

**CITY OF MONROE
COUNCIL WORK SESSION
MONDAY, NOVEMBER 2, 2009**

Work Session of the City Council of the City of Monroe, Michigan held on Monday, November 2, 2009 at 6:30 p.m. in the Council Chambers.

Present: Council Members Conner, Beneteau, Clark, Paisley (arrived 6:30 p.m.), McGhee, Molenda and Mayor Worrell.

Also Present: George Brown, City Manager
Tom Ready, City Attorney
Jim Jacobs, Jacobs Architects

Mayor Worrell explained that the purpose of the meeting is to discuss the development on N. Monroe Street and the end of St. Mary's Avenue.

George Brown, City Manager explained that the purpose of the work session is to listen to comments on the redevelopment of a site on N. Monroe Street and the addition of a driveway approach to the site from St. Mary's Avenue to a back parking lot. He continued that in the redevelopment process the site was developed according to city zoning ordinances and site plan requirements. He stated that the concern is that the redevelopment and driveway approach will create more traffic on St. Marys Avenue. He commented on the ordinance for site plan review, the committee having reviewed the plan, and zoning issues. He introduced and invited the representative from Jacobs Architects, Jim Jacobs, to help orient Council and the public about what has been proposed for the site development.

Jim Jacobs, Jacobs Architects, gave a brief overview and presentation to address the concerns in the neighborhood.

Mike Gaynier, 433 St. Marys Avenue stated that he was there to represent the neighborhood and that the neighborhood is not opposed to the facility, but the process, which has caused confusion and they would like their concerns to be heard.

Jane Dansard, 661 St. Marys Avenue expressed concerns regarding the site plan, of the residents and explained the steps that they had taken to voice their concerns.

William Huff, 707 St. Marys Avenue commented about the history of traffic and parking problems, even with the current and original barrier in place and compared it to the possible problems without a barrier.

Doug Thoma, 616 St. Marys Avenue said that if you want to attract buyers, keep St. Marys Avenue the way it is.

Dave Thompson, 667 St. Marys Avenue stated that he has issues with the traffic flow and asked if a traffic flow study had been completed and if so, he would like a copy of it. He asked if the proposed closed gate would become part of the site plan and if so, what kind of penalty would there be if it was not complied with. He also expressed concern about the parcel west of the site, and said if someone decided to build on that site, St. Marys access would be in place and accessible and may be opened to the public.

George Brown, City Manager said that the parcel to the west of St. Marys Avenue is zoned for parking which restricts the use of that property. He explained that the site plan includes maintenance, landscaping and approval could include restrictions of the gate usage in daily operations, that it be used for public safety and service access only. He also explained that there are actions that the city can take but that it does take vigilance and follow-up on enforcement.

Mike Gaynier, 433 St. Marys Avenue asked for more clarification about the proposed gate and access because that seems to be the stumbling block.

Jim Jacobs, Jacobs Architects clarified that no employee or patient will have access through St. Marys Avenue and that will be achieved by having a closed gate with a lock. He explained that access would only be given to refuse contractors and the Fire Department for access during an emergency. He stated that there has to be some level of trust, in that the trash removal company would be under contract and supplied a key to unlock and lock the gate for access.

John Salisbury, 611 St. Marys Avenue asked who would document it should the gate be left open by the refuse contractor.

George Brown, City Manager explained that we assume that as a practice it would be inadvertent if the gate would be left unlocked because there will be a site plan (contract) and that is why it should be documented in detail and kept on file. He said that hopefully a call to the doctor's office that somebody left the gate open will take care of the issue.

Elaine Bunkleman, 646 St. Marys Avenue stated that since all other vehicles do not have access through the gate, is it possible that the refuse contractor could use the same entrance as the other vehicles and put a small wall there instead of a gate. She further stated it stands to reason that if a bus can turn around in the lot, a refuse and fire truck could also.

Jim Jacobs, Jacobs Architects said that it could possibly be done, but that turning radiuses' would have to be looked at because of the narrow site. He continued that it hasn't been the accepted practice of the City Fire Department to allow a K or 3 point turn of their fire trucks when they access a site and that would have to be done if the drive is eliminated.

Mike Gaynier, 433 St. Marys Avenue asked what the next step is now.

Jim Jacobs, Jacobs Architects said that the next step would be to sit down with city staff and residents soon, to decide whether a gate scenario or some other alternative is there.

George Brown, City Manager suggested that the first floor conference room could be used and the city could serve as a liaison for the meeting.

Mayor Worrell said that communication would go through Mike Gaynier to set up the meeting for further discussion.

It was moved by Councilman Clark and seconded by Councilman Beneteau that the meeting adjourn at 7:20 p.m.

Ayes: 7 Nays: 0

Motion passed.

Charles D. Evans
City Clerk-Treasurer

Mark G. Worrell
Mayor