

April 29

1987

Adopted as follows:
 Yeas — Council Members Collins,
 Eberhard, Hood, Kelley, Mahaffey,
 Peoples, Ravitz, and President Henderson
 — 8.
 Nays — None.

**Buildings and Safety
 Engineering Department**

April 14, 1987

Honorable City Council:

Re: Address: 5675 W. Fisher. Petitioner:
 Gordon C. Johnstone. Date ordered
 removed: March 25, 1987 (JCC p.
 638).

We have investigated the request for
 a rescission of the demolition order on
 the property listed above and submit
 the following information.

Our recent inspection revealed that
 the property was secured against tres-
 pass and is feasible to repair.

We respectfully recommend that the
 demolition order be deferred for 60 days
 subject to the following conditions:

1. The building shall be maintained
 securely barricaded until rehabilitation
 is complete.

2. The yards shall be maintained clear
 of weeds, junk and debris at all times.

3. If the building becomes open to
 trespass, we are authorized to request
 the City Engineering Department to
 proceed with demolition without further
 hearings.

Respectfully submitted,
 CREIGHTON C. LEDERER
 Director

**Buildings and Safety
 Engineering Department**

April 15, 1987

Honorable City Council:

Re: Address: 14930 Sussex. Petitioner:
 Sally Howard. Date ordered removed:
 April 1, 1987 (JCC not yet published).

We have investigated the request for
 a rescission of the demolition order on
 the property listed above and submit
 the following information.

Our recent inspection revealed that
 the property was secured against tres-
 pass and is feasible to repair.

We respectfully recommend that the
 demolition order be deferred for 60 days
 subject to the following conditions:

1. The building shall be maintained
 securely barricaded until rehabilitation
 is complete.

2. The yards shall be maintained clear
 of weeds, junk and debris at all times.

3. If the building becomes open to
 trespass, we are authorized to request
 the City Engineering Department to
 proceed with demolition without further
 hearings.

Respectfully submitted,
 CREIGHTON C. LEDERER
 Director

**Buildings and Safety
 Engineering Department**

April 15, 1987

Honorable City Council:

Re: Address: 195 E. Nevada. Petitioner:
 Midland Mortgage Corporation. Date
 ordered removed: March 4, 1987
 (JCC p. 487).

We have investigated the request for
 a rescission of the demolition order on
 the property listed above and submit
 the following information.

Our recent inspection revealed that
 the property was secured against tres-
 pass and is feasible to repair.

We respectfully recommend that the
 demolition order be deferred for 60 days
 subject to the following conditions:

1. The building shall be maintained
 securely barricaded until rehabilitation
 is complete.

2. The yards shall be maintained clear
 of weeds, junk and debris at all times.

3. If the building becomes open to
 trespass, we are authorized to request
 the City Engineering Department to
 proceed with demolition without further
 hearings.

Respectfully submitted,
 CREIGHTON C. LEDERER
 Director

By Council Member Ravitz:

Resolved, That resolutions adopted
 March 25, 1987 (JCC p. 638), April 1,
 1987 (JCC not yet published), and March
 4, 1987 (JCC p. 487), for the removal of
 dangerous structures at various loca-
 tions be and the same are hereby
 amended for the purpose of deferring
 the removal orders Only for, 5675 W.
 Fisher, 14930 Sussex, and 195 E. Nev-
 ada, respectively, for 60 days and juris-
 diction of same are hereby returned to
 the Buildings and Safety Engineering
 Department in accordance with the
 three (3) foregoing communications.

Adopted as follows:

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

Nays — None.

City Engineering Department

April 2, 1987

Honorable City Council:

Re: Petition No. 492. Lear Siegler Seat-
 ing Division. Conversion to ease-
 ment of portions of Healy and the
 adjoining public alleys between
 Nancy and the Railroad.

Petition No. 492 of Lear Siegler Seat-
 ing Division requests the conversion of
 portions of Healy Avenue, 50 feet wide,
 the adjoining east-west public alley, 18
 feet wide, and the north-south public
 alley, 16 feet wide, between Nancy Ave-
 nue and the Railroad into an easement
 for public utilities.

The requested conversion into an easement for public utilities was approved by the Community and Economic Development Department. The petition was referred to the City Engineering Department for investigation and report. This is our report:

The City owns the east-west public alley, 18 feet wide, east of Healy Avenue and north of Nancy Avenue in fee. Therefore, the Finance Director must execute a quit-claim deed to transfer the converted public right-of-way to the petitioner.

City departments and privately owned utility companies have reported no objection to the conversion of public right-of-way into a utility easement. Provisions protecting utility installations are part of the resolution.

The adoption of the attached resolution is recommended.

Respectfully submitted,

CLYDE R. HOPKINS
Director

By Council Member Ravitz:

Resolved, That all that part of Healy Avenue, 50 feet wide, between Nancy Avenue and the Railroad right-of-way lying east of and abutting the south 18.00 feet of Lot 73, also lying west of and abutting the south 18.00 feet of Lot 135 as platted in "Ford Land Subdivision of part of the Southeast Quarter of the Southwest Quarter of Section 8", Town 1 South, Range 12 East, Hamtramck Township, City of Detroit, Wayne County, Michigan as recorded in Liber 34, Page 23, Plats, Wayne County Records; also

All that part of the east-west public alley, 18 feet wide, east of Healy Avenue and north of Nancy Avenue platted as the south 18.00 feet of Lot 135 of the above mentioned "Ford Land Subdivision" as recorded in Liber 34, Page 23, Plats, Wayne County Records; said public alley having been deeded to the City of Detroit (September 16, 1924 — J.C.C. page 2182 and October 7, 1924 — J.C.C. page 2344); also

All that part of the north-south public alley, 16 feet wide, north of Nancy Avenue between Healy and Lamont Avenues lying east of and abutting the south 18.00 feet of Lot 135, also lying west of and abutting the south 18.00 feet of Lot 142 as platted in the above mentioned "Ford Land Subdivision" as recorded in Liber 34, Page 23, Plats, Wayne County Records;

Be and the same are hereby vacated as a public street and alleys and are hereby converted into a public easement of the full width of the street and alleys, which easement shall be subject to the following covenants and agreements, uses, reservations and regula-

tions, which shall be observed by the owners of the lots abutting on said street and alleys and by their heirs, executors, administrators and assigns, forever to wit:

First, said owners hereby grant to and for the use of the public an easement or right-of-way over said vacated public street and alleys herein above described for the purposes of maintaining, installing, repairing, removing, or replacing public utilities such as water mains, sewers, gas lines or mains, telephone, electric light conduits or poles or things usually placed or installed in a public street or alley in the City of Detroit, with the right to ingress and egress at any time to and over said easement for the purpose above set forth,

Second, said utility easement or right-of-way in and over said vacated street and alleys herein above described shall be forever accessible to the maintenance and inspection forces of the utility companies, or those specifically authorized by them, for the purpose of inspecting, installing, maintaining, repairing, removing, or replacing any sewer conduit, water main, gas line or main, telephone or light pole or any utility facility placed or installed in the utility easement or right-of-way. The utility companies shall have the right to cross or use the driveways and yards of the adjoining properties for ingress and egress at any time to and over said utility easement with any necessary equipment to perform the above-mentioned tasks, with the understanding that the utility companies shall use due care in such crossing or use, and that any property damaged by the utility companies, other than that specifically prohibited by this resolution, shall be restored to a satisfactory condition,

Third, said owners for their heirs and assigns further agree that no buildings or structures of any nature whatsoever including, but not limited to, concrete slabs or driveways, retaining or partition walls (except necessary line fence) shall be built or placed upon said easement, nor any change of surface grade made, without prior approval of the City Engineering Department,

Fourth, that if the owners of any lots abutting on said vacated street and alleys shall request the removal and/or relocation of any existing poles or other utilities in said easement, such owners, shall pay all costs incidental to such removal and/or relocation, unless such charges are waived by the utility owners,

Fifth, that if any utility located in said property shall break or be damaged as a result of any action on the part of the petitioner or assigns (by way of illustra-

April 29

tion but not limitation) such as storage of excessive weights of materials or construction not in accordance with Section 3, mentioned above, then in such event the petitioner or assigns shall be liable for all costs incidental to the repair of such broken or damaged utility, and

Provided, That a certified copy of this resolution shall be recorded with the Wayne County Register of Deeds. The petitioner shall pay all incidental recording costs; and be it further

Resolved, That the Finance Director is hereby directed to execute a quit claim deed to transfer the following converted public right-of-way to the petitioner:

All that part of the east-west public alley, 18 feet wide, east of Healy Avenue and north of Nancy Avenue platted as the south 18.00 feet of lot 135 of "Ford Land Subdivision of part of the Southeast Quarter of the Southwest Quarter of Section 8", Town 1 South, Range 12 East, Hamtramck Township, City of Detroit, Wayne County, Michigan as recorded in Liber 34, Page 23, Plats, Wayne County Records.

Adopted as follows:

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

Nays — None.

City Planning Commission

April 16, 1987

Honorable City Council:

Re: Request of FedNav Limited for interim use of 1350 E. Atwater (DEPARTMENTAL REPORT AND RECOMMENDATION).

The FedNav Limited, a Canadian corporation, is requesting City Council approval of the temporary use of property located at 1350 E. Atwater for unloading ships and for parking and storage for the Detroit Grand Prix.

On December 19, 1986, Your Honorable Body approved the request of James Blain and Robert Wakely for a change in zoning from an M4 (Intensive Industrial) to a PD (Planned Development) zoning district classification for the property located at 1350 E. Atwater. The change in zoning was approved to allow for the construction of a 433-unit, 31-story, two tower residential apartment development on 6.3 acres of riverfront property.

FedNav, the current owner of the property, has not yet completed sale of the property to the developers and in the interim wishes to use the property for the above-stated purposes.

The proposed interim uses of the subject property took place at this location prior to the rezoning and were allowed as a matter of right under the previous

M4 (Intensive Industrial) zoning classification.

The Commission staff has contacted James Blain and Robert Wakely, the developers for the subject property, who stated that they are in support of the proposed interim use.

RECOMMENDATION

The City Planning Commission staff is of the opinion that since the proposed interim uses have taken place previously at this location and were allowed under the previous M4 zoning classification, it is appropriate that FedNav be allowed to temporarily use the property at 1350 E. Atwater for unloading ships and for parking and storage for the Detroit Grand Prix.

For your consideration, please find attached the appropriate resolution.

Respectfully submitted,

MARSHA S. BRUHN

Director

By Council Member Collins:

Whereas, FedNav Limited, a Canadian Corporation, is requesting temporary use of 1350 E. Atwater for unloading ships, and for parking and storage for the Detroit Grand Prix; and

Whereas, on December 19, 1986 Your Honorable Body approved the request of James Blain and Robert Wakely for a change in zoning from an M4 (Intensive Industrial) to a PD (Planned Development) zoning district classification for the property located at 1350 E. Atwater to allow for the construction of a 433-unit, 31-story, two tower residential development; and

Whereas, the interim uses requested by FedNav took place on this location and were allowed under the previous M4 zoning classification;

Now Therefore Be It Resolved, that FedNav Limited be allowed the interim use of the property located at 1350 E. Atwater for unloading ships and for parking and storage for the Detroit Grand Prix.

Adopted as follows:

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

Nays — None.

City Planning Commission

April 24, 1987

Honorable City Council:

Re: Planning Commission proposed policy statements for design review in PD and PC/PCA zoning districts (RECOMMEND APPROVAL).

This matter was before Your Honorable Body as the subject of a discussion held on April 2, 1987. At that time, there were still some details to be finalized.