

CITY OF GROSSE POINTE WOODS NOTICE OF MEETING AND AGENDA COMMITTEE-OF-THE-WHOLE

Monday, June 20, 2022 at 7:15 PM

Robert E. Novitke Municipal Center - Conference Room 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2440

Mayor Arthur W. Bryant has called a meeting of the City Council, meeting as a Committee-of-the-Whole, for **Monday, June 20, 2022 at 7:15 PM.** The meeting will be held in the Council Chambers/Municipal Court Room of the Municipal Building, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 and is accessible through the Municipal Court doors. In accordance with Public Act 267, the meeting is open to the public and the agenda items are as follows:

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. ACCEPTANCE OF AGENDA
- 4. ITEMS FOR DISCUSSION
 - A. Proposed Amendments to Chapter 8 of City Code regarding Solid Fences
 - 1) Memo 06/15/22 Building Official
 - 2) Proposed Draft Copy
 - 3) Proposed Clean Copy
 - B. <u>Vicious Dog Ordinance Amendment</u>
 - 1) Memo 05/13/22 City Administrator
 - 2) Proposed Ordinance Amendment
 - 3) Current Ordinance for Section 6-95
- 5. NEW BUSINESS/PUBLIC COMMENT
- 6. ADJOURNMENT

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT)
POSTED AND COPIES GIVEN TO NEWSPAPERS

The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or call the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2440 or Telecommunications Device for the Deaf (TDD) 313 343-9249.

CITY OF GROSSE POINTE WOODS

Building Department

MEMORANDUM

DATE:

June 15, 2022

TO:

The Committee-of-the-Whole

FROM:

Gene Tutag, Building Official

SUBJECT:

Proposed Amendments to Chapter 8 of City Code regarding Solid Fences

Our current fence ordinance states that solid fences are only permitted when facing a street or an alley. Many residents request a solid fence and their permits get denied due to their fence not facing a street or an alley; these denials often turn into variance requests or unhappy residents.

After many discussions with Mayor Bryant and City Attorney, Tim Tomlinson, we have considered getting rid of the requirements for solid fences, and amending the ordinance to make solid fences permissible all together.

Please see the attached:

Proposed Draft Copy: Fences 8-274 – 8-284
 Proposed Clean Copy: Fences 8-274 – 8-284

Thank you,

Gene Tutag Building Official

CITY OF GROSSE POINTE WOODS WAYNE COUNTY, MICHIGAN

ORDINANCE	NO.	

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GROSSE POINTE WOODS, CHAPTER 8 – BUILDING AND BUILDING REGULATIONS, ARTICLE IX FENCES, TO DELETE CERTAIN DEFINITIONS RELATED TO OPEN FENCES, SEMI-OPEN FENCES AND SOLID FENCES, TO PROVIDE FOR REPEALER, SEVERABILITY AND EFFECTIVE DATE.

THE CITY OF GROSSE POINTE WOODS ORDAINS:

Section 1. The City of Grosse Pointe Woods Code of Ordinances, Chapter 8 – Building and Building Regulations, Article IX Fences, Sec. 8-274, is hereby amended as follows:

Sec. 8-274. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Adjacent property means a property having a common boundary line.

Fence means any structure erected or placed along or within four feet of the property line to act as a boundary marker or erected for the purpose of restricting access to or from a lot or parcel of land, whether enclosing all or a part of said lot or parcel in all zoning districts.

Front yard means that portion of the front yard established between the sidewalk and ten feet behind the front most main building line. If a sidewalk does not exist, the front yard shall mean that portion of the front yard established between the end of the city right-of-way and ten feet behind the front most main building line.

Open fence means and includes fences commonly known as chain link, post and rail, wrought iron, and picket, which allow 50 percent or more open space between the boards, slats, or rails. Examples of open fences are on file and available for inspection with the building department.

Ornamental tops means wood, vinyl or metal decorative caps placed on the tops of fence posts, corners, ends or gateposts.

Property grade line, for determining the height of a fence or landscaping used in place of fencing, means the level of the ground or pavement adjacent to the fence or landscaping.

Rear yard means that portion of the yard between the rearmost corner of the main building line and the rear property line.

Semi-open fence means and includes fences commonly known as "shadowbox" and "board on board" fences, which allow spacing between the boards, slats, and rails when viewed from a 45 degree angle. Examples of semi-open fences are on file and available for inspection with the building department.

Side yard means that portion of the yard between the residential home and side property line, beginning at ten feet back from the front most main building line to the rearmost corner of the main building line.

Solid fence means a fence constructed of opaque or substantially opaque material (such as wood or vinyl) that prevents viewing the other side of the fence, thereby providing a visual barrier. A visual barrier exists if less than 50 percent of the vertical or horizontal surface of the entire fence is open to the free passage of air and light, and the distance or open space between the boards, slats, or rails is less than or equal to two inches when viewed

at 90 degrees to the fence line. Solid fences includes fences commonly referred to as privacy fences and other sight obscuring fences. Examples of solid fences are on file and available for inspection with the building department. Determination of whether a fence is solid or not shall be made by the building official utilizing this article and the examples on file with the building department.

<u>Section 2.</u> The City of Grosse Pointe Woods Code of Ordinances, Chapter 8 – Building and Building Regulations, Article IX Fences, Sec. 8-279, is hereby amended as follows:

Sec. 8-279. General requirements and maintenance.

The following are general requirements for fences:

- (1) Approved fence materials. All fence material must be approved by the building official and include materials normally manufactured for and used as fencing material such as; wrought iron or other decorative metals suitable for fence construction, wood, chain link and vinyl composite manufactured specifically as fencing material. Alternative material may be approved by the building official if the official finds that the proposed design is satisfactory and complies with the intent of this article and that the materials are at least the equivalent permitted in this article with respect to quality, strength, effectiveness, durability and safety.
- (2) Fences shall not be constructed with sharp points at the uppermost portion of the fence.
- (3) The supporting framework of any fence shall not face adjacent properties or streets.
- (4) Fences shall not be attached to existing fences, i.e., cyclone fence attached to wooden fence.
- (5) No fence shall be erected adjacent to another fence.
- (6) No fence shall have barbed wire, razor wire, electrical current, concertina wire or other similar material.
- (7) The owner of any fence shall maintain their fence in accordance with the provisions of this Code.
- (8) All fences shall be maintained plumb and true with adequate support in a safe manner. The owner of a fence shall remove and/or repair a fence that is dangerous, dilapidated or otherwise in violation of this Code.
- (9) Any person who erects, builds and/or constructs any fence upon property which such person owns and/or leases shall be responsible for the repair, upkeep and maintenance of the fence.
- (10) Any person who owns property upon which a fence has been constructed by a previous owner shall be responsible for the care, upkeep and maintenance of the fence.
- (11) It shall be the responsibility of the person installing the fence to ensure such fence is placed on or within their own property line.
- (12) Solid fences are prohibited except as provided in section 8-284(3).
- (13) Semi-open fences are permitted provided that they meet the two inch spacing requirement in section 8-274 and other requirements of this article.
- (14) Open fences are permitted provided they meet the other requirements of this article.

<u>Section 3.</u> The City of Grosse Pointe Woods Code of Ordinances, Chapter 8 – Building and Building Regulations, Article IX Fences, Sec. 8-284, is hereby amended as follows:

Sec. 8-284. Exceptions to this article.

- (a) Exceptions. Notwithstanding anything to the contrary provided in this article, exceptions from the provisions of this article shall be made under the following circumstances:
 - (1) Rear fences. Rear yard fences may be constructed to a maximum height of six feet from the property grade line with the adjacent property owners' consent. Consent from the adjacent property owners must be submitted to the building department in writing with the permit application. If a rear yard is directly parallel to a public street and not a residential lot, property owners are then the city, and consent from the city administrator is required.
 - (2) Side yard fences. Side yard fences may be constructed to a maximum height of six feet from the property grade line with the adjacent property owners' consent. Consent from the adjacent property owners must be submitted to the building department in writing with the permit application. If a side yard is directly parallel to a public street and not a residential lot, property owners are then the city, and consent from the city administrator is required.
 - (3) Solid fences. Notwithstanding the general requirements found in subsection 8-279(1), solid fences are permitted under the following circumstances:
 - a. For that portion of a fence that faces a street on a corner lot;
 - b. When a fence faces an alley.
 - (4)(3) Special circumstances. Applications meeting the requirements of this article and subsections (a)(1), (2) or (3) above do not require a public hearing, and shall be approved by the building inspector if the application otherwise meets the requirements of this chapter. All other exceptions from the provisions of this article require a public hearing and approval from the city council. The council may consider any or all of the following, along with other information:
 - a. Balancing the relative hardships between the property owner and adjacent property owners;
 - b. Whether special circumstances or conditions exist;
 - c. Whether pedestrian or vehicular vision will be affected;
 - d. The general health, safety and welfare of the neighborhood.
- (b) Public hearing. Any applicant seeking a hearing under the provisions of this article shall pay to the city a hearing notice fee set by council resolution for the scheduling of such hearing. Payment shall be made at the time the application is made for a hearing. The public hearing fee may be modified by a resolution of the city council as adopted from time to time. The city shall mail notice of the hearing to adjacent property owners at least seven days prior to the hearing date.
- <u>Section 4.</u> <u>Repealer Clause.</u> Any ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.
- <u>Section 5.</u> <u>Validity and Severability.</u> Should any portion of this Ordinance be found invalid for any reason, such a holding shall not be construed as affecting the validity of the remaining portions of the Ordinance.

Section 6. Effective Date. This Ordin its adoption by the City of Grosse Pointe V	ance shall be effective twenty (20) days from and after Woods City Council.
AYES	
NAYS	
ABSENT	
	Arthur W. Bryant, Mayor
Attested:	
Paul P. Antolin, City Clerk	
I, Paul P. Antolin, City Clerk of the Michigan, do hereby certify that Ordinance Grosse Pointe Woods, assembled in regula posted in the following places:	e City of Grosse Pointe Woods, Wayne County, e No was adopted by the City Council of r session on June, 2022. Said Ordinance was
Notice of said posting was published in, 2022.	(insert newspaper) on June
	Paul P. Antolin, City Clerk
First Reading:	_
Proposed Second Reading:	
Published by Title:	-
Adopted:	
Effective:	
Published Final:	

CITY OF GROSSE POINTE WOODS WAYNE COUNTY, MICHIGAN

ORDINANCE	NO.	

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GROSSE POINTE WOODS, CHAPTER 8 – BUILDING AND BUILDING REGULATIONS, ARTICLE IX FENCES, TO DELETE CERTAIN DEFINITIONS RELATED TO OPEN FENCES, SEMI-OPEN FENCES AND SOLID FENCES, TO PROVIDE FOR REPEALER, SEVERABILITY AND EFFECTIVE DATE.

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- (2) Fences shall not be constructed with sharp points at the uppermost portion of the fence.
- (3) The supporting framework of any fence shall not face adjacent properties or streets.
- (4) Fences shall not be attached to existing fences, i.e., cyclone fence attached to wooden fence.
- (5) No fence shall be erected adjacent to another fence.
- (6) No fence shall have barbed wire, razor wire, electrical current, concertina wire or other similar material.
- (7) The owner of any fence shall maintain their fence in accordance with the provisions of this Code.
- (8) All fences shall be maintained plumb and true with adequate support in a safe manner. The owner of a fence shall remove and/or repair a fence that is dangerous, dilapidated or otherwise in violation of this Code.
- (9) Any person who erects, builds and/or constructs any fence upon property which such person owns and/or leases shall be responsible for the repair, upkeep and maintenance of the fence.
- (10) Any person who owns property upon which a fence has been constructed by a previous owner shall be responsible for the care, upkeep and maintenance of the fence.
- (11) It shall be the responsibility of the person installing the fence to ensure such fence is placed on or within their own property line.

<u>Section 3.</u> The City of Grosse Pointe Woods Code of Ordinances, Chapter 8 – Building and Building Regulations, Article IX Fences, Sec. 8-284, is hereby amended as follows:

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 - (2) Side yard fences. Side yard fences may be constructed to a maximum height of six feet from the property grade line with the adjacent property owners' consent. Consent from the adjacent property owners must be submitted to the building department in writing with the permit application. If a side yard is directly parallel to a public street and not a residential lot, property owners are then the city, and consent from the city administrator is required.
 - (3) Special circumstances. Applications meeting the requirements of this article and subsections (a)(1), (2) or (3) above do not require a public hearing, and shall be approved by the building inspector if the application otherwise meets the requirements of this chapter. All other exceptions from the provisions of this article require a public hearing and approval from the city council. The council may consider any or all of the following, along with other information:

- a. Balancing the relative hardships between the property owner and adjacent property owners;
- b. Whether special circumstances or conditions exist;
- c. Whether pedestrian or vehicular vision will be affected;
- d. The general health, safety and welfare of the neighborhood.
- (b) Public hearing. Any applicant seeking a hearing under the provisions of this article shall pay to the city a hearing notice fee set by council resolution for the scheduling of such hearing. Payment shall be made at the time the application is made for a hearing. The public hearing fee may be modified by a resolution of the city council as adopted from time to time. The city shall mail notice of the hearing to adjacent property owners at least seven days prior to the hearing date.
- **Section 4. Repealer Clause.** Any ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.
- <u>Section 5.</u> <u>Validity and Severability</u>. Should any portion of this Ordinance be found invalid for any reason, such a holding shall not be construed as affecting the validity of the remaining portions of the Ordinance.
- **Section 6. Effective Date.** This Ordinance shall be effective twenty (20) days from and after its adoption by the City of Grosse Pointe Woods City Council.

AYES		
NAYS		
ABSENT		
Attested:	Arthur W. Bryant, Mayor	
Paul P. Antolin, City Clerk	AMARIA AMARI	

CERTIFICATION OF CLERK

Michigan, do hereby certify that Ordinance	e City of Grosse Pointe Woods, Wayne County, e No was adopted by the City Council of ar session on June, 2022. Said Ordinance was
Notice of said posting was published in, 2022.	(insert newspaper) on June
	Paul P. Antolin, City Clerk
First Reading:	_
Proposed Second Reading:	
Published by Title:	_
Adopted:	
Effective:	_
Published Final:	



CITY OF GROSSE POINTE WOODS

MEMORANDUM

Date:

May 13, 2022

To:

Mayor and Council

From:

Frank Schulte, City Administrator

Subject:

Vicious Dog Ordinance Amendment

Administration is requesting to amend City Ordinance Section 6-95 Administrative hearings concerning *vicious dogs*.

The ordinance requires an Administrative Hearing to be held by the City Administrator "whenever a violation ticket is issued by a member of the department of public safety or the animal warden of the city which complaint alleges that a person is in possession of or is harboring a vicious *dog*" in the city.

The hearing is held to allow the City Administrator to review all documents, hear statements from the complainant, dog owner and witnesses to make an interim decision about the vicious dog prior to the court date. The decision ranges from confinement in the home to having the animal removed from the city with documentation that is has been removed until the Vicious Dog Complaint is adjudicated by the Municipal Court.

The city's Municipal Court is held three times per month. Administration feels that there is not a need to have a separate hearing and recommend they be eliminated and propose the following ordinance amendment:

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES FOR THE CITY OF GROSSE POINTE WOODS, CHAPTER 6, ANIMALS, ARTICLE II, DOGS, CATS, AND WILD ANIMALS; DIVISION 3, VICIOUS DOGS AND OTHER VICIOUS ANIMALS; TO AMEND SECTION 6-95 TO REQUIRE QUARANTINE OF AN ALLEGED VICIOUS DOG UNTIL THE NEXT AVAILABLE COURT DATE AND TO ELIMINATE A HEARING BY THE CITY ADMINISTRATOR (see attached for complete proposed ordinance)

It is Administration's recommendation to City Council to approve the proposed amendment to City Ordinance Section 6-95 Administrative hearings concerning vicious dogs.

ORDINANCE #

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES FOR THE CITY OF GROSSE POINTE WOODS, CHAPTER 6, ANIMALS, ARTICLE II, DOGS, CATS, AND WILD ANIMALS; DIVISION 3, VICIOUS DOGS AND OTHER VICIOUS ANIMALS; TO AMEND SECTION 6-95 TO REQUIRE QUARANTINE OF AN ALLEGED VICIOUS DOG UNTIL THE NEXT AVAILABLE COURT DATE AND TO ELIMINATE A HEARING BY THE CITY ADMINISTRATOR

THE CITY OF GROSSE POINTE WOODS ORDAINS:

Section 1. Ordinance Amendment.

Chapter 6, Animals, Article II, Dogs, Cats, and Wild Animals; Division 3, Vicious Dogs and Other Vicious Animals; Section 6-95 is hereby amended to read as follows:

Sec. 6-95. Hearings concerning vicious dogs.

(a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, unless the context clearly indicates a different meaning.

Municipal judge means the judge in the 32F Municipal Court in Grosse Pointe Woods. *Vicious dog* means:

- (1) Any dog with a known propensity, tendency or disposition to attack unprovoked, or to cause injury to or otherwise threaten the safety of human beings or domestic animals; or
- (2) Any dog which, without provocation, attacks or bites or has attacked or bitten a human being.
- (b) Quarantine pending hearing required. Whenever a violation ticket is issued by a member of the department of public safety or the animal control officer of the city which complaint alleges that a person is in possession of or is harboring a vicious dog, the violation ticket will be issued for the person to appear at the next available Municipal Court date. Such person shall quarantine the dog at their residence until further order of the municipal judge, which means that the dog may only have access to a completely fenced rear yard with a closed gate to relieve itself and only when on a leash held by the owner, if that person is an adult, or other responsible adult.
- (c) Violation. Each day that the owner or person in possession of or harboring the alleged vicious dog which is required to be quarantined pending a hearing fails to confine and control the dog as set forth in (b) shall be deemed to be a separate violation of this Code, and upon conviction thereof such person shall be found guilty of a misdemeanor.

(Code 1975, §§ 8-21-1—8-21-6; Code 1997, § 6-102)

Section 2 of Ordinance. Repealer.

All ordinances, parts of ordinances, or sections of the City Code in conflict with this Ordinance are repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3 of Ordinance. Severability.

Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

Section 4 of Ordinance. Savings.

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect, are saved and may be consummated according to the law in force when they were commenced.

Section 5 of Ordinance. Effective Date.

This ordinance shall be effective upon publication as required by law.

CERTIFICATION OF CLERK

, ,	oing is a true and complete copy of an Ordinance ty of Grosse Pointe Woods, County of Wayne
State of Michigan, at a regular meeting	ng of the City Council duly called and held on
day of , 2022.	
	Paul Antolin, City Clerk
	radi Antonii, City Clerk
First Reading:	
Second Reading:	
Published in GPN:	
Adopted:	
Effective:	
Date Posted:	



:

(3) Any *dog* which, without provocation, seriously injures or kills another *dog* or domestic animal.

Code 1975, § 8-11-9; Code 1997, § 6-101)

Sec. 6-95. - Administrative hearings concerning vicious dogs.

(a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, unless the context clearly indicates a different meaning.

Administrative hearing officer means the city administrator or the acting city administrator.

Vicious dog means:

- (1) Any *dog* with a known propensity, tendency or disposition to attack unprovoked, or to cause injury to or otherwise threaten the safety of human beings or domestic animals; or
- (2) Any *dog* which, without provocation, attacks or bites or has attacked or bitten a human being.
- (b) Hearing required. Whenever a violation ticket is issued by a member of the department of public safety or the animal warden of the city which complaint alleges that a person is in possession of or is harboring a vicious dog, such person shall also be given a notice of administrative hearing, which notice shall contain a date and time for an administrative hearing whereat the administrative hearing officer will make a determination whether such animal meets the definition of a vicious dog and whether or not the animal shall be removed from the city pending the adjudication of the complaint by the court. The notice of hearing shall establish a hearing date not later than three working days from and after the date of the issuance of the complaint alleging the harboring or possession of a vicious dog and notify the person of the administrative hearing fee as set by council resolution from time to time. The fee shall be paid to the municipal court as court costs. The hearing date may be adjourned by the administrative hearing officer at the request of the party to whom the violation ticket was issued, but such adjournment shall not be for a period longer than five working days.
- (c) Hearing procedure.

(1)

At the administrative hearing, the administrative hearing officer shall receive and review any reports of the public safety department concerning the events preceding the issuance of the complaint of possessing or harboring a vicious *dog*, and shall hear and consider any statement of the complainant in such matter or any witnesses to such events and any comments or statement of the owner or person alleged to be in possession or harboring the *dog* involved in the complaint.

- (2) The administrative hearing officer shall determine, based upon information received at the administrative hearing, the following:
 - a. The name of the owner or person in possession of or harboring the alleged vicious *dog*.
 - b. Whether such *dog* did or does meet the provisions of the definition of vicious *dog* contained in subsection (a) of this section.
- (d) *Determination*. After conducting the hearing provided for in subsection (b) of this section, the hearing officer shall prepare a written report of his findings of fact and conclusions as to whether the *dog* involved does in fact meet the definition of a vicious *dog*.
- (e) Order to remove dog from city. If the conclusion of the administrative hearing officer is that the dog is a vicious dog as defined in subsection (a) of this section, the administrative hearing officer may order that the owner or person harboring such dog shall cause such dog to be removed from the city and remain outside of the city until the original vicious dog complaint is adjudicated by the municipal court. A copy of the administrative hearing officer's order that the dog shall be removed from the city and remain outside of the city pending the adjudication of the court complaint shall be personally delivered and served upon the person found to be the owner of the dog or person in possession or harboring such dog. The order shall provide that the owner or person in possession of or harboring such dog shall have the dog removed from the city within 24 hours of receipt of such notice.
- (f) Failure to abide by order of hearing officer. Should the owner or person in possession or harboring such dog determined to be a vicious dog, after receiving the order of the administrative hearing officer directing that such dog be removed from the city and remain outside of the city until the court has adjudicated the original complaint that such dog is a vicious dog, fail to abide by such order, such person shall be deemed to be in violation of the provisions of this Code and may be proceeded against for such violation.

Section 4, Item B.

Violation. Each day that the owner or person in possession of or harboring such vicious dog which has been ordered to be removed from the city fails to remove such dog from the city shall be deemed to be a separate violation of this Code, and upon conviction thereof such person shall be found guilty of a misdemeanor.

(Code 1975, §§ 8-21-1—8-21-6; Code 1997, § 6-102)

Sec. 6-96. - State law.

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Nothing in this division prevents the city from pursuing dangerous animal proceedings under state law.