

Town 1 South, Range 12 East, (said strip of land having been taken for public alley widening on March 28, 1927 as confirmed by Recorder's Court; April 5, 1927 — J.C.C. p. 877) being more particularly described as follows:

Beginning at a point in the southerly line of Georgia Avenue (60 feet wide), said point being the intersection of said southerly line of Georgia Avenue and the westerly line of "Wagner's Field Avenue Subdivision" of part of Southeast Quarter of Section 21, Town 1 South, Range 12 East, City of Detroit, Wayne County, Michigan as recorded in Liber 34, Page 75, Plats, Wayne County Records; thence S.0°45'E. (along said westerly line of Wagner's Field Avenue Subdivision, heretofore mentioned), 361.15 feet; thence S.89°33'W., 8.00 feet; thence N.0°45'W., 361.15 feet; thence N.89°33'E., 8.00 feet to the point of beginning containing 2,889.2 square feet or 0.0663 acres more or less.

Adopted as follows:

Yeas — Council Members Butler, Cleveland, Collins, Eberhard, Hill Hood, Kelley, Ravitz, and President Mahaffey — 9.

Nays — None.

City Engineering Department

July 2, 1990

Honorable City Council:

Re: Petition No. 3. AAA Claims Center — Cadieux Rd. Alley to Easement portion of north-south public alley west of Cadieux between the Edsel Ford Fwy. and Britain; also requesting permission to encroach with a masonry screen wall across the alley.

Petition No. 3 of "AAA Claims Center — Cadieux Road" requests the conversion of a portion of the north-south public alley, 20 feet wide, west of Cadieux Road between the Edsel Ford Freeway and Britain Avenue into an easement for public utilities; also to encroach across the (converted) public alley with a masonry screen wall (approximately 4.50 to 6 feet in height with below grade footings).

The encroaching screen wall is necessary to separate commercial parking and residential properties.

The requested conversion into a public utility easement 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:

Provisions protecting the Water and Sewerage Department's interests in the public sewer are incorporated into the resolution.

All other City departments and privately-owned utility companies have

replied they have no objection to the proposed conversion or the encroachment. Should damages to utilities occur the petitioner shall be liable for all incidental repair costs and waives all claims for damages to the encroaching installations.

An appropriate resolution is attached for consideration by your Honorable Body.

Respectfully submitted,
CLYDE R. HOPKINS,
Director

By Council Member Eberhard:

Resolved, The City Engineering Department is hereby authorized to issue permits to "Automobile Club of Michigan (for the AAA Claims Center — Cadieux Road, Detroit, MI)" to construct and maintain a masonry screen wall encroaching across the north-south (converted public) alley, 20 feet wide, west of Cadieux Road between the Edsel Ford Freeway and Britain Avenue, property described as follows:

The north 13.60 feet of Lot 419, Lot 378, and Lots 410 thru 418 of "Yorkshire Woods Subdivision No. 1 of Parcel 2 of the Plat of Commissioners on Partition of the Estate of Joseph Young, deceased, of part of Lot 7 of Subdivision of Back Concession of Private Claim 258, Lots 1, 2, 3, and 4 of Subdivision of the Southeast Half of Additional Donation to Private Claim(s) 584 and 261, part of the Northwest Half of Additional Donation to Private Claim(s) 584 and 261, Lot 6 and Northwest Half of Lot 4 of Subdivision of Back Concession of Private Claim(s) 262 and 272 as described in Liber 1559, Page 328, Deeds, (City of Detroit and Gratiot Township", City of Detroit, Wayne County, Michigan as recorded in Liber 45, Page 68, Plats, Wayne County Records;

Encroachment to consist of a masonry screen wall (approximately 4.50 to 6 feet in height with below grade footings) across (both ends of) a portion of the north-south (converted public) alley, 20 feet wide, west of Cadieux Road between the Edsel Ford Freeway and Britain Avenue, abutting the above described property;

Provided, The petitioner shall make application to the Buildings and Safety Engineering Department for a building permit. Simultaneously, the petitioner(s) shall made application to the Board of Water Commissioners to obtain approval to construct over (or near) the public sewer. The masonry screen wall encroachment shall be installed and maintained in accord with plans submitted to and approved by the Buildings and Safety Engineering Department (B&SE) and the Water and Sewerage Department (DWSD) — Sewer Services Sec-

tion. All costs for plan review, inspection, and permits shall be paid by the petitioner; and further

Provided, If the public sewer or overhead utility wires located (or to be located) in said (converted public) alley shall break, causing damage to any construction, property or materials, the petitioner(s) or their assigns (by acceptance of permits for construction over or near the public sewer and/or overhead utility wires) waives all claims for damages to the encroaching installations and agree to pay the costs incurred in their removal, if removal becomes necessary; and further

Provided, If the public sewer or overhead utility wires located (or to be located) in said (converted public) alley shall break or be damaged as a result of any action on the part of the petitioner or their assigns (by way of illustration but not limitation, such as storage of excessive weights of materials, or any construction not in accordance with Provision 1 above), then the petitioner or assigns shall be liable for all costs incidental to the repair of the broken or damaged public sewer and/or overhead utility wires. The petitioner(s) and assigns shall be liable for all claims, damages, or expenses resulting from their action(s); and further

Provided, The permittee (at the time of obtaining said permits) shall file with the Finance Director an indemnity agreement in form approved by the Law Department, saving and protecting the City of Detroit harmless from any and all claims, damages or expenses that may arise by reason of the issuance of said permits and the faithful performance by the permittee of the terms thereof, and in addition to pay all claims, damages or expenses that may arise out of the maintenance of said encroachment; and further

Provided, The (encroachment) resolution is revocable at the will, whim or caprice of the City Council, and permittee hereby waives any right to claim damages or compensation for removal of encroachment, and further, that the permittee acquires no implied or other privileges hereunder not expressly stated herein; and

Provided, That the (encroachment) permit shall not be assigned or transferred without the written approval of the City Council; and be it further

Resolved, All that part of the north-south public alley, 20 feet wide, west of Cadieux Road between the Edsel Ford Freeway and Britain Avenue lying easterly of and abutting the east line of Lot 378; also lying westerly of and abutting the west line of the north 13.60 feet of Lot 419, and Lots 410 thru 418 of

"Yorkshire Woods Subdivision No. 1 of Parcel 2 of the Plat of Commissioners on Partition of the Estate of Joseph Young, deceased, of part of Lot 7 of Subdivision of Back Concession of Private Claim 258, Lots 1, 2, 3, and 4 of Subdivision of the Southeast Half of Additional Donation to Private Claim(s) 584 and 261, part of the Northwest Half of Additional Donation to Private Claim(s) 584 to 261, Lot 6 and Northwest Half of Lot 4 of Subdivision of Back Concession of Private Claim(s) 262 and 272 as described in Liber 1559, Page 328, Deeds, (City of Detroit and) Gratiot Township", City of Detroit, Wayne County, Michigan as recorded in Liber 45, Page 68, Plats, Wayne County Records;

Be and the same is hereby vacated as public alley and is hereby converted into a public easement of the full width of the alley, which easement shall be subject to the following covenants and agreements, uses, reservations and regulations, which shall be observed by the owners of the lots abutting on said alley 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 alley 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 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 alley 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 (except necessary line fence, and/or the DWSD and B&SE approved masonry screen wall encroachment as referenced above in the encroachment portion of this resolution; including related construction that may be required by DWSD, designed to prevent damage to the public sewer) shall be built or placed upon said easement, nor 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 alley 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 said owners or assigns (by way of illustration 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 said owners 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(s) shall pay all incidental recording costs.

Adopted as follows:

Yeas — Council Members Butler, Cleveland, Collins, Eberhard, Hill, Hood, Kelley, Ravitz, and President Mahaffey — 9.

Nays — None.

City Planning Commission

July 12, 1990

Honorable City Council:

Re: Harbortown Marina Development, site plan review in a PD Zoning District (Recommend Approval).

In September 1982, the City Council approved the rezoning and general plans for the Harbortown project, a residential-commercial complex on the near east riverfront, generally located between Mt. Elliott and Adair, south of East Jefferson and developed by the ANR and MichCon Development Corporations. The nature of the approval was: a rezoning of the site to PD (Planned Development) and approval of a general, conceptual development plan with the condition that, as more detailed plans for various phases were completed, they would be brought before the City Planning Commission, CEDD and City Council for review and

approval prior to issuance of permits. Several portions of the development have since been approved and constructed, including a commercial area near Jefferson, townhouse condominiums surrounding a man-made lagoon, and two high-rise residential buildings.

Accordingly, MichCon Development Corporation is now requesting approval of plans for marina development within the Harbortown development project.

Development Proposed

MichCon Development Corporation is currently planning to construct a 39 slip marina with provisions for a possible increase of up to 66 boat slips within the same footprint. MichCon indicates that the State Department of Natural Resources has approved the construction of a maximum of 134 slips at this site expanded to the west. MichCon is requesting approval of the total 134 slip marina at this time and has submitted the appropriate plans reflecting this request. The marina will accommodate 30 foot to 50 foot boats and will be rented exclusively to Harbortown residents.

MichCon is also proposing to construct a 28 ft. by 24 ft. 8 in. one story brick marina service building to house mechanical and electrical equipment. The facade of this building would be similar to the residential buildings within the project.

City Planning Commission Analysis

The conceptual design of the Harbortown project was established and approved at the time of the original rezoning to PD in 1982. The only significant change between the conceptual plan for the marina and the current proposal is that some of the boat slips were initially to project past the harborline into the River. The slips are currently proposed to project westward within the site. The Commission is of the opinion that the revised site plans and elevations submitted by the MichCon Development Corporation are in keeping with the spirit and intent of the originally approved plan and are compatible with the existing development.

Recommendation

On July 5, 1990, the City Planning Commission voted to recommend that the site plans submitted for the construction of a 39 slip marina with future expansion for 134 slips and the elevations for the construction of a one story brick marina service building as submitted by MichCon Development Corporation and prepared by Ellis Naeyaert Genheimer Associates, Inc., as revised dated June 25, 1990, be approved as part of the PD plan for the Harbortown mixed-use development project.

The adoption of the attached resolu-