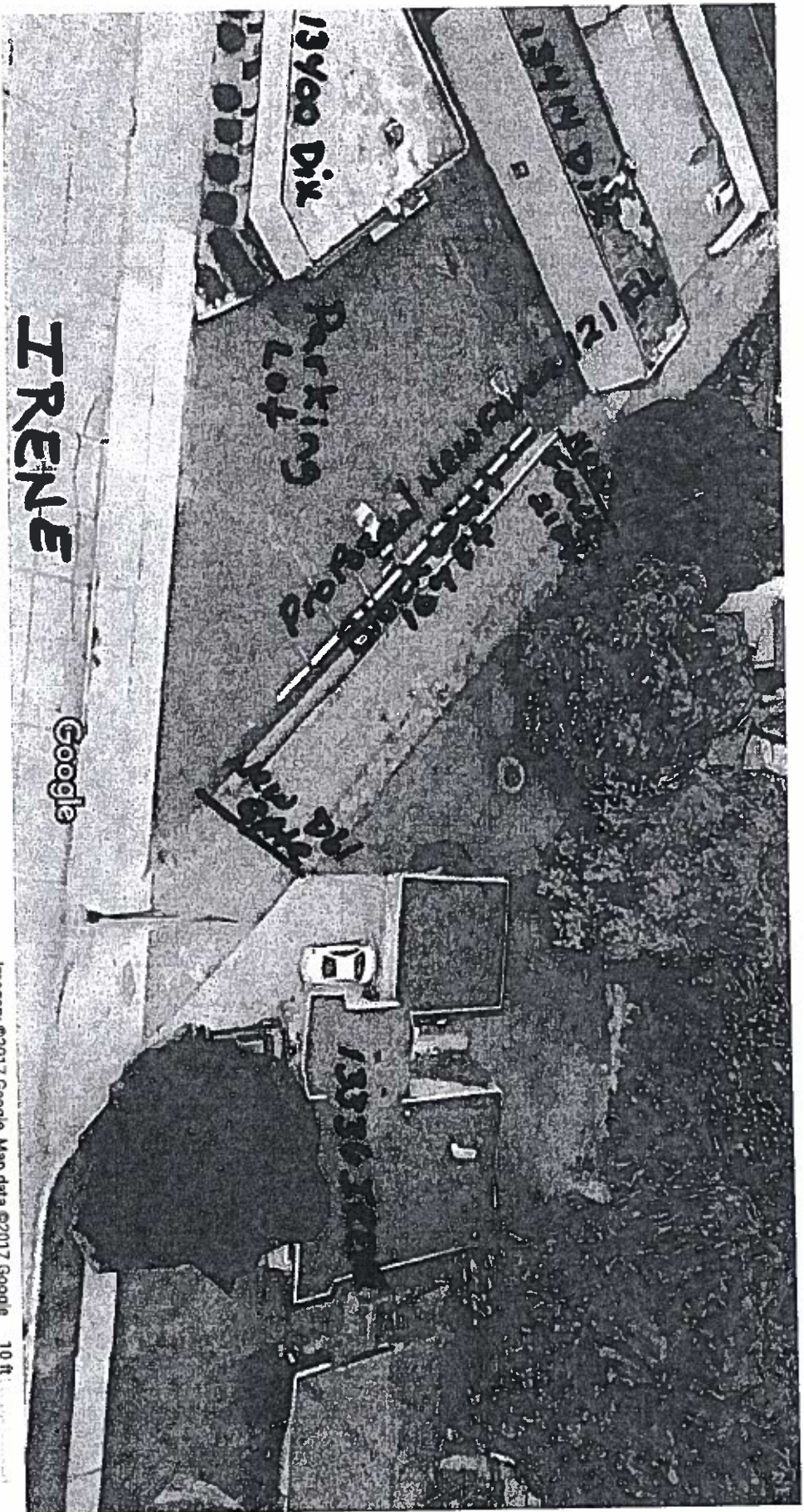
ALLEY

13414  
page 25  
Dix

Google Maps

13336 Irene St  
requesting to purchase alley way

page 26



Imagery ©2017 Google, Map data ©2017 Google 10 ft

- New Fence + Gate ways
- Existing Currently

Google Maps

13334 Irene St

request to vacate or purchase ally way

page 27

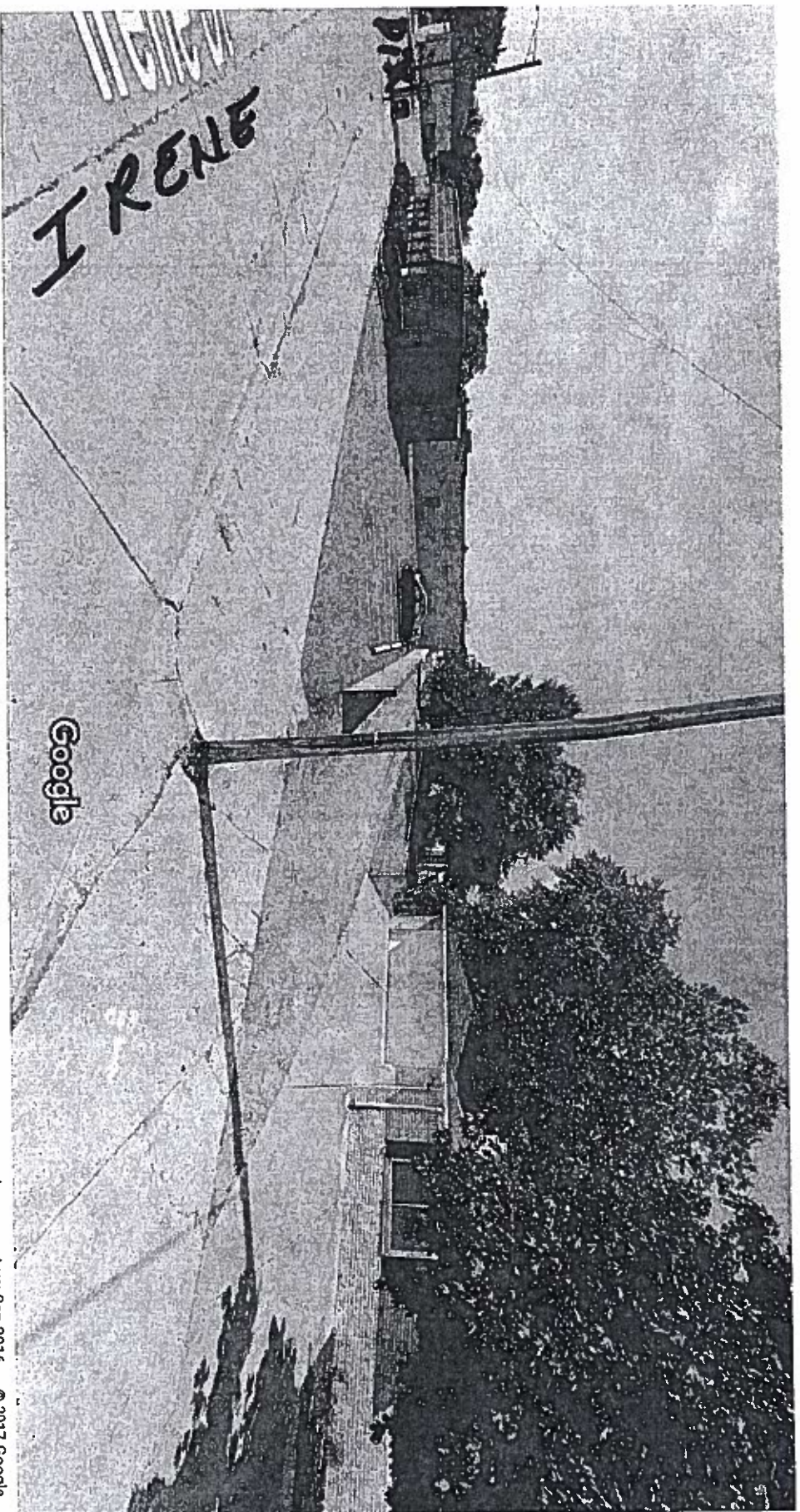


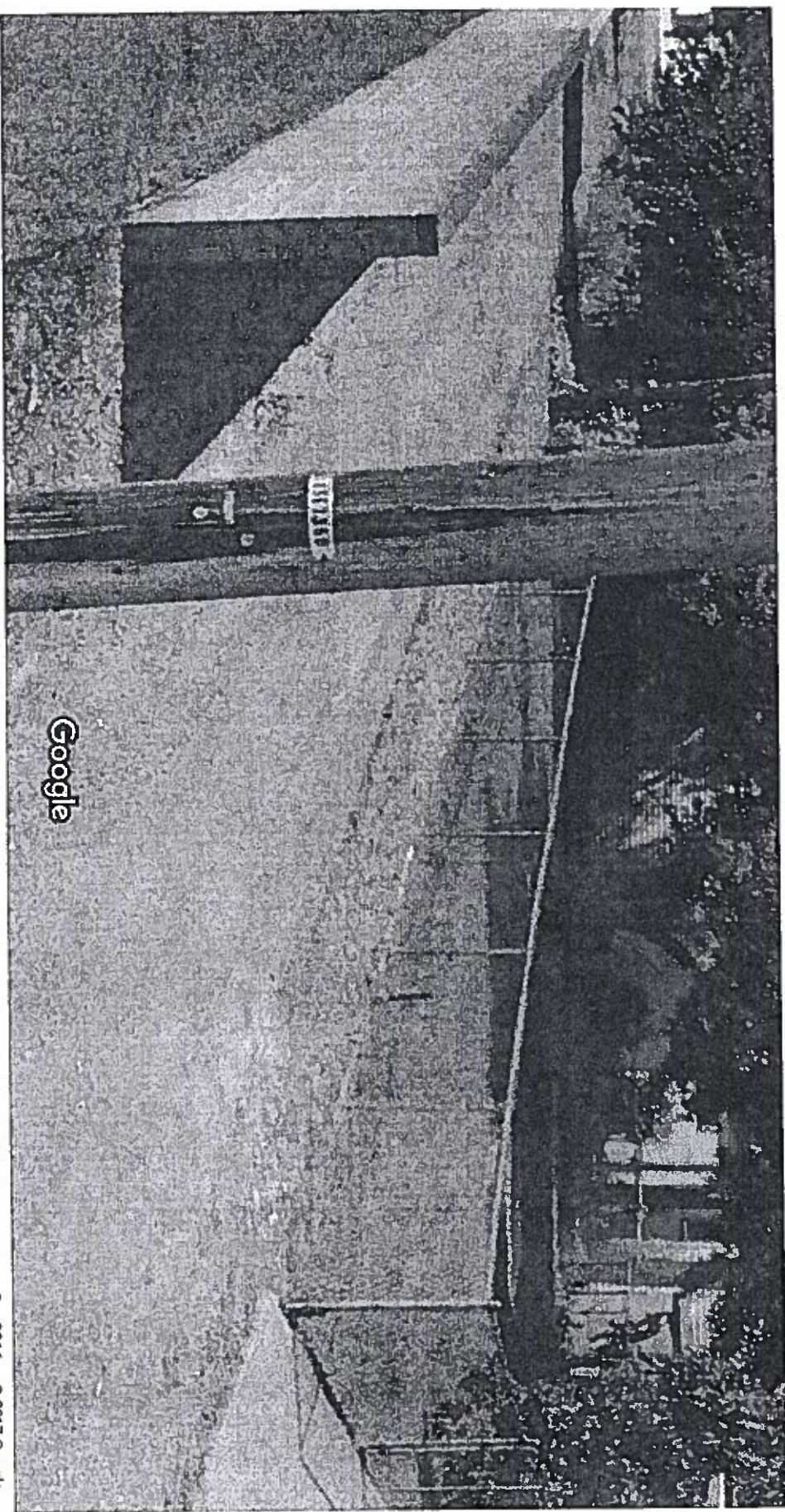
Image capture: Sep 2016 © 2017 Google

Southgate, Michigan

Street View - Sep 2016

Google Maps 13334 Irene St

page 28



Google

Image capture: Sep 2016 © 2017 Google

Google Maps

13324 Irene St

request to vacate and or purchase ally way

page 29

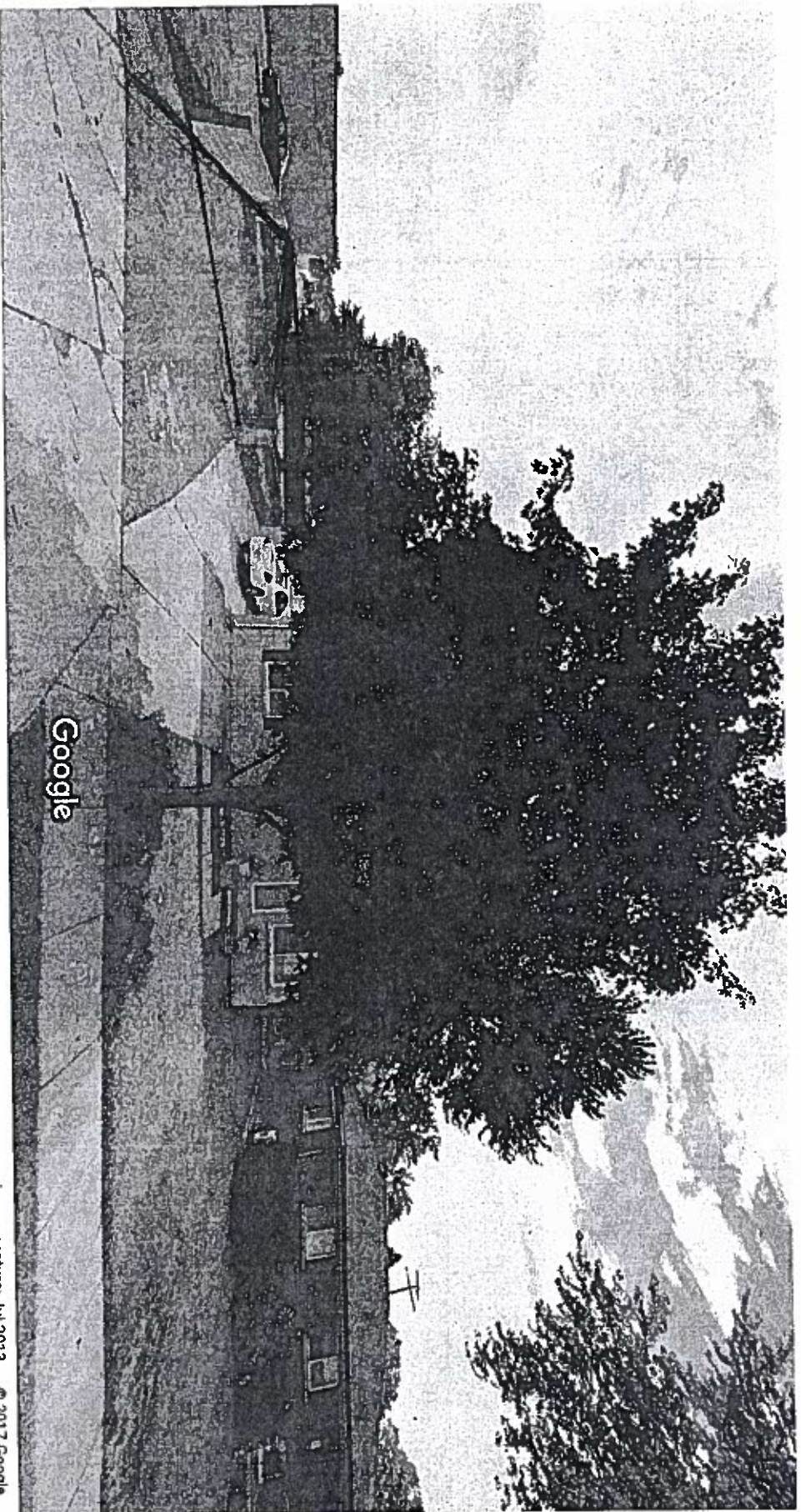


Image capture: Jul 2013 © 2017 Google

Southgate, Michigan

Street View - Jul 2013

Google Maps 13334 Irene St

page 30

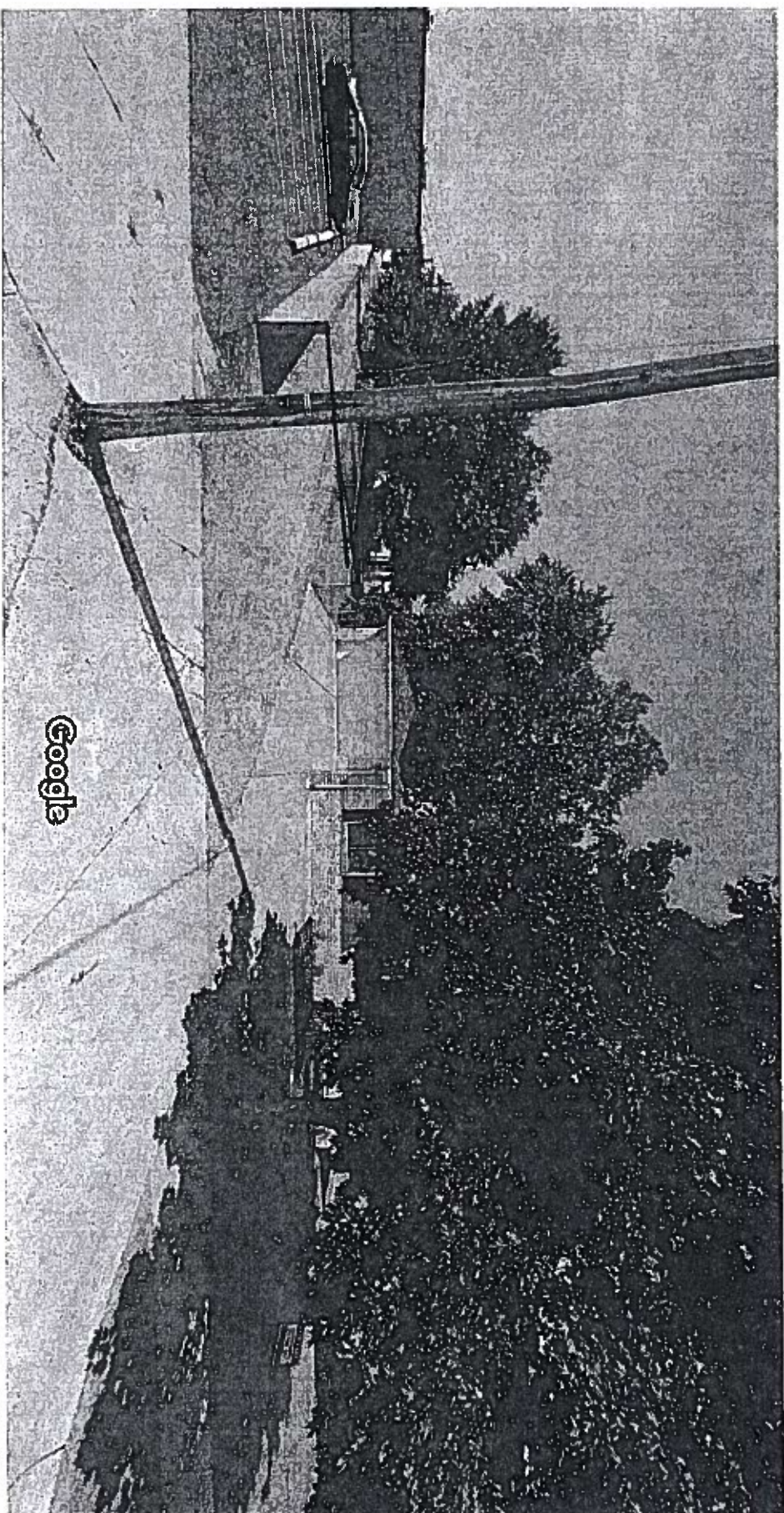


Image capture: Sep 2016 © 2017 Google

# Equalizer Charter Township

14965 Abbey Lane Bath MI 48808 517.641.8900 FAX 517.641.8960

## DEPARTMENT OF BUILDING SAFETY

PPLAN-0015

Issued: 06/22/2017

Expires: 09/20/2017

**PLANNING COMMISSI**

This permit conveys no right to occupy any STREET, ALLEY, or SIDEWALK, or any part thereof either temporarily or permanently.

Type of Construction: \_\_\_\_\_ Occupancy Group: \_\_\_\_\_ Edition of Code: \_\_\_\_\_

| LOCATION                                                                   | OWNER                                                                   | APPLICANT                                                               |
|----------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------|
| 13336 IRENE<br>53 009 03 0273 000 Lot:<br>Plat/Sub:<br><br>R-1B SINGLE RES | MOGG, MARC T<br>13336 IRENE<br>SOUTHGATE MI 48195<br><br>Phone:<br>Fax: | MOGG, MARC T<br>13336 IRENE<br>SOUTHGATE MI 48195<br><br>Phone:<br>Fax: |

Work Description: PUBLIC RIGHT-OF-WAY VACATION JULY 10, 2017

Stipulations:

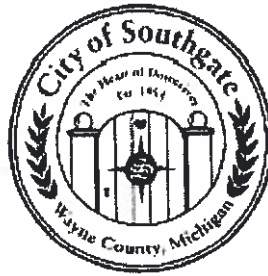
| Permit Item                   | Work Type                   | Fee Basis | Item Total |
|-------------------------------|-----------------------------|-----------|------------|
| PLANNING COMM-RIGHT OF WAY VA | PLANNING COMM- RIGHT OF WAY | 1.00      | 300.00     |

Fee Total: \$300.00  
Amount Paid: \$300.00  
Balance Due: \$0.00

JOSEPH G. KUSPA  
*Mayor*

JANICE M. FERENCZ  
*City Clerk*

JAMES E. DALLOS  
*Treasurer*



**City of Southgate**  
NORMA J. WURLINGER  
MUNICIPAL BUILDING

- CITY COUNCIL -

JOHN GRAZIANI  
*Council President*

KAREN E. GEORGE

MARK FARRAH

BILL COLOVOS

DALE W. ZAMECKI

PHILLIP J. RAUCH

CHRISTOPHER P. ROLLET

**Memorandum**

**To:** Honorable City Council Members

**From:** John J. Zech, City Administrator

*JJZ*

**Date:** July 25, 2017

**Re:** Second Reading of an Amendment to Chapter 694 Weeds

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The administrative costs with regard to implementing Chapter 694 continue to increase as several employees, both full and part time, are involved with the "Weed List". Consequently the Administration respectfully requests the City Council approve a second reading of an amendment to Section 694.03 (a) of Chapter 694 in order to raise the administrative fee from \$100.00 to \$150.00.

If you have any questions about this matter, please contact me.

**Cc:** Mayor Joseph G. Kuspa  
David Angileri  
Robert Casanova

## CHAPTER 694

## Weeds

- |                                                                                                                                                                                                    |                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>694.01 Weeds, grass and noxious or poisonous weeds prohibited; noxious or poisonous weeds defined; removal; authority of Assessor's Office.</p> <p>694.02 Notice to cut, destroy or remove.</p> | <p>694.03 Cutting or removal by City; costs.</p> <p>694.04 Exceptions to chapter.</p> <p>694.05 Rules and regulations.</p> <p>694.99 Penalty.</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|

## CROSS REFERENCES

Trees and shrubs - see CHTR. Sec. 194; S.U. & P.S. Ch. 1028  
 Weeds generally - see M.C.L.A. Secs. 247.51, 247.52, 247.61  
 et seq., 286.701 et seq.  
 Nuisances - see GEN. OFF. Ch. 660  
 Street trees in subdivisions - see P. & Z. 1248.11

**694.01 WEEDS, GRASS AND NOXIOUS OR POISONOUS WEEDS  
 PROHIBITED; NOXIOUS OR POISONOUS WEEDS DEFINED;  
 REMOVAL; AUTHORITY OF ASSESSOR'S OFFICE.**

No owner or occupant of any lot or land, whether residential, commercial or industrial, either public or private, within the City, shall allow or maintain on any portion of such lot or land any growth of weeds, grass or any noxious or poisonous weeds which may create a condition detrimental to the public health. "Noxious or poisonous weeds" includes, but is not limited to, Canada thistles, milkweed, wild carrots, ox-eye, daisies, ragweed, goldenrod, burdock and poison ivy. Every person who owns or inhabits any land within the City shall cut, destroy or remove from such land all grasses and weeds, including noxious and poisonous varieties, whether residential, commercial or industrial property, from April 15 through October 15 of each year, to prevent such weeds from going to seed or blossom, as the case may be, as well as overgrowing the lot, and to prevent dead grass and brush from becoming a fire hazard or health hazard. The Assessor's Office or its agent shall determine which lots need to be cut and the decision of that office shall be final and conclusive.

(Ord. 690. Passed 2-2-00; Ord. 908. Passed 5-19-10.)

**694.02 NOTICE TO CUT, DESTROY OR REMOVE.**

(a) Prior to April 15 in any year, the City is authorized to notify the owner, owner's agent, resident or occupant of any parcel of land to cut, destroy or remove the material and vegetation referred to in Section 694.01 and to keep it cut, destroyed or removed until October 15 of the same year following the giving of such notice. Such notice may be given

by publishing the same in a newspaper of general circulation in the City, by sending a notice by first-class mail to the owner, owner's agent, resident or occupant as recorded on the assessment roll, or by such other method as may be directed by the Council.

(b) If any day between May 1 and October 15, the City finds that any owner, the owner's agent, resident or occupant has failed to cut, destroy or remove the material and vegetation, the City shall cause such material and vegetation to be cut, destroyed or removed within fifteen days and shall bill the owner therefor at rates established by the Council.

(Ord. 690. Passed 2-2-00; Ord. 08-873. Passed 9-17-08; Ord. 929. Passed 4-20-11.)

#### 694.03 CUTTING OR REMOVAL BY CITY; COSTS.

(a) If the owner of any land or the occupant or person having control or management of any lot, place, area or parcel of land within the City whether residential, commercial or industrial, fails to comply with Sections 694.01 and 694.02, the City shall cause weeds, grass and/or other vegetation to be cut, destroyed or removed, together with any grading necessary to allow the removal of the vegetation. The actual cost of such cutting, removal, grading or destruction, plus an administration fee of one hundred dollars (\$100.00) or twenty percent of the contracting charge, whichever is greater, for each cut shall become, at once, a debt to the City from the person, firm, corporation and/or other legal entity against whom it is assessed, and the amount assessed, together with all charges thereon, shall, on November 15, become a lien on the property assessed of the same character and effect as a lien created by general law for State and County taxes until the same is paid, including interest. The remedy provided for herein is in addition to the penalty provided in Section 694.99.

(b) Once the notice has been published pursuant to Section 694.02, the City need bill only once a year regardless of the number of cuts made on the lot or vacant lot and payment shall be due in full by December 15 of the year billed.  
(Ord. 690. Passed 2-2-00.)

#### 694.04 EXCEPTIONS TO CHAPTER.

Exempted from this chapter are flower gardens, plots of shrubbery, vegetable gardens and grain plots and lands which are situated within flood plains of natural streams or watercourses, or any area between the lower or upper banks of such streams or watercourses. An exemption under this section cannot be claimed unless the land has been cultivated and cared for in a manner appropriate to such exempt categories, or unless such general flood plain conditions actually exist.

(1974 Code Sec. 9.44; Ord. 319. Passed 1-30-80.)

#### 694.05 RULES AND REGULATIONS.

Subject to the prior approval of Council, the administration may make rules and regulations not inconsistent with this chapter as may be necessary for the proper administration of this chapter.

(Ord. 473. Passed 2-14-90.)

694.99 PENALTY.

(EDITOR'S NOTE: See Section 202.99 for general Code penalty if no specific penalty is provided.)