

City Planning Commission

July 29, 1997

Honorable City Council:

Re: City Environmental Inc. (#813), request to convert Frederick between St. Aubin and the Grand Trunk Railroad (GTRR) and the public alleys in the block bounded by GTRR, St. Aubin, Farnsworth and Frederick to private easements (Recommend Approval)

The petitioner, City Environmental, Inc. (CEI) is requesting the vacation and conversion to easement of Frederick between St. Aubin and the Grand Trunk Railroad and the alleys in the block bounded by GTRR, St. Aubin, Farnsworth and Frederick (see attached map). CEI is requesting these vacations to allow for expansion of its facilities, eliminating of illegal dumping, and provide integrated security and screening at the site.

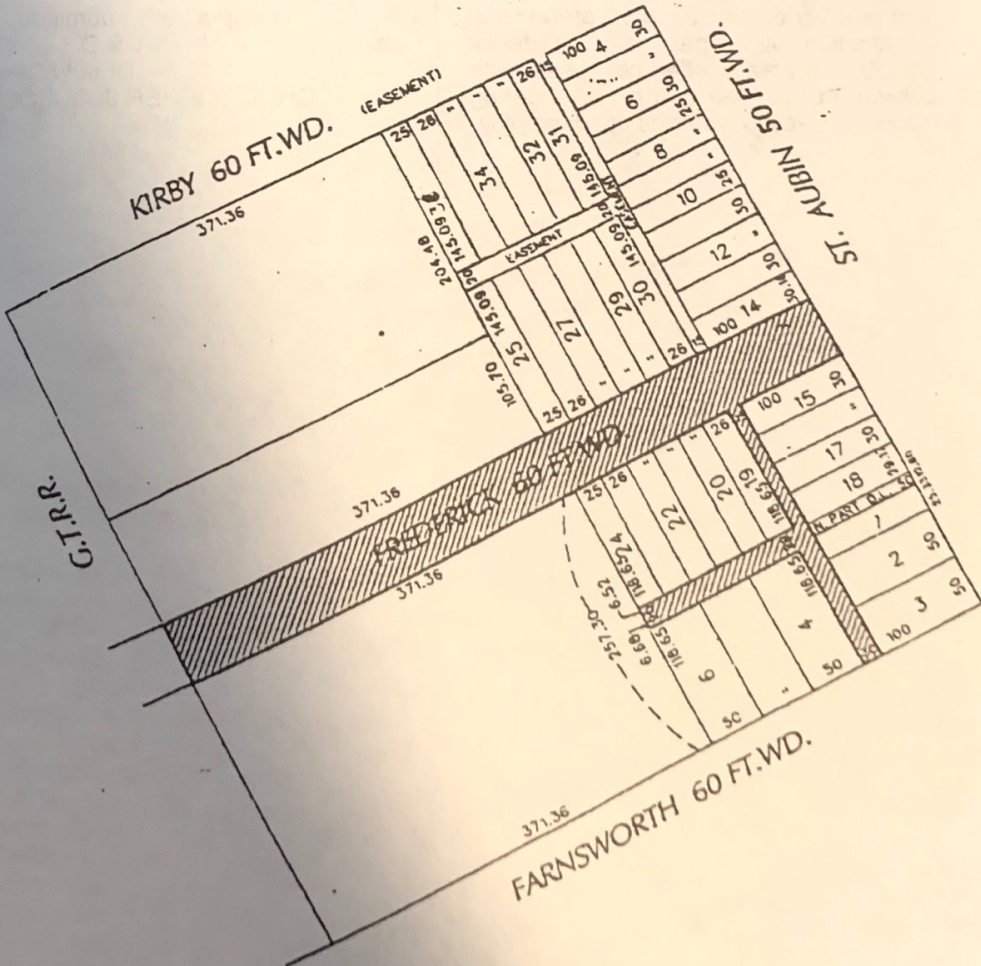
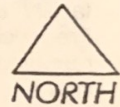
City Planning Commission staff has conducted a site visit to review the

requested closing of the above mentioned streets and alleys. The bulk of the traffic on Frederick is related to CEI and Thorn Apple Valley (TAV). TAV, in petition #2901, is requesting to have Frederick closed between Riopelle and the GTRR, and staff is submitting a separate report on this petition. Frederick dead ends just west of TAV into the DDOT bus yard, and so is not used for through traffic.

There would seem to be no advantage to the City maintaining control over said streets and alleys. The proposed street closing would not disrupt vehicular circulation in the area and would allow CEI to consolidate its property. It is therefore, the recommendation of this department that the petition be approved.

Respectfully submitted,  
MARCUS D. LOPER,  
Deputy Director  
GREGORY MOOTS,  
Staff

PETITION NO. 813  
CITY ENVIRONMENTAL INC.  
1923 FREDERICK ST. DET., MI. 48211  
C/O JENNIFER LEVIN  
313)567-0125 EXT. 268



REQUESTED CONVERSION TO EASEMENT.



### City Planning Commission

July 29, 1997

Honorable City Council:

Re: Thorn Apple Valley (#2901), request to "vacate" Frederick Street from Riopelle Street east to the Grand Trunk Railroad (Recommend Approval).

The petitioner, Thorn Apple Valley (TAV), is requesting that the City vacate Frederick Street from Riopelle Street east to the Grand Trunk Railroad (please see Attachment A. for a map showing the location of the subject street). This section of Frederick Street is a two-way street measuring approximately 700 feet long by 60 feet wide. TAV is requesting that the street be closed in order to improve safety and security for TAV, its employees, and the neighborhood in general. City Environmental, Inc. (petition #813) located on Frederick Street just east of the Grand Trunk tracks, is requesting, in conjunction with TAV's request, that Frederick Street between the Grand Trunk Railroad and St. Aubin be vacated.

TAV operates a large slaughterhouse facility at the southwest intersection of Frederick and Riopelle Streets. On surrounding land, TAV has a number of buildings and parking lots associated with the main slaughterhouse. With its facilities and parking areas scattered around the intersection of Riopelle and Frederick Streets, the area is often congested with delivery trucks filled with pigs, rendering trucks, employee vehicles, and employ-

ees walking to and from their cars. With pedestrians and vehicles from the public also being allowed to pass through this area, it is often difficult to travel down Frederick Street.

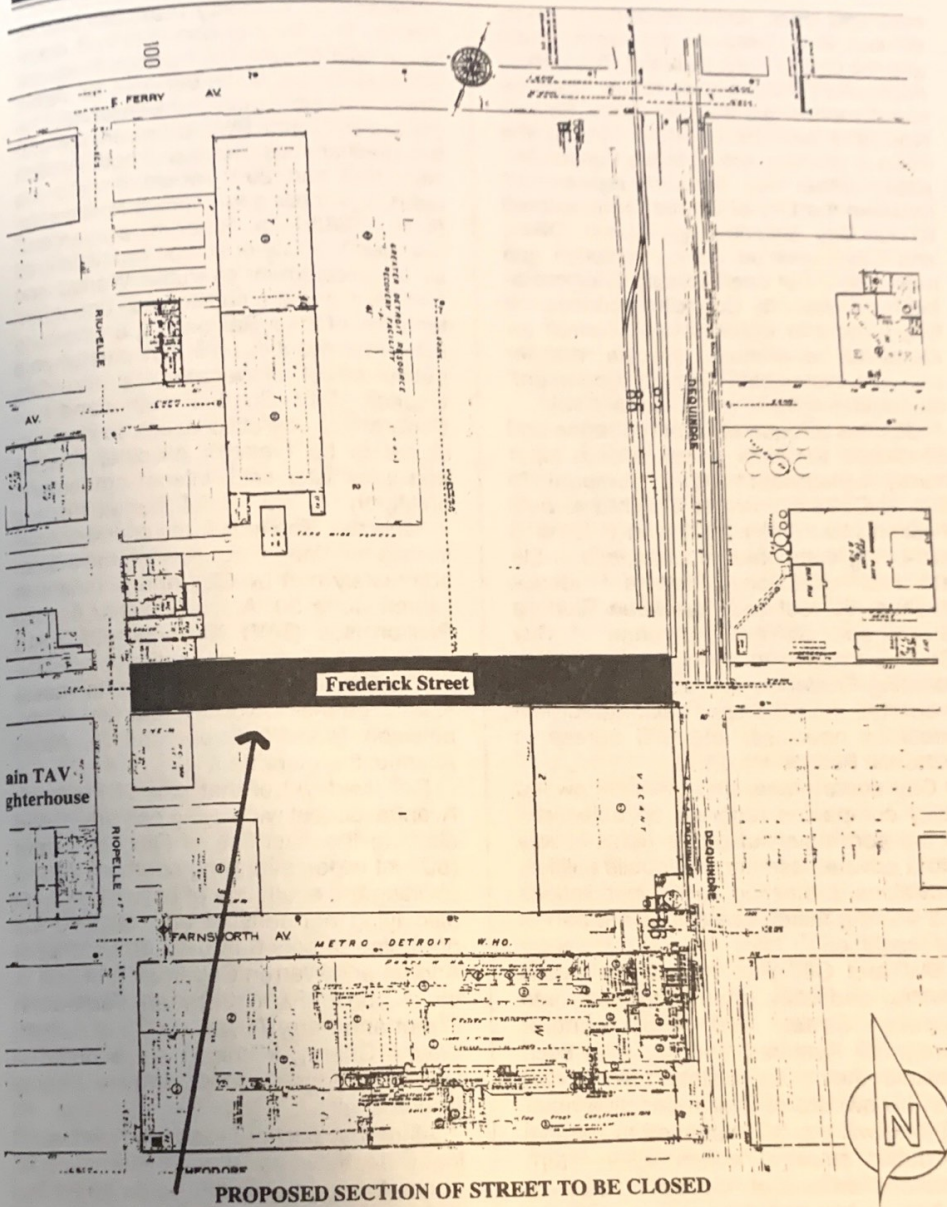
The subject area surrounding the TAV slaughterhouse is developed as an industrial area with a scattering of vacant lots. Frederick Street heading west dead-ends at Russell Street where the City's Department of Transportation bus yard is located.

By requesting to vacate Frederick Street from Riopelle Street east to the Grand Trunk Railroad, TAV would be able to connect properties which it owns on the north and south sides of Frederick Street. It will also allow TAV to provide additional parking for its employees and more controlled access to its lots. Lastly, the street vacation would limit the general public from traveling through the area which is congested with trucks and parked cars.

Since the proposed street closing would not disrupt vehicle circulation for residences or other businesses, and since the closing would allow TAV to create a consolidated property, the City Planning Commission staff recommends approval of the "vacation" of Frederick between Riopelle and the Grand Trunk Railroad.

Respectfully submitted,  
 MARCUS D. LOPER  
 Deputy Director  
 CHRISTOPHER J. GULOCK  
 Staff





**Department of Public Works  
City Engineering Division**

June 25, 1997

Honorable City Council:

RE: Petition No. 813 City Environmental, Inc. (CEI), Street and Alleys to Easement, Frederick between St. Aubin and the Grand Trunk Railroad; also the remaining public alleys in the block bounded by GTRR, St. Aubin, Farnsworth and Frederick  
Petition No. 2901, Street to Easement, Thorn Apple Valley (TAV), Frederick between Riopelle and the Grand Trunk Railroad

Petition No. 813 of "City Environmental, Inc. (CEI)" requests the conversion of a portion of Frederick Avenue, 60 feet wide, between St. Aubin Street and the Grand Trunk Railroad; also the north-south pub-

lic alley, 15 and 20 feet wide; also the east-west public alley, 20 feet wide, in the block bounded by the Grand Trunk Railroad, St. Aubin, Farnsworth and Frederick Avenues into a private easement for public utilities and existing railroad crossings.

Petition No. 2901 of "Thorn Apple Valley (TAV)" requests the conversion of a portion of Frederick Avenue, 60 feet wide, between Riopelle Street and the Grand Trunk Railroad into a private easement for public utilities and existing railroad crossings.

The petitions were referred to the City Engineering Division - DPW for investigation (utility review) and report. This is our report:

In January 1997, CEI filed its Petition No. 2882 to construct and maintain a rail-