

# CITY COUNCIL

## ADJOURNED SESSION

(Action of the City Council appearing herein is subject to the approval of the Mayor.)

Detroit, Thursday, May 18, 1995

Pursuant to adjournment, the Council met at 11:00 a.m. and was called to order by the President, Honorable Maryann Mahaffey.

Present — Council Members Cockrel, Hill, Hood, Ravitz, Scott, Tinsley-Williams and President Mahaffey — 7.

There being a quorum present, the Council was declared to be in session.

### Planning & Development Department May 16, 1995

Honorable City Council:

Re: Request for Final Plat Approval, Virginia Park Estates Subdivision.

The Planning & Development Department (P&DD) respectfully requests City Council approval of the Final Plat for the Virginia Park Estates Subdivision, Detroit, Wayne County, Michigan. Enclosed please find twelve (12) copies of the Final Plat.

#### Background Information

Virginia Park Estates Subdivision is located on a 17.30 acre site bounded generally by Virginia Park Avenue on the north, Poe Avenue on the east, Pallister Avenue on the south, and Rosa Parks Avenue on the west. Virginia Park Estates will contain 45 single family residential lots, a lighted and landscaped boulevard entranceway, two public parks, and perimeter fencing and landscaping. The parks and other common areas will be maintained by a home owner's association established in conjunction with the development of the subdivision.

#### Previous Actions

The Virginia Park Estates Subdivision Plat was reviewed by the Detroit City Planning Commission on November 10, 1993. The City Council approved related street and alley vacations on November 17, 1993. Tentative approval of the Preliminary Plat was granted on December 1, 1993 and final approval of the Preliminary Plat on September 15, 1994, both under Article II of Chapter 51 of the Detroit City Code which sets forth the procedure for processing subdivision plats.

#### Final Plat Review by Departments

The plat was then referred back to P&DD for preparation of the Final Plat map according to guidelines set forth by the Wayne County Register of Deeds.

Upon completion of the Final Plat drawings, the Plat was redistributed to involved City departments including the City Treasurer and the Wayne County Treasurer where the Plat was reviewed for outstanding tax liabilities.

Upon clearance by the City of Detroit and Wayne County Treasurers respectively, the Final Plat was referred to the Wayne County Department of Public Service for their review and approval under the Detroit City Code and Sections 112-118 of Public Act 288, State of Michigan Subdivision Control Act of 1967, as amended.

All involved City and County departments have completed their review, and state no objection to said plat. Please see the documentation attached with this letter.

#### Completion of Improvements, Monuments & Irons

In order to obtain approval of the Final Plat, Chapter 51 of the Detroit City Code requires the City to inspect, approve, and accept 1) all subdivision infrastructure improvements such as roads, sewers, and street lights and 2) all surveying irons and monuments. If these improvements are not yet completed or installed, the municipality must dedicate funds for said installation and inspection.

Please note that 1) the Virginia Park Estates infrastructure improvements are entirely complete, inspected, and approved by all appropriate City Departments as reflected by their above referenced approval statements and 2) all surveying irons and monuments have been installed by the engineering firm of Warner, Cantrell & Padmos, Inc. and inspected by the City of Detroit City Engineers Office.

#### Recommended Action

The Planning & Development Department therefore recommends City Council approval of the Virginia Park Estates Final Plat in accordance with the Detroit City Code, Sections 51-2-4 & 51-2-5 and Section 167 of Public Act 288, State of Michigan Subdivision Control Act of 1967, as amended, being MCL, Section 560-167. An appropriate resolution is attached for consideration by the City Council.

Acting as Proprietor, the Planning & Development Department respectfully requests that the City Clerk's Office place this matter on the agenda of the City Council for review and approval at the earliest opportunity.

Respectfully submitted,  
JOSEPH J. VASSALLO  
Deputy Director

By Council Member Hood:

Resolved, That in accordance with Detroit City Code Section 51-2-5 and Michigan Compiled Laws Section

560.167(a), approval is hereby given to the final plat designated as "Virginia Park Estates Subdivision," and

Be It Further Resolved, That in accordance with Michigan Compiled laws Sections 560.167(a), the City Clerk is instructed to certify on the plat the approval of the Detroit City Council, showing the date of approval, and

Be It Further Resolved, That in accordance with Michigan Compiled laws Sections 560.167(c), the City Clerk is instructed to record all proceedings in the minutes of the meeting, which shall be open for inspection.

Adopted as follows:

Yeas — Council Members Cockrel, Hill, Hood, Ravitz, Scott, Tinsley-Williams, and President Mahaffey — 7.

Nays — None.

\*WAIVER OF RECONSIDERATION  
(No. 1), per Motions before Adjournment.

Planning & Development Department

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**Planning & Development Department**  
July 13, 1995

Honorable City Council:  
Re: Recertification of Final Plat Virginia  
Park Estates Subdivision.

The Planning & Development  
Department (P&DD) respectfully requests  
City Council recertification of the Final Plat  
for the Virginia Park Estates Subdivision,  
Detroit, Wayne County, Michigan. Enclosed  
please find twelve (12) copies of the Final  
Plat as revised July 1, 1995.

**Background Information**

Virginia Park Estates Subdivision Final  
Plat was approved by the City Council on  
May 18, 1995 and certified by the City  
Clerk's Office under Article II of Chapter 51  
of the Detroit City Code which sets forth the  
procedure for processing subdivision plats.

In a subsequent review by the Wayne  
County Plat Board, an omission was dis-  
covered in regard to the number of propri-  
etors listed on the Virginia Park Estates  
Plat. The Plat listed only the City of Detroit  
as "Proprietor" omitting C-V Partnership,  
the developer, and The Beneicke Group,  
Inc., the builder of the subdivision. Both  
these entities have property interests in the  
proposed Virginia Park Estates Subdivision  
and should have been included prior to City  
Council approval.

**Omissions Corrected**

As shown on the Plat Map on file in the  
City Clerk's Office, the Planning &  
Development Department has corrected  
the aforementioned omissions by adding  
C-V Partnership and The Beneicke Group,  
Inc. to the official Plat Map as "Proprietors"  
along with the City of Detroit.

**All Other Clearances & Approvals  
Still in Effect**

Please note that clearances from the  
Detroit City Treasurer and the Wayne  
County Treasurer are still valid as are  
reviews and approvals from all involved  
City of Detroit departments and the Wayne  
County Department of Public Service.  
Please see the official Plat Map and docu-  
mentation on file in the City Clerk's Office.

Further, all Virginia Park Estates infra-  
structure improvements are entirely com-  
plete, inspected, and approved by all  
appropriate City Departments as reflected  
by the above referenced documentation. All  
surveying irons and monuments have been  
installed by the engineering firm of Warner,  
Cantrell & Padmos, Inc. and inspected by  
the City of Detroit City Engineers Office.

**Requested Action**

The Planning & Development  
Department therefore respectfully requests  
1) the City Council's recertification of the  
Virginia Park Estates Subdivision Plat and  
2) the redating of said Plat by the City  
Clerk's Office in accordance with the  
Detroit City Code, Sections 51-2-4 & 51-2-  
5 and Section 167 of Public Act 288, State  
of Michigan Subdivision Control Act of  
1967, as amended, being MCL, Section  
560-167. An appropriate resolution is  
attached for consideration by the City  
Council

Respectfully submitted,  
JOSEPH J. VASSALLO  
Deputy Director

**Resolution**  
**Virginia Park Estates**  
**Final Plat Approval**

By Council Member Hill:

Resolved, That in accordance with  
Detroit City Code Section 51-2-5 and  
Michigan Compiled Laws Section  
560.167(a), approval is hereby given to the  
final plat designated as "Virginia Park  
Estates Subdivision" as amended, and

Be It Further Resolved, That in accor-  
dance with Michigan Compiled Laws  
Sections 560.167(a), the City Clerk is  
instructed to recertify on the plat the  
approval of the Detroit City Council, show-  
ing the date of approval, and

Be It Further Resolved, That in accor-  
dance with Michigan Compiled Laws  
Sections 560.167(c), the City Clerk is  
instructed to record all proceedings in the  
minutes of the meeting, which shall be  
open for inspection.

Adopted as follows:

Yeas — Council Members, Cleveland,  
Cockrel, Everett, Hill, Hood, Ravitz, Scott,  
Tinsley-Williams and President Mahaffey  
— 9.

Nays — None.

\*WAIVER OF RECONSIDERATION (No.  
10), per motions before adjournment.

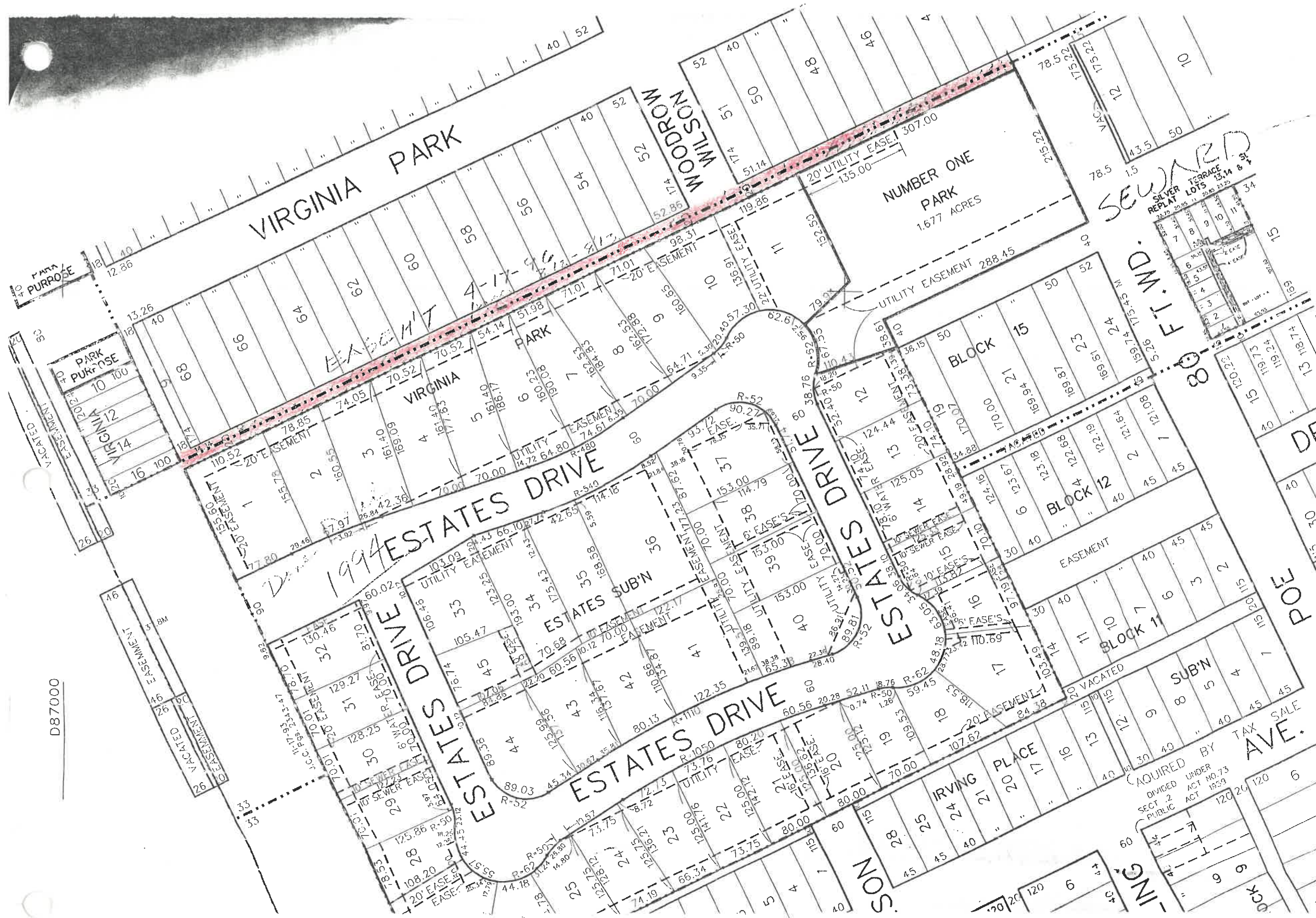
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ACQUIRED BY TAX SALE  
DIVIDED UNDER  
SECT. 2 ACT NO. 73  
PUBLIC ACT 1939

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