

Collins, Eberhard, Hood, Kelley, Peoples,
Ravitz and President Henderson — 8.
Nays — None.

City Engineering Department

July 26, 1985

Honorable City Council:

Re: Petition No. 3903, Comprehensive Health Services of Detroit, Inc. Requesting permission to install computer and telephone cable beneath West Grand Boulevard between 2875 and 2894 West Grand Boulevard.

Returning herewith Petition No. 3903 of Comprehensive Health Services of Detroit, Inc. requesting permission to install computer and telephone cable beneath West Grand Boulevard between buildings addressed as 2875 and 2894 West Grand Boulevard.

Cable placement will require augering (minimum depth 42 inches) or saw cutting, trenching, and pavement replacement. Necessary permits for this street opening will have to be obtained from the City Engineering Department, the Water and Sewerage Department and the Recreation Department.

The Water and Sewerage Department will require a minimum vertical clearance of one foot between their sewers, drains, water mains and any cable crossing the mains. Also, a minimum horizontal clearance of three and one-half feet is required between the proposed construction and fire hydrants, catch basins, sewer and water manholes and other Water and Sewerage Department facilities.

The Recreation Department will require the petitioner avoid center island damage to landscape materials, sprinkler lines and other department facilities. Additionally, observation of construction activity by Recreation Department staff at the petitioner's expense may be required.

All other involved City departments and privately owned utility companies have replied they have no objection to this proposal provided care and caution are used in the augering or street opening to cross their properties. They have also requested the petitioner make use of the "Miss Dig" facilities before construction and then become a participating member of that organization. This will minimize the chance of future damage to the petitioner's property.

An appropriate resolution, granting the petition, is attached for consideration by your Honorable Body.

Respectfully submitted,

CLYDE R. HOPKINS

Director

By Council Member Eberhard:

Resolved, That the City Engineering

Department be and it is hereby authorized and directed to issue permits to Comprehensive Health Services of Detroit, Inc. to install computer and telephone cable beneath West Grand Boulevard, 150 feet wide, between buildings addressed as 2875 and 2894 West Grand Boulevard, abutting the front line of property described as:

Lots 185, 186, the east 35 feet of Lot 187 and the west 15 feet of Lot 184 platted in Lothrop and Duffield's Subdivision of part of Quarter Sections 55 and 56 Ten Thousand Acre Tract, City of Detroit, Wayne County, Michigan as recorded in Liber 17, Page 22, Plats, Wayne County Records (also known as 2875 West Grand Boulevard)

Lot 17 and the west 32.5 feet of Lot 16 (except that part taken for the widening of West Grand Boulevard, 150 feet wide) platted in Henry Weber's Subdivision of part of Sections 31 and 36 T.1S. R.11 and 12E. and part of Baker and Forsyth Farms as recorded in Liber 2, Page 39, Plats, Wayne County Records (also known as 2894 West Grand Boulevard)

Provided, Said installation shall be by augering (minimum depth 42 inches) or saw cutting, trenching, and pavement replacement. Also, said installation shall be according to plans approved by the City Engineering Department and all other involved City departments prior to any construction. The entire installation is to be performed subject to all required permits and inspection with all costs borne by the petitioner; and further

Provided, Said installation is according to the specifications of the Public Lighting Department, the minimum vertical and horizontal clearance requirements of the Water and Sewerage Department, and the specifications of the Recreation Department as stated in the preamble; and

Provided, That said permit shall be issued only after a certified copy of this resolution has been duly recorded by and at the permittee's expense in the Office of the Register of Deeds for Wayne County; and further

Provided, That petitioner file with the Finance Department an indemnity agreement approved by the Law Department, saving and protecting the City of Detroit from any and all claims which may arise therefrom; and

Provided, That no right in the public street shall be considered waived by this permission which is granted expressly on the condition that the obstruction in connection therewith shall be removed at the expense of the grantee at any time when so directed by the City Council; and further

Provided, If at any time it becomes necessary to repair or replace utilities located or to be located in said street, by the acceptance of this permission, the owners for themselves, their heirs and assigns, waive claims for any damages to the encroaching installations and agree to pay the costs incurred in their removal, if their removal becomes necessary, and to restore the property affected to a condition satisfactory to the City Engineering Department at the owner's expense; and further

Provided, That this resolution is revocable at the will, whim or caprice of the City Council, and the grantees by the acceptance of this permission waive any right to claim damages or compensation for any structures constructed and maintained hereunder, or for removal of the same, and they acquire no implied nor any other privileges not expressly stated herein; and further

Provided, That the petitioner apply to and become a participating member of the "Miss Dig" organization.

Adopted as follows:

Yeas — Council Members Cleveland, Collins, Eberhard, Hood, Kelley, Peoples, Ravitz and President Henderson — 8.

Nays — None.

City Planning Commission

August 1, 1985

Honorable City Council:

Re: Business sign in PCA (Restricted Central Business District) zone at 422 West Congress (Recommend Approval).

The Arrow Sign Company is proposing to erect signage for a new restaurant known as "Ricky's" to be located in an existing building at 422 West Congress, which is on the north side of Congress between Cass and First. This building is in a PCA zoning district, and therefore City Council approval for signage must be obtained after receipt of a written recommendation from the Planning Commission. The Commission has delegated to staff the authority to recommend approval or disapproval of signs in a PCA zone.

The proposed signage would consist of one wall sign 26.5 feet long and 2 feet high with a logo measuring 8 feet by 5.5 feet, as shown in the attached illustration. The colors would be white letters on a green background for the horizontal lettering and red and green letters and markings on a light beige background for the logo.

Staff has reviewed the proposed signs and finds them to be consistent with the spirit and intent of the regulations pertaining to such signs, and therefore

we recommend approval of the attached resolution.

Respectfully submitted,
MARSHA S. BRUHN
Director

Prepared by J. Stearns

By Council Member Kelley:

Resolved, That the signage proposed for Ricky's to be erected by the Arrow Sign Company on the building at 422 West Congress, as illustrated in the drawing submitted to the City Planning Commission staff dated July, 1985, is hereby approved.

Adopted as follows:

Yeas — Council Members Cleveland, Collins, Eberhard, Hood, Kelley, Peoples, Ravitz and President Henderson — 8.

Nays — None.

City Planning Commission

June 20, 1985

Honorable City Council:

Re: Proposed amendments to the Zoning Ordinance to require a yearly inspection of locations receiving special land use grants and variances (Recommend Approval).

Submitted herewith is the City Planning Commission's report and recommendation on the above-captioned proposed Zoning Ordinance amendments. The proposed ordinance would require a yearly inspection of all locations receiving special land use grants (Permitted with Approval Uses, Regulated Uses and Controlled Uses) and variances (dimensional and use variances).

The proposed amendments are the result of the City Planning Commission's concern about the problem of enforcing the conditions placed on these grants throughout the city.

It has come to the attention of the City Planning Commission that enforcement is a major problem with regards to zoning in the City of Detroit. Enforcement of the Zoning Ordinance is the responsibility of the Buildings and Safety Engineering Department, but the Department needs the proper tools to perform the job. The Buildings and Safety Engineering Department is currently researching the feasibility of instituting a ticketing system for zoning violations. The system has worked well in several other cities, but will take several years to institute if it is deemed appropriate for Detroit. The B&SE Department is also working with the courts in an attempt to improve zoning compliance. The City Planning Commission has had discussions on this problem which have included City Departments and staff. It has been concluded that a yearly inspection of special land use grants and variances is needed along with the other remedies that are being