

such permit applications to the Com-
mon Council.

Adopted as follows:
Yeas—Councilmen Comstock, Edge-
comb, Garlick, Kronk, Nowicki, Oak-
man, Smith, and the President—8.
Nays—None.

City Plan Commission

March 10, 1948.

To the Honorable, the Common
Council:

Gentlemen—The City Plan Com-
mission has received your resolution
of February 24th relative to the re-
turn of reports and recommendations
on referred matters to your Honorable
Body. The Commission will be most
happy to cooperate fully in carrying
out your Honorable Body's desires.

However, in this connection it
seems only proper to point out sev-
eral considerations which apply par-
ticularly to matters referred to this
Commission. In many cases it is
necessary that we hold hearings, the
preparation and conduct of which
require considerable time. It is also
necessary in many street and alley
vacations and conversions to con-
tact property owners and others in
order to obtain as favorable results
for the petitioner as possible. In
these and other types of cases, a re-
turn of the matter within 14 days
would not be to the interests of either
the petitioner nor the City, nor would
the forwarding of a progress report
be of material assistance to your Hon-
orable Body.

We would like to request and rec-
ommend, therefore, that your Hon-
orable Body consider the following
time schedule for return of reports
on the following types of matters
referred to this Commission for re-
port and recommendation.

- Zoning Petitions 4 weeks
- Conversions of alley to
easements 6 weeks
- Street and alley vaca-
tions 4 weeks
- Street openings 6 weeks
- Greenbelts, offstreet park-
ing and other Ordinance
88-E Projects 6 weeks

On other matters, final or progress
reports would be made within the two
week limit.

Respectfully submitted,
GEO. F. EMERY,
Planning Director-Secretary.

By Councilman Smith:

Resolved, That the time schedule
for return of reports on matters re-
ferred to the City Plan Commission
as outlined in the foregoing com-
munication, be and the same is here-
by approved.

Adopted as follows:
Yeas—Councilmen Comstock, Edge-
comb, Garlick, Kronk, Nowicki, Oak-

man, Smith, and the President—8.
Nays—None.

City Plan Commission

March 5, 1948.

To the Honorable, the Common
Council:

Gentlemen—In accordance with
your request, the City Plan Commis-
sion has made an investigation rela-
tive to the request of the Board of
Wayne County Road Commissioners
to dedicate three parcels of city-
owned property for the widening of
Greenfield Road.

The properties requested are de-
scribed as follows:

1. The easterly 19.69 feet of lot 10
of Gaynor Park Subdivision, located
on the west side of Greenfield be-
tween Majestic and Diversey. This
consists of a portion of a lot which
was acquired through foreclosure.
2. The easterly 20.25 feet of lots
27 to 30, inclusive, of Rugby Sub-
division, located on the west side
of Greenfield between Eaton and
Grand River. These consist of por-
tions of lots acquired by condemna-
tion in connection with a Health
Center.
3. The easterly 20.28 feet on the
north line, being the easterly 20.35
feet on the south line, of lot 11 of
Greenfield Acres Subdivision lo-
cated on the west side of Green-
field between Pilgrim and Mid-
land. This consists of a portion of a
lot acquired from the State Land
Office Board for recreation, but sub-
sequently released by the Department
of Park and Recreation as not neces-
sary for recreation purposes.

The land necessary to effect this
widening is in process of being ac-
quired. Your Honorable Body has
turned parcels over to the Board for
this purpose on October 14 and No-
vember 18, 1947.

After careful consideration of all
factors involved, it is the opinion of
the City Plan Commission that there
would be no objection to granting
this request. The Commission there-
fore recommends that the above-de-
scribed parcels be conveyed to the
Board of Wayne County Road Com-
missioners for the widening of Green-
field Road.

Respectfully submitted,
GEO. F. EMERY,
Planning Director-Secretary.

County Road Commissioners

January 14, 1948.

To the Honorable, the Common
Council:

Gentlemen—We understand the
City of Detroit is the owner of certain
descriptions on Greenfield Road. This
Board's plans for the widening of
Greenfield Road in the City of De-

troit necessitates the "taking" of a portion of said descriptions. We request the dedication of the following descriptions for highway use:

The easterly 19.69 ft. of Lot 10 of Gaynor Park Subdivision of a part of the S. E. ¼ of Section 1, T. 2 S., R. 10 E., Dearborn Township, Wayne County, Michigan, as recorded in Liber 45 of Plats, on Page 72, Wayne County Records;

The easterly 20.25 feet of Lots 27, 28, 29 and 30, of Rugby Subdivision of part of Sec. 24, T. 1 S., R. 10 E., City of Detroit, Wayne County, Michigan, as recorded in Liber 29 of Plats, Page 75, Wayne County Records, and being more particularly described as all that part of said Lots 27 to 30 incl., lying east of the west line of Greenfield Avenue as recently established, said line being 53 feet west of and parallel to the east line of said Section 24, T. 1 S., R. 10 E.; and

The easterly part of Lot 11 of Greenfield Acres Subdivision of part of Sec. 13, T. 1 S., R. 10 E., City of Detroit, Wayne County, Michigan, as recorded in Liber 32 of Plats, Page 17, Wayne County Records, said easterly part measuring 20.28 feet on the northerly line and 20.35 feet on the southerly line of said Lot 11, and being more particularly described as all that part of said Lot 11 lying east of the west line of Greenfield Avenue as recently established, said line being 53 feet west of and parallel to the east line of said Sec. 13, T. 1 S., R. 10 E.

Yours very truly,

WM. J. STRASSER,
Engineer of Right-of-Way.

By Councilman Smith:

Resolved, That the City Controller be and he is hereby authorized and directed to issue quit-claim deeds to the Board of County Road Commissioners of Wayne County covering the property described in the foregoing communication, same to be used for the widening of Greenfield Road in the City of Detroit.

Adopted as follows:

Yeas—Councilmen Comstock, Edgecomb, Garlick, Kronk, Nowicki, Oakman, Smith, and the President—8.
Nays—None.

City Plan Commission

March 11, 1948.

To the Honorable, the Common Council:

Gentlemen—The City Plan Commission is submitting herewith a proposed amendment to the Zoning Ordinance to provide for the elimination of non-conforming uses by condemnation of the property involved. This amendment is based upon Act 272 of Public Acts of 1947 which was enacted at the last ses-

sion of the Legislature to amend the Zoning Enabling Act.

The amendment to the Zoning Ordinance will provide procedures for the acquisition of non-conforming uses by the City and the payment of all or part of the net cost of the elimination by the benefited district on the special assessment basis over a period of years. Provision is made in the Ordinance for a hearing before your Honorable Body to which will be invited both the owners of the property to be taken and the owners in the special assessment district who will have an opportunity to be heard before there is an official decision to proceed with the matter. The Ordinance permits the Council to assess all or a part of the net cost to the benefited district and provides for a determination of the net cost after the non-conformity has been eliminated and the property has been sold or otherwise disposed of.

There has been a petition pending for some time in relation to a non-conforming use on Mound Road near Outer Drive to which this procedure can be applied and there are numerous other cases of existing non-conforming uses which should be considered for elimination under this procedure. The City Plan Commission, therefore, respectfully requests and recommends that your Honorable Body enact this amendment to the Zoning Ordinance.

Respectfully submitted,
GEO. F. EMERY,
Planning Director-Secretary.

By Councilman Smith:

Whereas, Act, No. 207 of the Public Acts of Michigan of 1921, as amended, the Zoning Enabling Statute, provides that neither a Zoning Ordinance nor a Zoning Map enacted pursuant to its provisions shall be amended after they have been adopted in the first instance until the proposed amendment has been submitted to the Zoning Commission and such Commission has made a report thereon to the legislative body of the City; and

Whereas, It is proposed to amend Section 3.3 of Ordinance No. 171-D, as amended, the Zoning Ordinance of the City of Detroit, by adding a new paragraph thereto giving authority for the City of Detroit to acquire by purchase, condemnation or otherwise, private property that does not conform in use or structure to the regulations and restrictions of the various districts defined in the Ordinance, and to remove such use or structure, as follows:

Sec. 3.3. Non-Conforming Buildings and Uses.

The following regulations shall apply to all non-conforming buildings