



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

Monday, September 16, 2024 at 7:15 PM

*Robert E. Novitke Municipal Center - Council/Court 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, **September 16, 2024 at 7:15 PM**. The meeting will be held in the Council Chambers/Municipal Court Room of the Municipal Building, 20025 Mack Plaza Drive, 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. Grosse Pointe Woods Bournemouth and Sunningdale Properties
 - 1) Memo 08/26/24 - City Administrator Schulte
 - 2) Various Maps (4)
 - 3) Email 08/05/24 - City Engineer Wilberding
 - 4) Sunningdale Park - Buildable Area Map
- 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.

cc: Council - 7	Treasurer/Comptroller	Assistant City Administrator
City Administrator	City Clerk	Post - 4
City Attorney	Email Group/Media	



CITY OF GROSSE POINTE WOODS

MEMORANDUM

Date: August 26, 2024

To: Mayor and City Council

From: Frank Schulte, City Administrator

Subject: Grosse Pointe Woods Bournemouth and Sunningdale Properties

Recently, administration became aware of a parcel owned by the city after the homeowner at 1705 Bournemouth inquired about purchasing the parcel (see attachment). Historically, the Department of Public Works has maintained the grass cutting on a portion of the property. Over time, the surrounding neighbors at 19298, 19290, and 19282 Bournemouth as well as 19276 Raymond have encroached onto the property with fencing.

Administration reached out to the city's assessor to determine the parcel's value. The following are two options for this parcel:

1. Offer the current residents the opportunity to keep the land and split it into five lots, making the parcel unbuildable. In similar cases, the city assessor has typically valued this type of sale at \$1,000 per parcel to adjacent landowners, plus fees to cover the closing costs and survey. AEW has quoted \$7,800 to survey the parcel (see attachment). These costs would be split according to the area that was already encroached. The sale of this property would relieve the city of the burden of maintenance. In addition, the city would receive taxes on the land.
2. Sell the parcel as a single lot with an estimated value between \$60,000 and \$70,000.

Following a call from the homeowner at 1627 Sunningdale Park, who expressed interest in purchasing an easement to move the power lines from over his driveway, administration investigated the property (see attachments). At one time, this property was a dirt road that was vacated by the city in March 1975 due to maintenance issues and the surrounding residents' unwillingness to pay a special assessment to have it paved.

Administration believes that developing this vacant property into three parcels would be in the city's best interest. One parcel would face Sunningdale, the second would be in the middle of Sunningdale Park, and the final parcel would face Lochmoor (see attachment). As with the Bournemouth parcel, this sale would relieve the city of the burden of maintenance. In addition, the city would receive taxes on the land.

The city's assessor has estimated a value of \$250,000 for each parcel. The city attorney recommends a bid process for the sale of the parcels with a condition that homes be built within two years. AEW has quoted \$7,800 to survey this parcel as well.



CITY OF GROSSE POINTE WOODS

MEMORANDUM

I recommend that city council approve administration to have AEW survey both parcels at a cost not to exceed \$15,600 and sell the properties through a bid process once the surveys are completed and a sale price for each parcel has been determined. This is not a budgeted item, however, funds are available in account #101-000-283.000 to have the surveys conducted.

Fund Certification:

I hereby certify that unencumbered funds are available for the above purchase, and that the account number has been verified.

A handwritten signature in black ink, appearing to read "Steve Ed...".

Treasurer/Comptroller Signature

APPROVED FOR COUNCIL CONSIDERATION:

A handwritten signature in blue ink, appearing to read "J. H. ...".



City Administrator Signature

Attachments

Untitled Map

Write a description for your map.

Legend

-  1705 Bournemouth Rd
-  City ROW

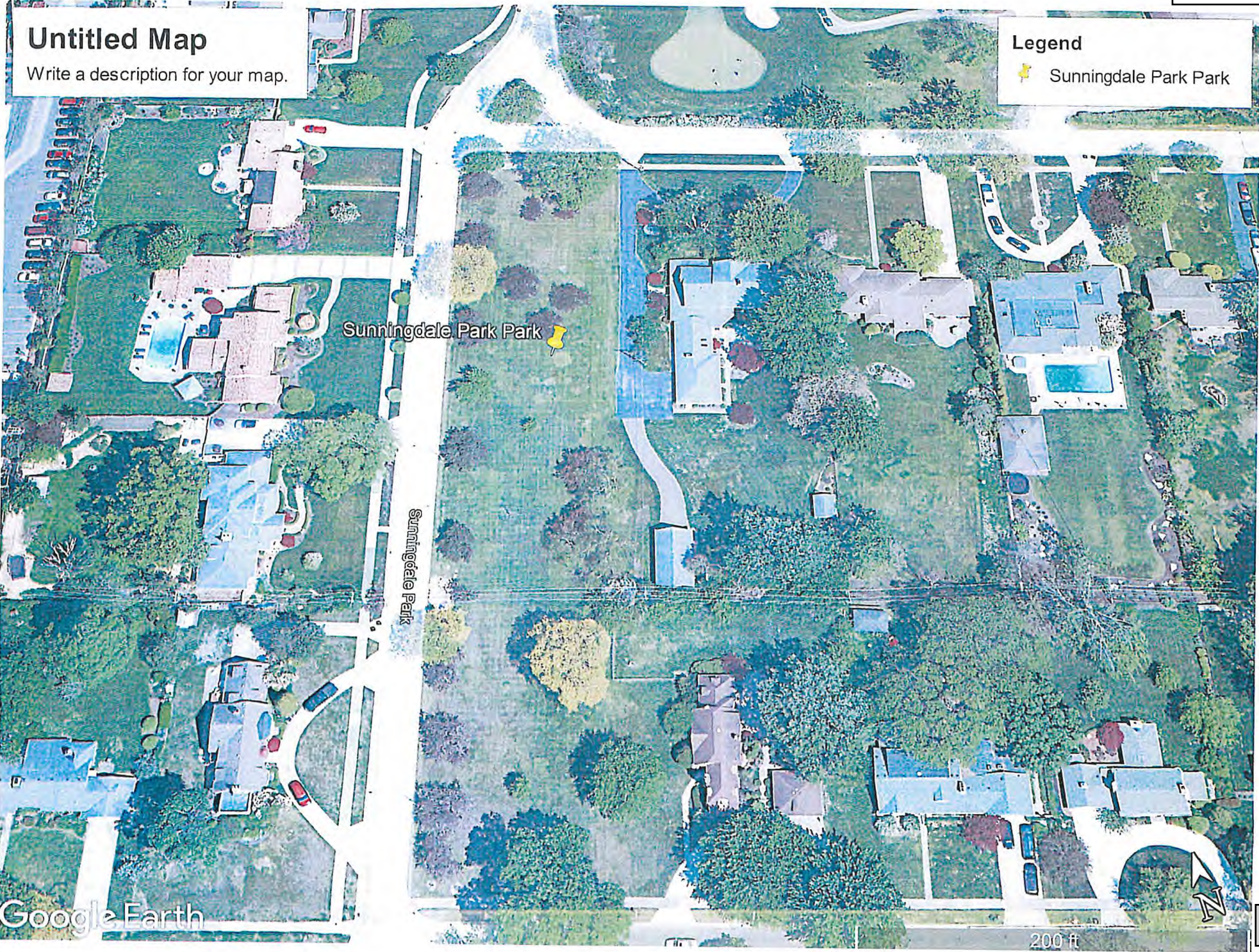


Untitled Map

Write a description for your map.

Legend

-  Sunningdale Park Park



Home ▾ Grosse Pointe Woods Basemap

Details | Basemap



Frank Schulte

From: Ross Wilberding <rwilberding@awinc.com>
Sent: Monday, August 5, 2024 1:28 PM
To: Frank Schulte
Cc: Susan Como; Mike Truax; Scott Lockwood
Subject: RE: GPW Property's

CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:

Hi Frank,

The cost per parcel for the survey as requested would be \$7,800 (or \$15,600 total) which would include boundary and partial topo survey, drafting, and drafting of certificate of survey.

Follow up work to assist with vacating, would be billed separately (may not be necessary). Hope this helps, let me know if you have any questions.

Best,

Ross Wilberding, PE
Project Manager

51301 Schoenherr Road, Shelby Twp., MI 48315
Phone: 586-726-1234
Email: wilberding@awinc.com



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From: Frank Schulte <fschulte@gpwmi.us>
Sent: Thursday, August 1, 2024 2:12 PM
To: Ross Wilberding <rwilberding@awinc.com>
Cc: Susan Como <SComo@gpwmi.us>
Subject: Re: GPW Property's

CAUTION: External Email

Thanks, Ross.

Frank Schulte
City Administrator
City of Grosse Pointe Woods
20025 Mack Plaza Dr.
Grosse Pointe Woods, MI 48236

SUNNINGDALE PARK

The development scenario presented to the right display a possibility based on the configuration of the existing vacant site, the surrounding context, and Ordinance standards. Once the land survey is conducted, we will know the exact location of the existing parcel boundary and the property lines and buildable area may change slightly.

R-1A Zoning District Dimensional Standards:

- Min. Lot Width - 75 ft.
- Min. Lot Size - 8,500 SF
- Max. Lot Coverage - 35%

Setbacks:

- Front yard - 40 ft.
- Rear yard - 28 ft.
- Side yard - 10 ft. min., 25 ft. min. both sides
- Max. Building Height - 2.5 stories or 30 ft.

The proposed scenarios propose the front yard / front of house of Lot 1 facing Sunningdale Drive and the front of house for Lot 3 facing Lochmoor Boulevard. Whereas Lot 2 would face Sunningdale Park. To allow for greater consistency of the three houses, we recommend exploring a variance to the front yard setback of Lot 2 to be in line with the side yard setback and buildable area of Lot 1 and 3.

LOT	LOT AREA	LOT WIDTH	ILLUSTRATIVE HOUSE FOOTPRINT
LOT 1	16,275 SF	95'	2,525 SF (1,900 SF / 625 SF Garage)
LOT 2	12,975 SF	136'	2,165 SF (1,540 SF / 625 SF Garage)
LOT 3	16,275 SF	95'	2,525 SF (1,900 SF / 625 SF Garage)

