

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Thursday, April 02, 2009

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

DPW - CITY ENGINEERING DIVISION CITY PLANNING COMMISSION

3297 *Ike Bacall, D/B.C, Mr. Checking Cashing, requesting conversion to easement of easterly portion of east-west public alley in block bounded by Marx, Dequindre, E. 8 Mile Rd. and Winchester.*

TEMP. CLOSURE

RECEIVED
APR -9 2009

CEP
TBD
NOEL

37A 375

March 12, 2009

By Hand Delivery

Honorable City Council
C/o City Clerk
200 Coleman A. Young Municipal Center
2 Woodward Avenue
Detroit, Michigan 48226

RE: Metco Services, Inc., request the conversion to easement, of the easterly portion of the E/W public alley 20 ft. wd., in the block bounded by Marx, Dequindre, E. 8 Mile Rd., and Winchester.

METCO Services, Inc., at 1274 Library, Ste. 400, Detroit, Michigan 48226, on behalf of Ike Bacall, D/B/A, Mr. Checking Cashing, at 20511 Dequindre Ave., Detroit, Michigan 48234, respectfully request that your Honorable City Council authorize the vacation and conversion to easement of the easterly portion of the E/W public alley 20 ft. wd., in the block bounded by Marx, Dequindre, E. 8 Mile Rd., and Winchester.

If you should have any questions, please do not hesitate to contact me at (office) 313-961-4560 (cell) 313-995-1319 or jfoster@det.metcoservices.com.

Very truly yours,
METCO Services, Inc.


James D. Foster
Development Coordinator
Development Management Group

IkeBacall_Pet_Letter

1274 Library, Suite 400
Detroit, MI 48226
(313) 961-4560

23917 Cass Street
Farmington, MI 48335
(734) 478-3423

12504 Stephens
Warren, MI 48089
(586) 766-5770

City of Detroit

Arthur Simons
Chairperson
Susan Glaser
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director
M. Rory Bolger, AICP
Deputy Director

CITY PLANNING COMMISSION
202 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cc-cpc@ci.detroit.mi.us

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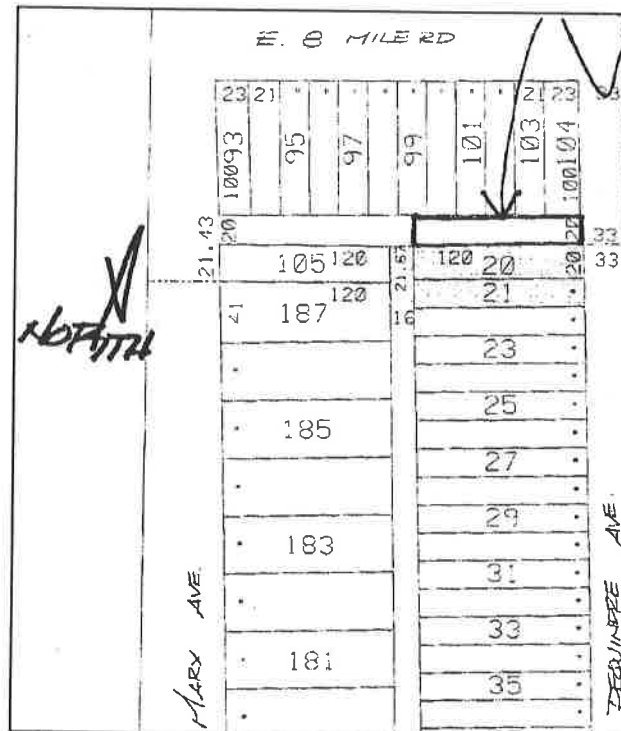
June 26, 2009

HONORABLE PUBLIC HEALTH AND SAFETY STANDING COMMITTEE

RE: Petition #3297, Request from Metco Services, Inc, on behalf of Mr. Check Cashing, to vacate and convert to easement a public alley. The subject alley is the eastern 120 feet of the east-west alley in the block bounded by East Eight Mile Road and Marx, Winchester, and Dequindre Avenues (RECOMMEND TEMPORARY CLOSING)

Background

Ike Bacall, owner of Mr. Check Cashing, located at 20511 Dequindre Avenue in Detroit (lot #20 in the map below), has been informed by Inspector Maples of the Buildings and Safety Engineering Department (B&SE) that his business may not use the public alley immediately to the north of the property for customer parking. However, if the alley were to be vacated or temporarily closed, it could then be used for private purposes. On advice from B&SE, Mr. Check Cashing contracted Metco Services to submit a petition on its behalf to vacate and convert to easement the alley (marked with a heavy black line in the map below) immediately north of its property.



Recommendation

The purpose of requesting a vacation of the public alley is to avoid the conflict of Mr. Check Cashing using City-owned property for customer parking (a private use of public land). However, the same goal could be achieved if the alley were to be temporarily closed. After consultation with Noel Perry of the City Engineering Division, City Planning Commission (CPC) staff recommends a temporary closure rather than a vacation of the alley. There are two reasons for this:

1. Because of the way the original subdivision was designed, if the alley were to be permanently vacated the land would go to the property to the north (the gas station at 1830 East Eight Mile, lots #97-#104 on the map on p. 1). However, if the alley is temporarily closed then the use rights go to the petitioner, Mr. Check Cashing in this case. Temporarily closing the alley is preferable because it avoids the need for an agreement to be made between the owners of 1830 East Eight Mile and Mr. Check Cashing.
2. Robert Barrick, the owner of 1830 East Eight Mile, indicated in a telephone conversation with CPC on June 11, 2009 that he had no objection to a temporary closure of the alley immediately south of his property. The benefit of a temporary closure is that it can be reversed if unforeseen problems arise.

Therefore, CPC recommends that City Council approve a temporary closure of the eastern 120 feet of the east-west alley in the block bounded by East Eight Mile Road and Marx, Winchester, and Dequindre Avenues, upon receipt of the appropriate resolution from the Department of Public Works, City Engineering Division.

Respectfully submitted,



Marcell R. Todd Jr., Director
Laura Buhl, AICP, Staff

cc: Noel Perry, City Engineering Division
James Foster, Metco Services
Robert Barrick, Barrick Enterprises

