



COMMITTEE OF THE WHOLE

January 9, 2025

AGENDA

1. RESOLUTION BY COUNCIL PRESIDENT PRO TEM HERRICK SUPPORTED UNANIMOUSLY – Acknowledging the Bryant Branch Library to commemorate their 100th year anniversary and requesting immediate effect.
2. PUBLIC COMMENT
3. RESOLUTION IN NEED OF OFFER AND SUPPORT – Approving the minutes of the previous regular meeting of December 10, 2024.
4. ORDINANCE ON THE TABLE - ORDINANCE NO. 24-1832 – “An Ordinance to amend the Zoning Ordinance of the City of Dearborn by amending Section 1.03 of Article 1.00, Entitled ‘Short Title, Rules of Construction and Definition’, Article 3.00, Entitled ‘Nonconformities’, and Section 29.02 of Article 29.00, Entitled ‘Schedule of Regulations’.
RESOLUTION IN NEED OF OFFER AND SUPPORT – To take from the table for its final reading.
5. ORDINANCE ON THE TABLE - ORDINANCE NO. 24-1833 – “An ordinance to Amend Section 9.02 of Ordinance No. 06-1111 of the City of Dearborn by Rezoning the Properties Located at 6329 Greenfield Rd., 15600 and 15740 Lundy Parkway from a TR (Technology and Research District) to a BC (General Business District) zoning classification.”
RESOLUTION IN NEED OF OFFER AND SUPPORT – To take from the table for its final reading.

6. ORDINANCE ON THE TABLE - ORDINANCE NO. 24-1834 – “An Ordinance to Amend Chapter 10 of the Code of the City of Dearborn by Amending Article II, Section 10-38 and Section 10-38.1, Entitled ‘Fire Prevention Code’.”
RESOLUTION IN NEED OF OFFER AND SUPPORT – To take from the table for its final reading.

7. COUNCIL – Recommending –
ORDINANCE NO. 25-1835 – IN NEED OF INTRODUCTION.
SYNOPSIS – “An Ordinance to Amend the Code of Ordinances of the City of Dearborn by adding Chapter 20, Sections 20-1 to 20-6, Entitled ‘Transition Following an Election’.”
RESOLUTION IN NEED OF OFFER AND SUPPORT – To table the Ordinance.

8. ECONOMIC DEVELOPMENT – Recommending –
ORDINANCE NO. 25-1836 – IN NEED OF INTRODUCTION.
SYNOPSIS – “An Ordinance to amend the Zoning Ordinance of the City of Dearborn by Amending Article 18, Entitled ‘I-A, Light Industrial District’.”
RESOLUTION IN NEED OF OFFER AND SUPPORT – To table the Ordinance.

9. CORPORATION COUNSEL – Recommending –
ORDINANCE NO. 25-1837 – IN NEED OF INTRODUCTION.
SYNOPSIS – “An Ordinance to amend the Nuisances Chapter (Chapter 13) of the Code of Ordinances of the City of Dearborn by Amending Section 13-5.3 Entitled, ‘Dust Control; Paved, Partially Paved, Unpaved, and Storage Lots’.”
RESOLUTION IN NEED OF OFFER AND SUPPORT – To table the Ordinance.

10. PURCHASING – Requesting to award an emergency sole source contract to Sutphen Corporation in the amount of \$75,084 for Emergency Ladder Truck Repairs for the Fire Department and requesting immediate effect. [2-568 (b) 10]

11. PURCHASING – Requesting to award a competitive contract to Adamo Demolition in an amount not to exceed \$248,525 for the Demolition and Abatement Services of the properties located at 5104, 5112, and 5120 Oakman Blvd. and requesting immediate effect. (57-12)

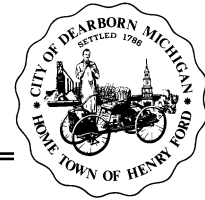
12. PURCHASING – Requesting to award a competitive contract to Key Construction, lowest responsive and responsible bid, in an amount not to exceed \$69,000 for Painting Services for the Dearborn Administrative Center and requesting immediate effect. (32-6)
13. PURCHASING – Requesting to authorize a cooperative contract purchase from Partnr Haus, via The Interlocal Purchasing System (TIPS) Contract No. 230301, in the amount of \$53,798 for Concrete Flooring Services at the Dearborn Administrative Center and requesting immediate effect. [2-569]
14. PURCHASING – Requesting to authorize the second of three (3), one-year renewal options with HydroCorp (C.R. 9-400-21) in the amount of \$122,640 for Backflow Inspection Services, with a new expiration date of October 11, 2025, and requesting immediate effect.
15. PURCHASING – Requesting to authorize additional expenditures to SCI Flooring (C.R. 9-458-24) in the amount of \$157,979.90 and Industrial Painting Contractors (C.R. 4-206-22) in the amount of \$69,860, for a total in the amount of \$215,383.20 for Flooring Installation and Painting of Sareini Manor hallways and requesting immediate effect.
16. PURCHASING – Requesting to authorize additional expenditures to the purchase orders with Cummins Bridgeway (\$30,000), Wolverine Truck Sales (\$30,000), Apollo Fire Repair (30,000), Mission Ford (\$40,000), Village Ford (\$60,000), Klochko (\$30,000), and MTech Sweeper (\$30,000) in the total amount of \$250,000 for City Vehicle Repair Services and requesting immediate effect.
17. POLICE – Requesting to approve the Interlocal Agreement with the Dearborn Police Department and other agencies participating in the Multi-jurisdictional Auto Theft Team known as SMACC (Southeast Michigan Auto Crimes Consortium) and requesting immediate effect.

18. PHILANTHROPY & GRANTS – Requesting to accept the 2025 State of Michigan Department of Labor and Economic Opportunity (LEO) Grant, from January 1, 2025 through September 30, 2029, in the amount of \$6,000,000 and that the Finance Director be authorized to recognize and appropriate revenue in the amount of \$6,000,000 into the designated funds as needed: General Fund, Facilities Fund, Fleet Fund, and Library Fund; also requesting that the Finance Director be authorized to establish projects as needed and requesting immediate effect.
19. COUNCIL – Approving the Committee of the Whole and Council Meeting schedule for the 2025 calendar year.
20. COUNCIL – Appointing Councilmember Robert A. Abraham to the Animal Care and Welfare Services for The City of Dearborn Committee with a term ending January 15, 2028 and requesting immediate effect.
21. MAYOR – Requesting to renew the city-wide membership with the Conference of Western Wayne (CWW) in the amount of \$12,185 for the 2024/2025 Fiscal Year.
22. MAYOR – Requesting concurrence in the appointment of Guadalupe Matta to the Senior Citizens Commission with a term ending June 30, 2028 and requesting immediate effect.
23. MAYOR – Requesting concurrence in the appointment of Hassan K. Bazzi to the Local Officials Compensation Commission with a term ending June 30, 2032 and requesting immediate effect.
24. MAYOR – Requesting concurrence in the appointment of Mayor Abdullah H. Hammoud to the Animal Care and Welfare Services for The City of Dearborn Committee with a term ending January 15, 2028 and requesting immediate effect.
25. MAYOR – Requesting concurrence in the appointment of Zaineb A. Hussein to the Animal Care and Welfare Services for The City of Dearborn Committee with a term ending January 15, 2028 and requesting immediate effect.

26. MAYOR – Requesting concurrence in the appointment of Chief Issa Shahin to the Animal Care and Welfare Services for The City of Dearborn Committee with a term ending January 15, 2028 and requesting immediate effect.

PUBLIC COMMENT WILL FOLLOW ANY WALK-ON ITEMS

OFFICE OF THE 34TH CITY COUNCIL



To: City Clerk

From: 34th Dearborn City Council

Date: December 17, 2024

Subject: Council Meeting Calendar for 2025

The Council President has proposed the following Committee of the Whole and Council meeting schedule for the 2025 calendar year.

All meetings are in Council Chambers at the Dearborn Administrative Center, 16901 Michigan Ave., Dearborn MI 48126. Committee of the Whole meetings are on Thursdays and Council meetings are on Tuesdays. **All meetings will begin at 7:00pm.**

Prepared by

A handwritten signature in black ink, appearing to read "Michael T. Sareini", is written over a horizontal line.

Michael T. Sareini
Council President

Meetings for 34th Dearborn City Council 2025



All Meetings are in Council Chambers of the Dearborn Administrative Center,
16901 Michigan Ave. Dearborn MI, 48126. Committee of the Whole meetings are on
Thursdays and Council Meetings are on Tuesdays.

COMMITTEE OF THE WHOLE 7:00PM

January 9
January 23

February 6
February 20

March 13

April 3
April 17

May 1
May 15

June 5

July 10

August 7

September 4
September 18

October 2
October 16

November 13

December 4

COUNCIL MEETINGS 7:00 PM

January 14
January 28

February 11
February 25

March 18

April 8
April 22

May 6
May 20

June 10

July 15

August 12

September 9
September 23

October 7
October 21

November 18

December 9

EXECUTIVE SUMMARY AND MEMORANDUM

REQUEST: Amend the Code of Ordinances to add Chapter 20, Secs. 20-1 to 20-6, titled "Transition Following an Election."

DEPARTMENT: Council Office

BRIEF DESCRIPTION: The proposed Ordinance establishes policies and procedures to help with the transition and preparation of a newly elected mayor, council member or clerk for their duties and responsibilities prior to formally assuming their office.

PRIOR COUNCIL ACTION: There has been no prior council action on this item.

BACKGROUND: The proposed ordinance creates a formal transition process for newly elected officials by:

- 1) Establishing a transition period beginning the day after the election canvass has been certified by the board of state canvassers, and lasting until January 1 of the year immediately following the election;
- 2) Creating a "transition officer" who is responsible for holding an orientation/information meeting for the mayor-elect, council members-elect and clerk-elect;
- 3) Establishing an office of the mayor-elect, council members-elect and clerk-elect;
- 4) Requiring that newly elected officials be provided: the budget and contact information for appointed positions; identification of appointed positions; contact information for current elected officials; conflict of interest and ethics rules applicable to elected officials; up-to-date and complete copies of the city budget and tax rates, city annual comprehensive financial report, city actuarial reports; a list of all city board and commission members; any other public information reasonably requested

FISCAL IMPACT: N/A

COMMUNITY IMPACT: N/A

IMPLEMENTATION TIMELINE: This is an ordinance that requires two readings.

COMPLIANCE/PERFORMANCE METRICS:

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: Council President
SUBJECT: Election Transition Ordinance
DATE: December 30, 2024

BACKGROUND: Currently, there is no established procedure in the City to prepare newly elected officials with the transition process to office following election.

PROPOSED ORDINANCE: The proposed ordinance creates a formal transition process that does the following:

- 1) Establishes a transition period that begins the day after the election canvass has been certified by the board of state canvassers, and lasts until January 1 of the year immediately following the election;
- 2) Creates a "transition officer" who is responsible for holding an orientation/information meeting for the mayor-elect, council members-elect and clerk-elect;
- 3) Establishes an office of the mayor-elect, council members-elect and clerk-elect;
- 4) Requires that newly elected officials be provided: the budget and contact information for appointed positions; identification of appointed positions; contact information for current elected officials; conflict of interest and ethics rules applicable to elected officials; up-to-date and complete copies of the city budget and tax rates, city annual comprehensive financial report, city actuarial reports; a list of all city board and commission members; any other public information reasonably requested

A copy of the Ordinance is attached.

Respectfully submitted,



MICHAEL T. SAREINI
Council President

ORDINANCE NO. 25-_____

**AN ORDINANCE TO AMEND THE CODE OF
ORDINANCES BY ADDING CHAPTER 20, SECTIONS 20-
1 to 20-6, TITLED "TRANSITION FOLLOWING AN
ELECTION"**

THE CITY OF DEARBORN ORDAINS TO:

Amend the Code of Ordinances as follows:

Chapter 20 – Transition Following an Election

ARTICLE I. - IN GENERAL

Sec. 20-1. - Purpose.

The purpose of this chapter is to establish policies and procedures to help prepare a newly elected mayor, council member, or clerk for their duties and responsibilities prior to formally assuming their offices.

Sec. 20-2. – Transition Period.

For the purpose of this chapter, the "transition period" referenced herein shall mean the period from the day after the election canvass has been certified by the board of state canvassers until twelve noon on January first of the year immediately following the election.

Sec. 20-3. – Transition Officer.

The "transition officer" shall be the chief of staff.

The transition officer shall notify current and incoming elected officials of such designation and shall provide the transition officer's name and contact information to all incoming city elected officials.

The transition officer shall, within ten (10) from the start of the transition period, set orientation and hold an information meeting for the mayor-elect, council members-elect, and clerk-elect. The transition officer shall notify current elected officials that the orientation process has been initiated.

Sec. 20-4. – Establishment of the Offices-Elect.

During the transition period there is hereby established an office of the mayor-elect (1), council members-elect (7), and clerk-elect (1). The offices-elect shall be afforded equal office space in the City's main administrative building to work and carry out its function at no cost. The scheduling of briefings with department directors and others as deemed appropriate shall be through the current mayor or their chief of staff.

Sec. 20-5. – Public Information for Newly Elected Officials.

The mayor-elect, council members-elect, and clerk-elect shall be provided the following information, including, but not limited to:

1. A list of appointed city positions, including:
 - a. The budget for the appointed positions and associated details and the contact information for each incumbent serving in an appointed position, and
 - b. Identification of appointed positions subject to the advice and consent of the city council.
2. Contact information for the current mayor, city council members, clerk and each department director;
3. Conflict of interest and ethics rules applicable to elected officials;
4. The most up-to-date and complete copies of the following:
 - a. City budget and tax rates;
 - b. City Annual Comprehensive Financial Report;
 - c. City Actuarial Reports for:
 - i. The Policemen’s and Firemen’s Retirement System (“Chapter 21”)
 - ii. The City of Dearborn Retirement System (“Chapter 22”)
 - iii. The Police and Fire Revised Retirement System (“Chapter 23”)
 - iv. The Poste Employment Healthcare Fund
 - v. The Municipal Employees’ Retirement System of Michigan (“MERS”) for Police and Fire.
5. The most up-to-date and complete list of all city boards and commissions, a list of current board and commission members on each public body, the duration of each members appointment, and a list of those members who are appointed by the mayor and city council.
6. Any other public information reasonably requested by the mayor-elect, council members-elect, and/or clerk-elect.

Sec. 20-6. – Non-Interference.

The offices of the mayor-elect, council members-elect, and clerk-elect shall not interfere directly or indirectly with the conduct of any city department. This provision does not preclude the offices-elect from making requests in writing to the mayor or their chief of staff, council office, or clerk’s office.

OFFICE OF THE 34TH CITY COUNCIL



IMMEDIATE EFFECT

To: City Clerk

From: Office of the 34th City Council

Date: January 6, 2025

Subject: Council Appointment to the Animal Care and Welfare Services for the City of Dearborn Committee

The 34th Dearborn City Council President appoints Councilmember Robert A. Abraham to the Animal Care and Welfare Services for the City of Dearborn Committee, for a one-year term, term ending is January 14th, 2026.

Robert A. Abraham

313-943-2408
rabraham@dearborn.gov

The purpose and mission of this committee is dedicated to enhancing the communication and activities between the City and Friends for Animals. The committee will consist one (1) member of the City Council.

This committee will meet bi-monthly. Meeting invitations and agendas shall be distributed by the Secretary at least seven (7) calendar days ahead of the meeting.

Immediate effect is requested.

A handwritten signature in black ink, appearing to read "Michael T. Sareini".

Michael T. Sareini
Council President

Attachment: Animal Care and Welfare Services for the City of Dearborn Committee Document

ANIMAL CARE AND WELFARE SERVICES FOR THE CITY OF DEARBORN COMMITTEE

Purpose and mission of the committee: A multi-member committee dedicated to enhancing communication and activities between the City and Friends for Animals, utilizing expertise in critical animal care and educational efforts to ensure effective collaboration on animal welfare issues and programs.

Primary duties and responsibilities: Duties and discussions include but not limited to pet identification, educational campaigns, community drives, expanding the Feed Fido program, TNR, non-animal related purchasing and align on any actions regarding “nuisance” or infestation issues arising in the City to ensure best outcomes and communication.

Composition of the committee: The committee will consist of no more than seven (7) members, with three (3) members appointed by the City of Dearborn, three (3) members appointed by Friends for Animals, and one (1) member of the City Council. All City and Council appointments shall be made consistent with Sec 10.9 of the City of Dearborn City Charter.

Procedures for committee meetings: Standing committee that will meet bi-monthly. The police department shall serve as Secretary for the committee. Meeting invitations and agendas shall be distributed by the Secretary at least seven (7) calendar days ahead of the meeting.

Reporting requirements to the Friends for Animals board: Friends for Animals board is provided committee updates and will expeditiously review and approve any required action(s) as a result of this committee.



EXECUTIVE SUMMARY AND MEMORANDUM

REQUEST: Zoning Language Amendment: Permitting Indoor Recreation in the IA District – Amending Article 18.00.

DEPARTMENT: Economic Development

BRIEF DESCRIPTION:

- The IA (Light Industrial) district has primarily been a warehousing district which has been difficult to repurpose for other uses.
 - Structures that are best suited for indoor recreational facilities are designed as open, expansive, warehouses. These types of buildings are common in the IA district.
 - Indoor recreation facilities are currently only permitted as a special land use in the BB and BC District, but it has been challenging to find appropriate locations.
 - The Planning Commission recommended approval of the request at the December 10th, 2024 meeting.
 - The Planning & Zoning Division recommended approval to the Planning Commission.
-

PRIOR COUNCIL ACTION: N/A

BACKGROUND:

- Many IA (Light Industrial) zoned properties have lost their former purpose due to recent economic shifts.
 - It is common in other municipalities for their lighter industrial/manufacturing districts to permits a wider diversity of uses.
 - Indoor recreation facilities have site development standards, and would be considered a special land use, to help ensure appropriate sites are selected.
-

FISCAL IMPACT: N/A

COMMUNITY IMPACT:

Adopting this amending can help facilitate adaptive reuse of existing buildings and reduce the amount of vacant buildings.

IMPLEMENTATION TIMELINE:

Requires two readings by City Council.

COMPLIANCE/PERFORMANCE METRICS: N/A



EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council

FROM: Planning Commission

VIA: Mayor Abdullah H. Hammoud

SUBJECT: Zoning Language Amendment:

DATE: January 9th, 2025 (COW)

Background:

Many IA- Light Industrial zoned properties throughout the City have lost their former purpose due to economic shifts over the past several decades. It has been challenging to get these buildings re-purposed due to the limited amount of uses that are permitted in IA district.

In some municipalities the lighter industrial/manufacturing district permits a wider diversity of uses. While it is intended for Dearborn's IA district to go through a more comprehensive overhaul after the completion of the Master Plan, it is recommended at this time that the ordinance be modified to allow indoor recreation as a Special Land Use in the IA district. Structures that are best suited for indoor recreational facilities are those are designed as an open, expansive, warehouse. These types of buildings are common in the IA district. Additionally, it can be challenging to fit this type of use in the commercial zoning districts due to the amount of square footage that is needed.

In addition to being a Special Land Use, there are also specific site development standards that apply to indoor recreational facilities that would help ensure appropriate sites are selected. Those standards are as follows:

Indoor recreation facilities: Indoor recreation facilities such as, but not limited to, bowling establishments, indoor archery ranges, indoor tennis courts, indoor skating rinks, and similar indoor recreation uses shall comply with the following regulations:

- Indoor recreation uses shall be set back a minimum of fifty (50) feet from any property line that abuts a residential district.
- The location, design, and operation of an indoor recreation use shall not adversely affect the continued use, enjoyment, and development of adjacent properties. In considering this requirement, particular attention shall be focused on the adverse impact resulting from loitering on the premises.
- Indoor recreation uses shall have direct access onto a major thoroughfare



EXECUTIVE SUMMARY AND MEMORANDUM

Recommendation:

After due consideration and a public hearing on December 10th, 2024 the following recommendation was made by the Planning Commission:

A motion was made by Commissioner Abdallah, supported by Commissioner Saymuah to approve the ordinance amendment for Section 18.00. Upon roll call the following vote was taken: Ayes: (6) (Commissioners Abdallah, Easterly, Fadlallah, Kadouh, King, and Saymuah). Absent: (2) (Commissioner Aljahmi & Phillips). The motion was adopted.

Signature Page

Prepared by:

Kaileigh Bianchini

KAILEIGH BIANCHINI, AICP
Planning and Zoning Manager

Approved:

JORDAN TWARDY
Economic Development Director

DocuSigned by:

Jeremy Romer

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JEREMY ROMER
Corporation Counsel

**ORDINANCE NO. xx-xx
AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF DEARBORN BY AMENDING
ARTICLE 18.00, ENTITLED
“I-A, LIGHT INDUSTRIAL DISTRICT”**

THE CITY OF DEARBORN ORDAINS TO:

Amend Article 18.00 of the Zoning Ordinance of the City of Dearborn to include the following:

ARTICLE 18.00: IA, Light Industrial District

Sec. 18.02. - Permitted uses and structures.

A. **Principal uses and structures.** In all areas zoned I-A, Light Industrial District, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one (1) or more of the following principal permitted uses:

1. Any use charged with the principal function of basic research, design and pilot or experimental product development when conducted within a completely enclosed building. The growing of any vegetation requisite to the conducting of basic research shall be excluded from the requirement of enclosure.
2. Any use as permitted and regulated in the T-R, Technology and Research District and O-S, Business Office District as long as it primarily services the employees of the principal I-A use.
3. Research and office uses related to permitted industrial operations.
4. Any of the following uses when conducted wholly within a completely enclosed building:
 - (a) Warehousing and wholesale establishments, tool, die, gauge and machine shops.
 - (b) The manufacture, compounding, processing, packaging or treatment of such products as: cosmetics, pharmaceutical, toiletries, food products, hardware and household supplies.
 - (c) The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, sheet metal (excluding large stampings such as automobile fenders or bodies), ferrous and nonferrous metals (excluding large castings and fabrications), shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yams.

(d) The manufacture of pottery and figures or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.

(e) Manufacture of musical instruments, toys, novelties, and metal or rubber stamps or other small molded rubber products (not including pneumatic tires).

(f) Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.

(g) Laboratories—Experimental, film or testing.

(h) Mini-warehouses subject to the provisions in Section [7.02K](#).

(i) Labs.

(j) Data processing.

5. Warehouse, storage and transfer uses and electric and gas service buildings, public utility buildings, telephone exchange buildings, electrical transformer stations and substations and gas regulator stations, provided that outside storage is not permitted for any of these uses.

6. The parking of trucks and truck trailers incidental to any of the above permitted uses, not to exceed seven (7) continuous days.

7. Commercial kennels subject to the provisions in Section [7.02J](#).

8. Uses and structures accessory to the above, subject to the provisions in Section [2.03](#). Accessory office and sales operations may be permitted where such activities are clearly incidental to the principal industrial use, subject to the provisions in Section [7.04](#).

9. Regional newspaper distribution centers, provided that loading and unloading area is provided on the site.

10. Tree trimming services.

B. Uses prohibited. Manufacturing development which creates unusual danger from fire, explosions, toxic and noxious matter, radiation and other hazards and which cause noxious, offensive, unhealthful and harmful odors, fumes, dust, smoke, light, waste, noise or vibration is prohibited.

C. Special land uses. The following uses may be permitted subject to the conditions specified for each use, review and approval of the site plan, any special conditions imposed during the course of review, and the provisions set forth in [Article 32.00](#).

1. Automobile repair garages, including minor and major repair, subject to the provisions in Section [7.02B](#)., and provided that all operations are carried on within a completely enclosed building.

2. Radio and television transmitting and receiving towers, subject to the provisions in Section [7.02P](#).

3. Metal plating, buffing, and polishing operations.

4. Construction equipment and related equipment sales, leasing, and storage, subject to the following conditions:

(a) Where feasible, equipment shall be stored inside. Open storage structures may be permitted by the plan commission, provided that such structures are enclosed on three (3) sides and have a roof.

(b) Storage yards shall be screened from any abutting public or private road in accordance with Section [5.02E](#).

5. Contractor's storage yards, provided that such yards are completely enclosed within an eight (8) foot masonry wall or screening, in accordance with Section [5.02\(E\)](#).

6. Millwork, lumber, and planing mills when completely enclosed and located on the interior of the district so that no property line forms the exterior boundary of the I-A District.

7. Retail sales, gun ranges, commercial service, storage, or repair of any firearms, handguns, long guns, rifles, shotguns, ammunition, gun powder, explosives or blasting agents as partial or sole use of an individual structure or building subject to not being located closer than a seven-hundred-(700)-foot radius distance to the nearest residential zoning district, residential land use, church or place of worship, and public or private school.

8. Day laborer agencies.

9. Accessory retail or service uses that are intended to serve the occupants and patrons of the principal use, provided that any such use shall be an incidental use occupying no more than five percent (5%) of a building that accommodates a principal permitted use. Permitted accessory retail and service uses shall be limited to the following:

(a) Retail establishments that deal directly with the consumer and generally serve the convenience shopping needs of workers and visitors, such as convenience stores, drug stores, uniform supply stores, or similar retail businesses.

(b) Personal service establishments which are intended to serve workers or visitors in the district, such as dry cleaning establishments, travel agencies, tailor shops, or similar service establishments.

(c) Restaurants, cafeterias, or other places serving food and beverages for consumption within the building.

(d) Financial institutions, including banks, credit unions, and savings and loan associations.

10. Indoor Recreation Facilities, in the IA District only, subject to the provisions in Section 7.02 Q(2).

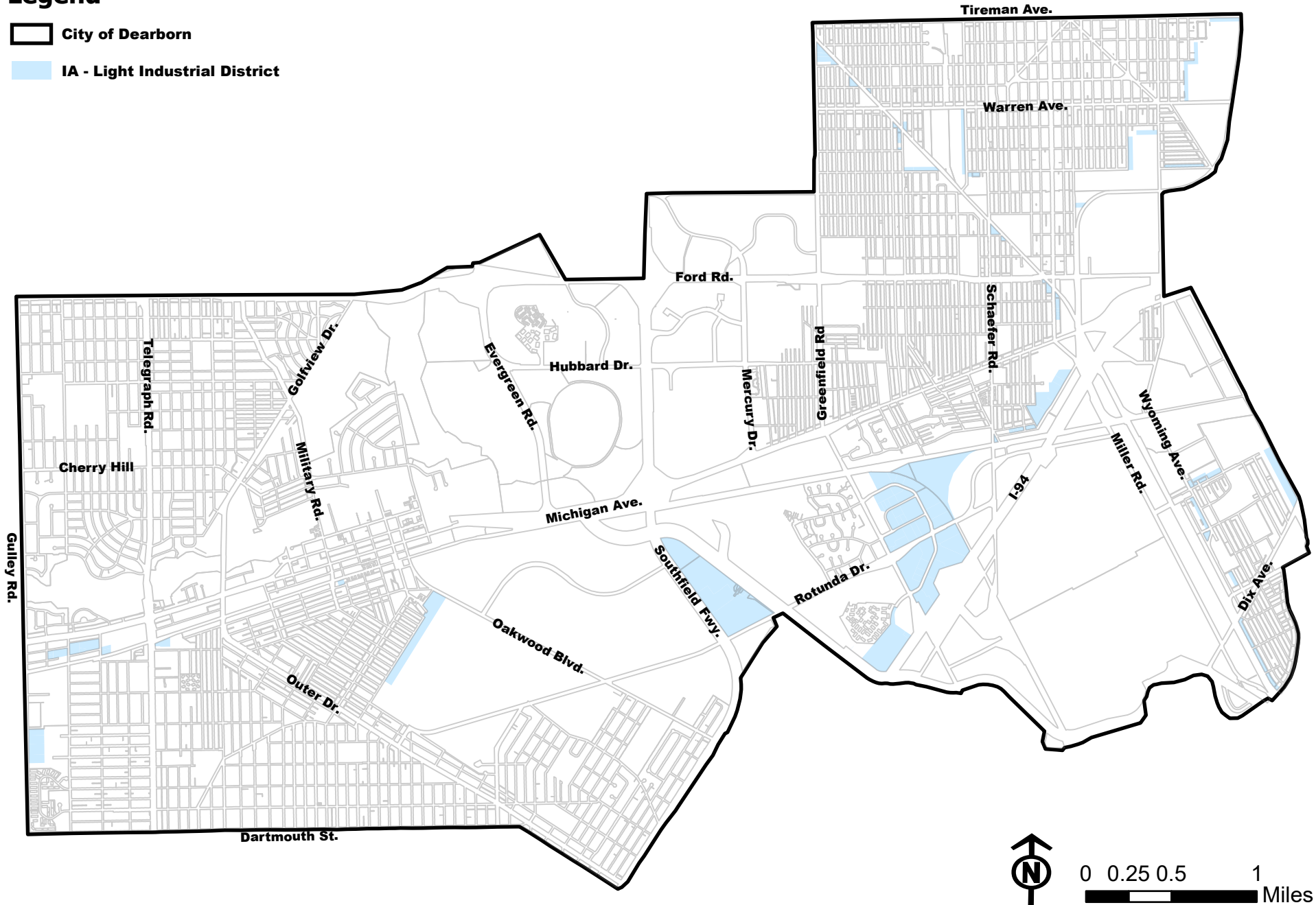
(Ord. No. 00-831, 11-8-2000; Ord. No. 15-1485, 9-22-2015; Ord. No. 16-1524, 3-15-2016)

Zoning Language Amendment - IA-Zoned Properties

Legend

 City of Dearborn

 IA - Light Industrial District



0 0.25 0.5 1 Miles



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Immediate Effect Requested

REQUEST: Award for Contract for Demolition and Abatement Services of 5104, 5112 & 5120 Oakman Boulevard.

DEPARTMENT: Economic Development, in conjunction with Purchasing.

BRIEF DESCRIPTION: This submission to Council involves a contract for the demolition of 5104, 5112, and 5120 Oakman Boulevard (aka the "Oakman Apartments"), following the completion of the appropriate processes surrounding a city-led demolition and after years of unfortunately unfruitful attempts to revitalize these properties.

PRIOR COUNCIL ACTION: N/A

BACKGROUND: The Oakman Apartments property has languished for years as multiple owners and developers have unsuccessfully attempted to renovate the three apartment buildings. Unfortunately, despite these efforts the properties have continued to deteriorate and have remained un-occupied since 2017. In July of that year, the formal demolition process was initiated, and after at least 13 hearings across several years, in 2021 the Hearing Officer found that the property constituted a Dangerous Building as defined by Michigan Statute MCL 125.539, as amended, and Dearborn Ordinance. This finding was upheld by the Demolition Appeals Board in their rehearing of the case in November 2023.

Following the rigorous process requirements, the City moved to survey the property and mobilize for abatement to address asbestos, utility disconnections, and other items as necessary.

After a competitive solicitation process, the Economic Development Department is recommending an award to Adamo Demolition to perform the demolition services for the Oakman Apartments. Adamo was the lowest qualified bidder after a review of the three submitted bids, one of which was self-withdrawn (Leadhead Construction), and the other failed to meet the minimum qualifications for experience with demolitions of commercial and/or residential structures (Peterson Brothers Co). Adamo has significant experience, including in the City of Dearborn (e.g. St. Alphonsus Schools, and the former Montgomery Ward building).

FISCAL IMPACT: The total cost for the demolition of 5104, 5112 & 5120 Oakman Blvd is \$248,525.

COMMUNITY IMPACT: The demolition of the dangerous eyesores on these properties, near the entrance to our City at Michigan and Miller, will eliminate an unsafe structure and source of area blight, creating new opportunities for redevelopment in the area.

IMPLEMENTATION TIMELINE: Demolition work will proceed as soon as possible, upon award, and completion within 65 days of work onset.

COMPLIANCE/PERFORMANCE METRICS: This project will be managed by the Economic Development department.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council

FROM: City Administration

VIA: Mayor Abdullah H. Hammoud

SUBJECT: Award for Contract for Demolition and Abatement Services of 5104, 5112, 5120 Oakman Boulevard, Dearborn 48126

DATE: December 26, 2024

Budget Information

Project:	B15025 – 5100 Oakman Boulevard Demolitions
Total Approved Project Budget:	\$251,105
Available Project Budget:	\$248,525
Requested Amount:	\$248,525
Funding Source:	General Capital Improvement Fund, Economic Development, Capital Project Support, Building Demolition Services
Supplemental Budget:	N/A

Summary of Request

Purchasing, on behalf of Economic Development, recommends the competitive purchase of Demolition and Abatement Services for 5104, 5112, and 5120 Oakman Boulevard. The value is not to exceed \$248,525.00.

It is respectfully requested that Council authorize the award. Immediate effect is requested, although the resulting contract shall not be binding until fully executed.

Background and Justification

The Oakman Apartments property has languished for years as multiple owners and developers have unsuccessfully attempted to renovate the three apartment buildings. Unfortunately, despite these efforts the properties have continued to deteriorate and have remained un-occupied since 2017. In July of that year, the formal demolition process was initiated, and after at least 13 hearings across several years, in 2021 the Hearing Officer found that the property constituted a Dangerous Building as defined by Michigan Statute MCL 125.539, as amended, and Dearborn Ordinance. This finding was upheld by the Demolition Appeals Board in their rehearing of the case in November 2023.

Following the rigorous process requirements, the City moved to survey the property and mobilize for abatement to address asbestos, utility disconnections, and other items as necessary.

City Council's approval of this contract will allow the city to continue enforcement of the demolition process as stipulated under the Housing Law of Michigan (Act 167 of 1917). This includes pursuing remedies to recoup the costs associated with demolition.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Procurement Process

Purchasing solicited bids with process details as follows:

Process: Invitation to Bid
 Issue Date: November 6, 2024
 Deadline Date: December 3, 2024
 Solicitations Obtained: 57
 Bids Received: 12

BIDDER	BID PRICE
Leadhead Construction	\$176,018.75
Peterson Brothers Co	\$231,395.62
Adamo Demolition	\$248,525.00
Oakwood Building Co	\$272,000.00
Inner City Contracting	\$286,052.00
Blue Star Inc	\$313,400.00
Decima LLC	\$347,092.00
Dore & Associates	\$356,600.00
Homrich	\$387,000.00
Thomas Trucking Services	\$410,000.00
Presidential Construction Inc	\$511,450.00
Pizzo Development Group	\$523,996.00

The procurement process was in accordance with Sect 2-568, Competitive Bids, of the Procurement Ordinance and all internal policies and procedures.

After a competitive solicitation process, the Economic Development Department is recommending an award to Adamo Demolition to perform the demolition services for the Oakman Apartments. Adamo was the lowest qualified bidder after a review of the three submitted bids, one of which was self-withdrawn (Leadhead Construction), and the other failed to meet the minimum qualifications for experience with demolitions of commercial and/or residential structures (Peterson Brothers Co). Adamo has significant experience, including in the City of Dearborn (e.g. St. Alphonsus Schools, and the former Montgomery Ward Building).



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Prepared By:

DocuSigned by:

Rosette Fisher

4880768237FD4B7...

Rosette Fisher, Buyer

Department Approval:

DocuSigned by:

Angela Fortino

D3A06B0216DB4E9...

Angela Fortino, Deputy Director Economic Development

Budget Approval:

DocuSigned by:

Michael Kennedy

F77919D1421447F...

Michael Kennedy, Finance Director/ Treasurer

DS
CK

Corporation Counsel Approval:

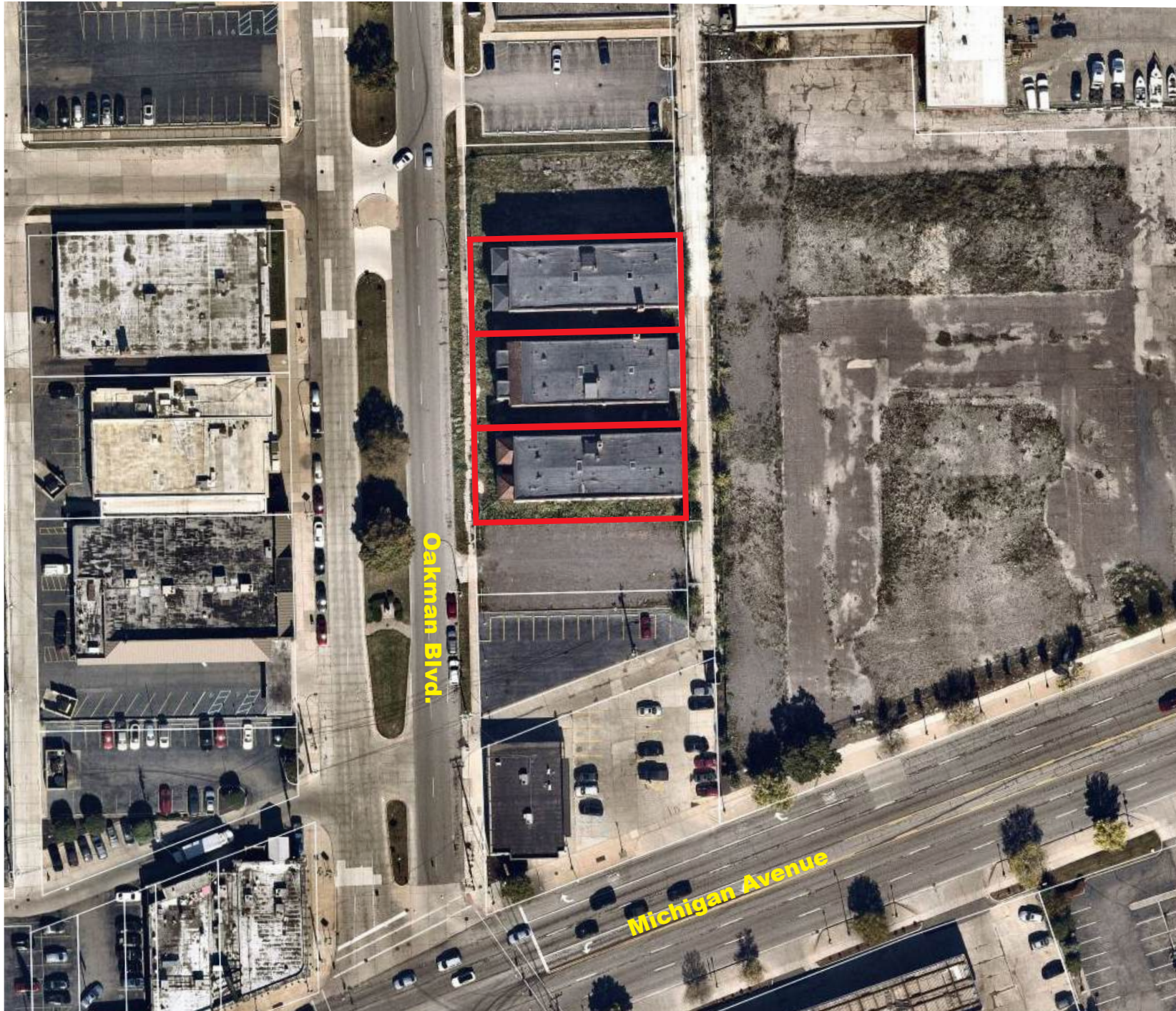
DocuSigned by:

Jeremy Romer

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Jeremy J Romer, Corporation Counsel

Oakman Apartments - Aerial Photography



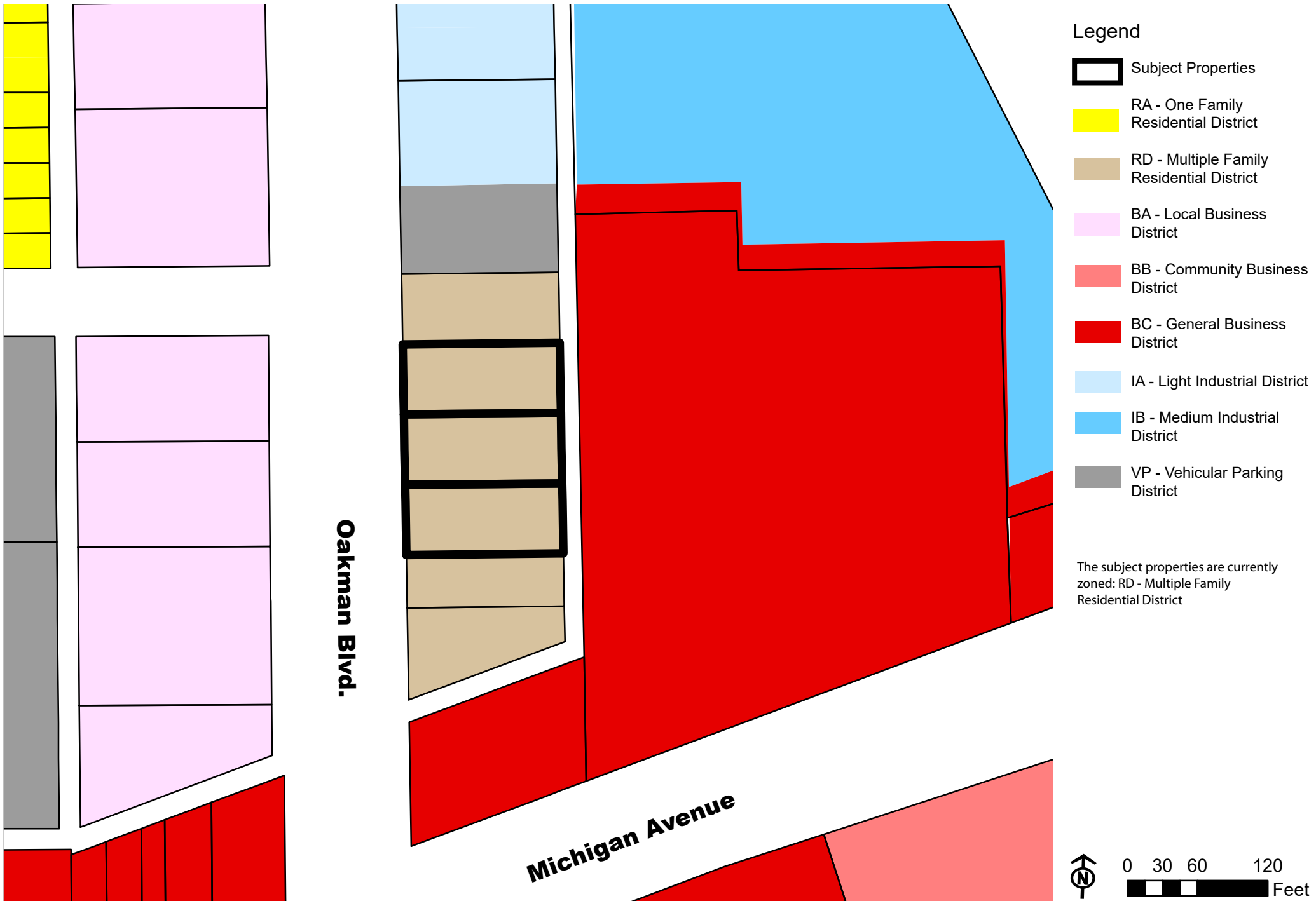
Legend

 Subject Properties



0 25 50 Ft.

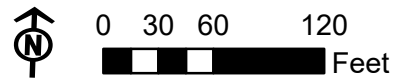
Oakman Apartments - Zoning Map



Legend

- Subject Properties
- RA - One Family Residential District
- RD - Multiple Family Residential District
- BA - Local Business District
- BB - Community Business District
- BC - General Business District
- IA - Light Industrial District
- IB - Medium Industrial District
- VP - Vehicular Parking District

The subject properties are currently zoned: RD - Multiple Family Residential District





FINANCE EXECUTIVE SUMMARY AND MEMORANDUM

REQUEST: Emergency Ladder Truck Repair for the Fire Department

DEPARTMENT: Fire Department, in conjunction with Purchasing

BRIEF DESCRIPTION: This request is for authorization to cover the repair of a ladder truck cost at a total of \$75,084 incurred for emergency repair to the yoke and bucket.

PRIOR COUNCIL ACTION: N/A

BACKGROUND: While backing in L2 into Station 2 the vehicle struck the building resulting in damage to the aerial bucket and assembly.

FISCAL IMPACT: \$75,084 for emergency ladder truck repair

COMMUNITY IMPACT: The emergency repair of Ladder 2 will ensure that the fire department personnel are equipped with the proper apparatus to perform their duties effectively and safely.

IMPLEMENTATION TIMELINE: This ladder truck has been sent in for repairs with emergency approval from Purchasing. As of December, the repair has started.

COMPLIANCE/PERFORMANCE METRICS: The Fire Department manages the operation of this vehicle.



FINANCE EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: City Administration
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Emergency Ladder Truck Repair– Fire Department
DATE: December 13, 2024

Budget Information

Adopted Budget: \$90,600
Amended Budget: \$189,684
Requested Amount: \$75,084
Funding Source: General Fund, Fire, Operating Equipment R&M
Supplemental Budget: N/A

Summary of Request

Purchasing, on behalf of the Fire Department, is requesting emergency approval for Ladder Truck repair with Sutphen Corporation at a cost of \$75,084 incurred for emergency repair. The vendor is a sole source for repairs on the Sutphen Ladder Truck.

It is respectfully requested that the Council authorize the emergency purchase. Immediate effect is requested as the emergency order has been completed or is in progress.

Background and Justification

The emergency repair of Ladder 2 will ensure that the fire department personnel are equipped with the proper apparatus to perform their duties effectively and safely.

Process

This procurement is in accordance with Section 2-568 (b) 10 of the City of Dearborn Ordinance which allows for emergency purchases in a situation when there is a threat to the health, welfare, or safety of the public.



FINANCE EXECUTIVE SUMMARY AND MEMORANDUM

Prepared By:

DocuSigned by:
Mark Rozinsky
E17FF8C142E34C3...
Mark Rozinsky, Purchasing Manager

Department Approval:

DocuSigned by:
Joseph Murray
93FD550B1D2F4D6...
Joseph Murray, Fire Chief

Budget Approval:

DocuSigned by:
Michael Kennedy
F77049D4424447F...
Michael Kennedy, Treasurer & Finance Director

Initial
CS

Corporation Counsel Approval:

DocuSigned by:
Jeremy Romer
E7A573BA25E3460...
Jeremy J. Romer, Corporation Counsel



LAW

EXECUTIVE SUMMARY AND MEMORANDUM

REQUEST: Amend Code of Ordinances Sec. 13-5.3, commonly referred to as the “Fugitive Dust Ordinance.”

DEPARTMENT: Law and Economic Development

BRIEF DESCRIPTION: The proposed amendment corrects language that inadvertently ties enforcement to the issuance of a notice of violation (NOV). With the correction, any violation of the ordinance is punishable as an escalating civil infraction or misdemeanor, regardless of whether an NOV is issued.

PRIOR COUNCIL ACTION: Ordinance was originally adopted 8/25/2020 (Ord. 20-1680), and last amended 5/22/2021 (Ord. 21-1708).

BACKGROUND: The Fugitive Dust Ordinance is one of two ordinances that address fugitive dust, the other being the more recently adopted Bulk Storage Ordinance, and regulates track-out, fugitive dust and other airborne materials from paved, unpaved, partially paved and storage lots by:

- 1) Requiring vehicles transporting materials to cover the materials if they create dust, debris, smoke, odor, vapor or gaseous substance that interferes with traffic or obstructs the view of drivers;
- 2) Prohibiting trucks from causing track-out of materials onto the public way;
- 3) Requiring the owner/operator of any lot that uses vehicle transportation of materials to have all outgoing vehicles pass over rumble strips and through a wheel-wash station; and
- 4) Requiring the proper disposal of materials removed from vehicles in a manner that complies with all state and local code requirements.

Violations are punishable as a civil infraction with an escalating fine, beginning as \$1,000 and increasing to \$2,500 for repeat violations. A fourth violation within a 12-month period is punishable as a misdemeanor.

The Department of Economic Development is responsible for enforcement of the ordinance.

FISCAL IMPACT: N/A

COMMUNITY IMPACT: Fines collected through enforcement are maintained in an environmental fund, and used to fund projects and/or initiatives that address public health, pollution prevention and reduction, and environmental restoration and protection in the City.

IMPLEMENTATION TIMELINE: This is an ordinance amendment that requires two readings to go into effect.

COMPLIANCE/PERFORMANCE METRICS: N/A



LAW

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: Corporation Counsel
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Fugitive Dust Ordinance
DATE: December 30, 2024

BACKGROUND:

The Fugitive Dust Ordinance is one of two ordinances that address fugitive dust in the City (the other being the more recently adopted Bulk Storage Ordinance), and regulates track-out, fugitive dust and other airborne materials from paved, unpaved, partially paved and storage lots by:

- 1) Requiring vehicles transporting materials to cover the materials if they create dust, debris, smoke, odor, vapor or gaseous substance that interferes with traffic or obstructs the view of drivers;
- 2) Prohibiting trucks from causing track-out of materials onto the public way;
- 3) Requiring the owner/operator of any lot that uses vehicle transportation of materials to have all outgoing vehicles pass over rumble strips and through a wheel-wash station; and
- 4) Requiring the proper disposal of materials removed from vehicles in a manner that complies with all state and local code requirements.

ISSUE AND PROPOSED RESOLUTION: The Ordinance currently makes the issuance of a notice of violation (NOV) discretionary, but requires that an NOV be issued before a violation can be assessed. This has led to confusion by enforcement officials and delays in enforcement.

The proposed amendment would remove the requirement that an NOV be issued *before* enforcement, and allow inspectors to issue citations for any violations of the ordinance. This is how nuisances are typically enforced under the Code.

Respectfully submitted,

DocuSigned by:
Bradley Mendelsohn
4FEFF229CD984BA...
BRADLEY J. MENDELSON
Deputy Corporation Counsel

APPROVAL/CONCURRENCE:

DocuSigned by:
Jeremy Romer
1214371B425E34B0C
JEREMY J. ROMER
Corporation Counsel

JORDAN TWARDY
Director, Economic Development

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 13 BY AMENDING SECTION 13-5.3 OF THE CODE OF ORDINANCES OF THE CITY OF DEARBORN, ENTITLED “DUST CONTROL; PAVED, PARTIALLY PAVED, UNPAVED, AND STORAGE LOTS”

THE CITY OF DEARBORN ORDAINS TO:

Amend Chapter 13, section 13-5.3 to read as follows:

Sec. 13-5.3 – ~~Fugitive dust~~ Dust control; for paved, partially paved, unpaved, and storage lots.

- a) *Purpose and intent.* The purpose of this section is to regulate commercial parking and storage lots, including transportation to, from, and within these lots, in order to minimize the proliferation of dust, debris, odors, vapors, smoke, and vehicle track-out in the City.

The City finds that activities associated with these lots, including transportation, have the potential to create, or contribute to the creation of, dust, debris, odors, vapors, smoke, and vehicle track-out. The proliferation of dust, debris, odors, vapors, smoke, and vehicle track-out have the potential to create negative impacts on both residents and property. These include, but are not limited to, potential health hazards associated with inhaling fugitive dust, debris, odors, vapor, and smoke, which include pulmonary inflammation, asthma, and fibrosis. In addition, the accumulation of dust, debris, odors, vapors, smoke, and vehicle track-out negatively impacts the enjoyment of life and property, and tends to depreciate the value of the property of others near these lots.

This section prescribes reasonable regulations to minimize dust, debris, odors, vapors, smoke, and vehicle track-out from commercial parking and storage lots, and applies to any owner, operator, or other person who owns, manages, leases, rents, or occupies any commercial or storage lot, including any person that transports materials to, from, or within these lots.

- b) *Nuisance prohibited.* It shall be unlawful for any person, including any partnership, corporation, association, or agent thereof who owns, manages, leases, rents, or occupies any paved, unpaved, or partially paved commercial parking or storage lot(s) to cause, permit, maintain, or allow any condition(s) to exist on said lots which creates or contributes to the creation of a nuisance as defined in section 13.1 above as a result of dust, debris, odors, vapors, smoke, or vehicle track-out.

- (c) *Definitions.* For the purposes of this section, the following definitions shall apply:

(1) *Dust* means any solid particulate matter that becomes airborne or otherwise moves beyond the lot, facility, building, or structure property line or, if being transported by a vehicle, moves beyond the confines of the vehicle, by natural or human-made activities, excluding engine combustion exhaust and particulate matter emitted from a properly permitted exhaust stack equipped with a pollution control device.

(2) *Storage lot* shall mean any area in the City, whether publicly or privately owned, where any object, solid waste, industrial waste, scrap materials, industrial product or byproduct, containers, demolished building materials, Utter, or material of any kind that may be a detriment to the public health and safety or constitutes a nuisance is stored, placed, or kept for any amount of time. This shall include, but is not limited to, any roadway, highway, right-of-way, driveway, yard, building, structure, or other area where the aforementioned items are stored, placed, or kept.

(3) *Track-out* shall mean the carrying of mud, dirt, soil, or debris on vehicle wheels, slides, or undercarriages from a private, commercial, or industrial site onto a public road, right-of-way, or property of another.

(4) *Vapors* includes any gaseous substances emanating from the movement of materials by a vehicle. Vapors shall not include emissions or exhaust from a vehicle as long as the emissions or exhaust are within accepted guidelines under federal and state law.

(5) *Vehicle* is any car, truck, or railcar.

(d) *Notice of violation.* If a nuisance or condition(s) causing or contributing to a nuisance are discovered by an enforcement official, the enforcement official may issue a notice of violation to the person, including any partnership, corporation, association, or agent thereof who owns, manages, leases, rents, or occupies any paved, unpaved or partially paved commercial parking or storage lot(s), that requires elimination of the nuisance and/or condition(s) causing or contributing to the nuisance within 3 days of notification.

(1) Any steps taken to eliminate a nuisance and/or condition(s) causing or contributing to the nuisance must comply with all existing local, state, and federal laws.

(e) *Vehicles and transportation.*

(1) Any vehicle that is discovered to have dust, debris, smoke, odor, vapor, and/or gaseous substance coming from material(s) that it is carrying, hauling, or otherwise transporting, and that either causes or contributes to the creation of a nuisance or obstructs, impedes, or otherwise interferes with the normal flow of traffic or obstructs the view of a driver in a different vehicle, must cover the material(s) to eliminate the nuisance caused by said dust, debris, smoke, odor, vapor, or gaseous substance while traversing public rights of way.

(2) When transportation to, from, or within an unpaved or partially paved commercial or storage lot is done by truck, the owner or operator of the lot shall ensure the following:

a. That the trucks will not cause any unaddressed track-out of materials onto the public way.

b. That all outgoing material transport trucks, whether loaded or empty, are cleaned so that any part of any tractor, bed, trailer, or tire exterior surface, excluding the inside of the beds or trailer, are free of all loose materials.

c. All outgoing material transport trucks, whether loaded or empty, pass over rumble strips that will vibrate the trucks and shake off loose materials and dust, and pass through a wheel wash station.

d. That any material removed by the truck cleaning operation, rumble strips, or a wheel wash station must be collected and recycled or otherwise disposed of in a manner that complies with all applicable state and local code requirements related to waste disposal, including the Michigan Building and Plumbing Code, and does not result in fugitive dust emissions or negative impacts on applicable sewars and drains.

(f) *Violation and penalty.* ~~Penalties. Failure to correct a violation within 3 days of the issuance of the notice identified in subsection (d) of this section shall constitute a violation, which~~ **A violation of any provision of this ordinance is a** is punishable as a civil infraction punishable by a civil fine of \$1,000, plus **any** costs imposed by the court. Each day the **a** violation continues shall constitute a separate and distinct violation.

(1) An increased fine schedule shall be imposed for repeat violations of this section.

(2) As used in this section, "repeat violation" means a violation committed within ninety (90) days of an admission or determination of responsibility for a violation of this section occurring upon the same property.

(3) The increased penalty for a repeat violation shall be a civil fine of \$2,500, plus costs imposed by the court.

(4) If a fourth violation occurs within a 12-month period, violation shall be a 93-day misdemeanor.

(g) *Distribution of fines collected.* Fines collected through enforcement of this section shall be separated and kept in an environmental project maintained by the City. Fines collected from a particular community in the City will be used in the community of the City where the violation occurred to fund projects and/or initiatives designed to address public health, pollution prevention, pollution reduction, and environmental restoration and protection.

(1) For the purposes of this section, the following definitions shall apply:

a. *Community* shall mean those areas of the City as identified in the Community Boundaries map included with this section. These communities are identified as:

1. Cherry Hill
2. West Michigan Business

3. Princeton-Carllysie
4. Edison-Snow
5. Fairlane
6. Fordson West
7. Fordson East
8. Springwells
9. Salina

b. *Public health projects* shall include those that provide diagnostic, preventative and/or health care treatment related to the actual or potential harm to human health caused by the violation. This includes, but is not limited to, epidemiological data collection and analysis, medical examinations of potentially affected persons, collection and analysis of blood/fluid/tissue samples, medical treatment and rehabilitation therapy. Examples of qualifying projects include, but are not limited, blood level testing, asthma screening and treatment, mobile health clinics, and mosquito eradication programs.

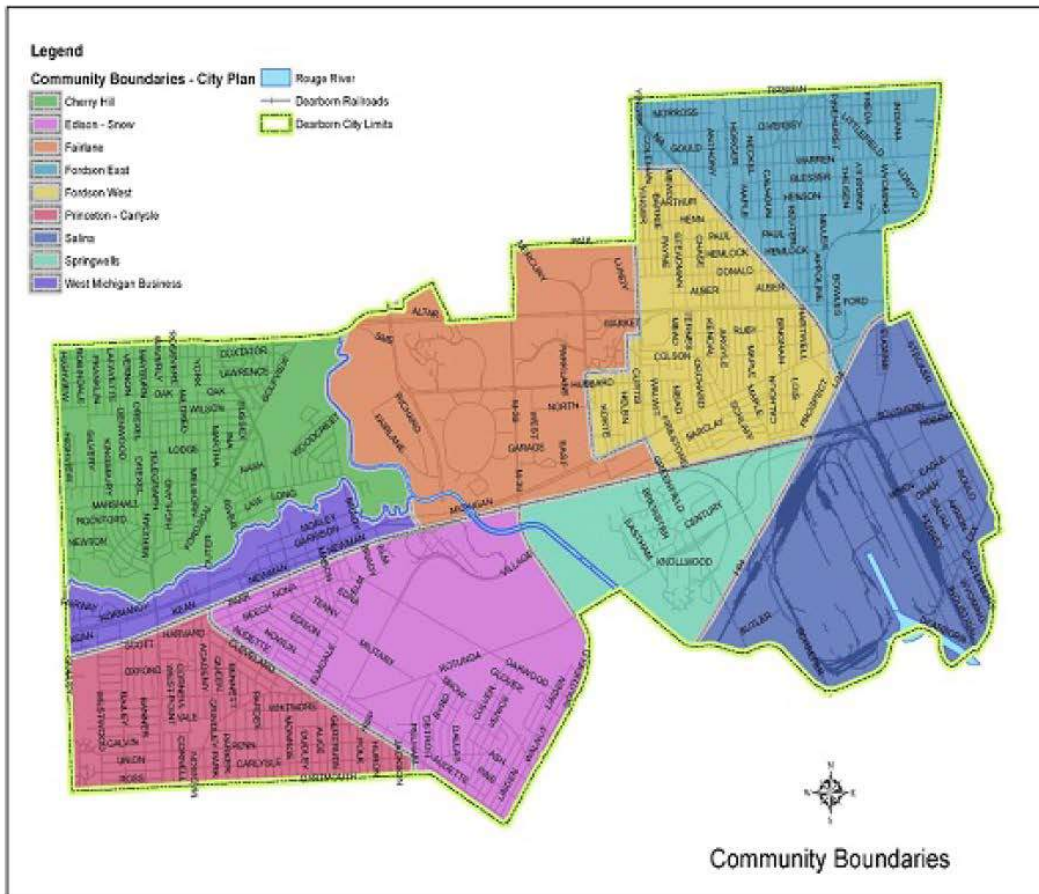
c. *Pollution prevention projects* prevent pollution at its source before it is generated. They include any practice that reduces the quantity and/or toxicity of pollutants entering a waste stream prior to recycling, treatment, or disposal. After the pollutant or waste stream has been generated pollution prevention is no longer possible, and the waste must be handled by appropriate recycling, treatment, containment, or disposal methods (i.e., pollution reduction). Examples of qualifying projects include, but are not limited to, those that replace or reduce the use of traditional energy sources with alternative energy sources or that implement energy efficiency activities, potentially reducing air pollutants associated with electrical power generation and greenhouse gases that contribute to climate change. The goal of any pollution prevention project should be the overall decrease in the amount and/or toxicity of pollution produced and released into the environment, not merely a transfer of pollution among various environmental mediums such as air, water, or land.

d. *Pollution reduction projects* seek to recycle, treat, contain, or dispose of pollutants and/or waste streams that have already been generated and/or released. A pollution reduction project is one which results in a decrease in the amount and/or toxicity of any hazardous substance, pollutant, or contaminant entering any waste stream or otherwise being released into the environment by an operating business or facility by a means which does not qualify as pollution prevention. Examples of pollution reduction projects include, but are not limited to, installation of a more effective end-of-process control or treatment technology, improved containment, or safer disposal of an existing pollutant source, and out-of-process recycling, wherein industrial waste collected after the manufacturing process and/or consumer waste materials are used as raw materials for off-site production.

e. *Environmental restoration and protection projects* are those that enhance the condition of the ecosystem or immediate geographic area adversely affected by the

violation. These projects may be used to restore or protect natural environments and address environmental contamination and similar issues in man-made environments, and may include any project that protects the ecosystem from actual or potential damage resulting from the violation or that improves the overall condition of the ecosystem. Examples of such projects include, but are not limited to: restoration of a wetland in the same ecosystem along the same avian flyway in which the facility is located, or purchase and management of a watershed area to protect a drinking water supply where a violation could potentially lead to damage due to unreported discharges.

(h) In addition to any civil fines, the City may seek other remedies permitted by law including, but not limited to, abatement of the condition as provided in sections 13-5, 13-5.1, 13-5.2, 13-8, and 13-9, imposition of restitution, or any other relief provided by law. The cost of abatement by the City, together with an amount of \$75.00 per invoice to cover administrative costs and expenses, shall be charged against the owner or occupant of the property and the property itself where the nuisance is located or that is causing and/or contributing to the nuisance, in accordance with Chapter 13 of the Dearborn Code of Ordinances. Any and all costs incurred by the City in the abatement of a nuisance under the provisions of this section shall constitute a lien against the property upon which such nuisance existed



(Ord. 20-1680, 8-25-2020; Ord. 21-1708, 5-22-2021)

OFFICE OF THE MAYOR



TO: CITY COUNCIL

FROM: MAYOR ABDULLAH H. HAMMOUD

SUBJECT: NEW APPOINTMENT - ANIMAL CARE AND WELFARE SERVICES FOR THE CITY OF DEARBORN COMMITTEE

DATE: JANUARY 2, 2025

Pursuant to Council Resolution Number 7-400-24 and City Charter Section 10.9, the Mayor shall appoint members of the Animal Care and Welfare Services for The City of Dearborn Committee, subject to approval by the City Council. Recommendation for the approval of this appointment is made to serve:

Name: Abdullah H. Hammoud

Status: New Appointment

Current Term Ending: N/A

Filling a Vacancy for: N/A

Term Duration: 3 Years

Appointment Term Ending: January 15, 2028

Attendance: N/A

Phone: (313) 943-2343

Email: mayor@dearborn.gov

Mailing Address: 16901 Michigan Avenue, Dearborn, MI 48126

Respectfully submitted,

Abdullah H. Hammoud
Mayor

cc: Police Department
cc: Law Department

OFFICE OF THE MAYOR



TO: CITY CLERK
FROM: MAYOR ABDULLAH H. HAMMOUD
**SUBJECT: NEW APPOINTMENT - ANIMAL CARE AND WELFARE SERVICES FOR
THE CITY OF DEARBORN COMMITTEE**
DATE: JANUARY 2, 2025

I hereby certify that the following appointment has been made to the Animal Care and Welfare Services for The City of Dearborn Committee in accordance with Council Resolution Number 7-400-24 and City Charter Section 10.9.

See C.R. ___ *Insert the CR that confirmed this appointment* _____

Name: Abdullah H. Hammoud

Status: New Appointment

Current Term Ending: N/A

Filling a Vacancy for: N/A

Term Duration: 3 Years

Appointment Term Ending: January 15, 2028

Attendance: N/A

Phone: (313) 943-2343

Email: mayor@dearborn.gov

Mailing Address: 16901 Michigan Avenue, Dearborn, MI 48126

Respectfully submitted,

Abdullah H. Hammoud
Mayor

cc: Police Department
cc: Law Department

MAYOR'S OFFICE



TO: CITY COUNCIL
FROM: MAYOR ABDULLAH H. HAMMOUD
SUBJECT: CONFERENCE OF WESTERN WAYNE MEMBERSHIP
DATE: NOVEMBER 27, 2024

The Mayor's Office requests authorization to renew a city-wide membership with the Conference of Western Wayne (CWW) for the Fiscal Year 2024/2025. The cost of the city-wide membership is \$12,185.00, which is the same as last fiscal year.

Membership provides the City of Dearborn with a collective voice in the nation's capital on federal policy and advocacy issues that concern the City. Membership also networks the City's elected and top appointed officials with the experience and ability of municipal leaders nationwide and provides access to resources used to promote innovation and manage common issues such as Veteran homelessness, local job training programs, local water infrastructure projects, and other transportation programs.

Additionally, membership benefits include a weekly newsletter, attendance at annual meetings that offer educational opportunities, and an active website which provides members access to studies, reports, and information that can assist in improving performance.

The membership dues for FY24 are budgeted in city-wide account 101-1299-421-65.00.

OFFICE OF THE MAYOR



TO: CITY COUNCIL

FROM: MAYOR ABDULLAH H. HAMMOUD

SUBJECT: NEW APPOINTMENT - SENIOR CITIZENS COMMISSION

DATE: JANUARY 2, 2025

Pursuant to City of Dearborn Code of Ordinance Section 2-364 and City Charter Section 10.9, the Mayor shall appoint members of the Senior Citizens Commission, subject to approval by the City Council. Recommendation for the approval of this appointment is made to serve:

Name: Guadalupe Matta

Status: New Appointment

Current Term Ending: N/A

Filling a Vacancy for: N/A

Term Duration: 3 Years

New Appointment Term Ending: June 30, 2028

Attendance: N/A

Phone: (313) 282-7196

Email: bigmama2ndchance@yahoo.com

Mailing Address: 6004 Middlesex Street, Dearborn, MI, 48126

Respectfully submitted,

Abdullah H. Hammoud
Mayor

cc: Parks & Recreation Department
cc: Law Department



OFFICE OF THE MAYOR

TO: CITY CLERK

FROM: MAYOR ABDULLAH H. HAMMOUD

SUBJECT: NEW APPOINTMENT - SENIOR CITIZENS COMMISSION

DATE: JANUARY 2, 2025

I hereby certify that the following appointment has been made to the Senior Citizens Commission, in accordance with the provisions of City of Dearborn Code of Ordinance Section 2-364 and City Charter Section 10.9.

See C.R. ___ *Insert the CR that confirmed this appointment* _____

Name: Guadalupe Matta

Status: New Appointment

Current Term Ending: N/A

Filling a Vacancy for: N/A

Term Duration: 3 Years

New Appointment Term Ending: June 30, 2028

Attendance: N/A

Phone: (313) 282-7196

Email: bigmama2ndchance@yahoo.com

Mailing Address: 6004 Middlesex Street, Dearborn, MI, 48126

Respectfully submitted,

Abdullah H. Hammoud
Mayor

cc: Parks & Recreation Department
cc: Law Department



Dearborn Commissions Application

Submission Date

July 23 2024

First Name

Guadalupe

Last Name

Matta

Phone

+13132827196

Email

bigmama2ndchance@yahoo.com

Home Address

6004 Middlesex Street, Dearborn, MI, USA

Years of Residency in Dearborn

38

Occupation

Retired Registered Nurse, Part Time Geriatric Home Care

Company

N/A

Length of Service

26 years

Business Address

N/A

Business Telephone Number

N/A

Level of Education

University Degree

Name of Educational Institution & Graduation Year

University of Michigan Nursing, Henry Ford College Nursing

Commissions & Boards

Senior Citizens Commission

Why do you want to join the environmental commission? What environmental issues are of greatest concern for you?

N/A

Are you a veteran?

No

Which Branch Did You Serve?

N/A

What Was Your Rank?

N/A

Years of Service?

N/A

Memberships, Civic Activities, and Awards Received

American Association of University Women - Dearborn, AAUW-D; AAUW-D Membership Co-Chair with Mary Nameth; AAUW-D National Membership Committee; AAUW-D Crafty Creations Co-Chair with Mary Nameth; Participate in various and support informative events: League of Women Voters, Chamber of Commerce, AAUW Michigan, Michigan Central Station meet and greet, Wayne County Senior Event at Nankin Mills, Detroit Senior Event at the Eastern Market, Detroit Senior Center Events, Dearborn Senior Commission Meetings; AAUW-D - Invited to speak to the STEAM students on Career Day at the Michael Berry Building; Sort books at the DISC for the AAUW-D October Book Sale;

Do you Have a Resume?

Yes

Description of Professional History

Patient Home Care (1998-present): Provide geriatric care and routine appointments, Monitor blood sugars, blood pressure, pulse, insulin, medications, wound care, meals, and emotional status, Assure family awareness and compliance, Handle emotional support with socialization suggestions, Assist in financial obligations and forms; Various hospitals in Detroit - promoted to position of Charge Nurse, Responsible for but not limited to: Administering and controlling of medications; intravenous and oral, Wound care, Assessment of dietary needs and lab work, Family support: spiritual preferences, mental status and additional support, Trouble shooter: scheduled care conferences for families and patients, follow up on all complaints and personal requests, Updated patient care cards and informed staff of all changes, Scheduled and lead all ongoing inservices for staff as required by the State of Michigan; Long Term Care/Rehabilitation Director of Nursing: Managed new admissions including diagnosis, appropriate diet, treatments, medications, physical therapy, religious preference and mental status, Reviewed financial and insurance coverage, Gave family support, Inservice staff on all new admissions, Arranged for lab work and necessary tests, Designed and taught infection control programs and procedures for the staff, Organized a restraint free environment program for patients

Resume

PDF [Guadalupe
Matt...e.pdf](#)

Submitted on December 05 2024

Powered by  [monday.com](#)

GUADALUPE V. MATTA

6004 Middlesex • Dearborn, MI 48126 • bigmama2ndchance@gmail.com • (313) 282-7196

EDUCATION

University of Michigan Nursing Program Teaching Objective

Henry Ford College Nursing Program – Registered Nurse

- Licensed by the State of Michigan Department of Licensing and Regulation
 - Michigan Board of Nursing Registered Nurse

Continued education units completed yearly

PROFESSIONAL EXPERIENCE

Patient Home Care (1998-present)

- Provide geriatric care and routine appointments
 - Monitor blood sugars, blood pressure, pulse, insulin, medications, wound care, meals, and emotional status.
 - Assure family awareness and compliance
 - Handle emotional support with socialization suggestions
 - Assist in financial obligations and forms

Various hospitals in Detroit – promoted to position of Charge Nurse

Responsible for but not limited to:

- Administering and controlling of medications; intravenous and oral
- Wound care
- Assessment of dietary needs and lab work
- Family support: spiritual preferences, mental status and additional support
- Trouble shooter: scheduled care conferences for families and patients, follow up on all complaints and personal requests
- Updated patient care cards and informed staff of all changes
- Scheduled and lead all ongoing in-services for staff as required by the State of Michigan

Long Term Care/Rehabilitation Director of Nursing

- Managed new admissions including diagnosis, appropriate diet, treatments, medications, physical therapy, religious preference and mental status.
- Reviewed financial and insurance coverage
- Gave family support
- Inservice staff on all new admissions
- Arranged for lab work and necessary tests
- Designed and taught infection control programs and procedures for the staff
- Organized a restraint free environment program for patients

GUADALUPE V. MATTA

6004 Middlesex • Dearborn, MI 48126 • bigmama2ndchance@gmail.com • (313) 282-7196

COMMUNITY INVOLVEMENT

- American Association of University Women – Dearborn, AAUW-D
- AAUW-D Membership Co-Chair with Mary Nameth
- AAUW-D National Membership Committee
- AAUW-D Crafty Creations C-Chair with Mary Nameth
- Participate in various and support informative events
 - League of Women Voters
 - Chamber of Commerce
 - AAUW Michigan
 - Michigan Central Station meet and greet
 - Wayne County Senior Event at Nankin Mills
 - Detroit Senior Event at the Eastern Market
 - Dearborn Senior Center Events
 - Dearborn Senior Commission Meetings
- AAUW-D - Invited to speak to the STEAM students on Career Day at the Michael Berry Building
- Sort books at the DISC for the AAUW-D October Book Sale

PERSONAL INFORMATION

Mother of three, grandmother of ten, and great grandmother of 5. Participate in crochet, Zumba and activities at the Dearborn Senior Center. English and Spanish speaking.

References: Available upon request.

OFFICE OF THE MAYOR



TO: CITY COUNCIL
FROM: MAYOR ABDULLAH H. HAMMOUD
SUBJECT: NEW APPOINTMENT - LOCAL OFFICIALS COMPENSATION
DATE: JANUARY 2, 2025

Pursuant to Dearborn City Charter Section 6.6 and MCL 117.5c, the Mayor shall re-appoint members of the Local Officials Compensation Commission subject to approval by the City Council. Recommendation for the approval of this appointment is made to serve:

Name: Hassan K. Bazzi
Status: New Appointment
Current Term Ending: N/A
Filling a Vacancy For: N/A
Term Duration: 7 Years
New Appointment Term Ending: June 30, 2032
Attendance: N/A
Phone: (313) 516-6116
Email: hkb@legalsolv.com
Mailing Address: 21815 Cherry Hill Street, Dearborn, MI 48124

Respectfully submitted,

Abdullah H. Hammoud
Mayor

cc: Human Resources
cc: Law Department

OFFICE OF THE MAYOR



TO: CITY CLERK
FROM: MAYOR ABDULLAH H. HAMMOUD
SUBJECT: REAPPOINTMENT - LOCAL OFFICIALS COMPENSATION
DATE: JANUARY 2, 2025

I hereby certify that the following appointment has been made to the Local Officials Compensation Commission in accordance with the provisions of the Dearborn City Charter Sections 6.6 and MCL 117.5c.

See C.R. ___ *Insert the CR that confirmed this appointment* _____

Name: Hassan K. Bazzi

Status: New Appointment

Current Term Ending: N/A

Filling a Vacancy For: N/A

Term Duration: 7 Years

New Appointment Term Ending: June 30, 2032

Attendance: N/A

Phone: (313) 516-6116

Email: hkb@legalsolv.com

Mailing Address: 21815 Cherry Hill Street, Dearborn, MI 48124

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Abdullah H. Hammoud", is written over a horizontal line.

Abdullah H. Hammoud
Mayor

cc: Human Resources
cc: Law Department

OFFICE OF THE MAYOR



TO: CITY COUNCIL

FROM: MAYOR ABDULLAH H. HAMMOUD

SUBJECT: NEW APPOINTMENT - ANIMAL CARE AND WELFARE SERVICES FOR THE CITY OF DEARBORN COMMITTEE

DATE: JANUARY 2, 2025

Pursuant to Council Resolution Number 7-400-24 and City Charter Section 10.9, the Mayor shall appoint members of the Animal Care and Welfare Services for The City of Dearborn Committee, subject to approval by the City Council. Recommendation for the approval of this appointment is made to serve:

Name: Issa Shahin

Status: New Appointment

Current Term Ending: N/A

Filling a Vacancy for: N/A

Term Duration: 3 Years

Appointment Term Ending: January 15, 2028

Attendance: N/A

Phone: (313) 943-2236

Email: ishahin@dearborn.gov

Mailing Address: 16901 Michigan Avenue, Dearborn, MI 48126

Respectfully submitted,

Abdullah H. Hammoud
Mayor

cc: Police Department
cc: Law Department

OFFICE OF THE MAYOR



TO: CITY CLERK

FROM: MAYOR ABDULLAH H. HAMMOUD

**SUBJECT: NEW APPOINTMENT - ANIMAL CARE AND WELFARE SERVICES FOR
THE CITY OF DEARBORN COMMITTEE**

DATE: JANUARY 2, 2025

I hereby certify that the following appointment has been made to the Animal Care and Welfare Services for The City of Dearborn Committee in accordance with Council Resolution Number 7-400-24 and City Charter Section 10.9.

See C.R. ___ *Insert the CR that confirmed this appointment* _____

Name: Issa Shahin

Status: New Appointment

Current Term Ending: N/A

Filling a Vacancy for: N/A

Term Duration: 3 Years

Appointment Term Ending: January 15, 2028

Attendance: N/A

Phone: (313) 943-2236

Email: ishahin@dearborn.gov

Mailing Address: 16901 Michigan Avenue, Dearborn, MI 48126

Respectfully submitted,

Abdullah H. Hammoud
Mayor

cc: Police Department
cc: Law Department

OFFICE OF THE MAYOR



TO: CITY COUNCIL

FROM: MAYOR ABDULLAH H. HAMMOUD

SUBJECT: NEW APPOINTMENT - ANIMAL CARE AND WELFARE SERVICES FOR THE CITY OF DEARBORN COMMITTEE

DATE: JANUARY 2, 2025

Pursuant to Council Resolution Number 7-400-24 and City Charter Section 10.9, the Mayor shall appoint members of the Animal Care and Welfare Services for The City of Dearborn Committee, subject to approval by the City Council. Recommendation for the approval of this appointment is made to serve:

Name: Zaineb A. Hussein

Status: New Appointment

Current Term Ending: N/A

Filling a Vacancy for: N/A

Term Duration: 3 Years

Appointment Term Ending: January 15, 2028

Attendance: N/A

Phone: (313) 943-2343

Email: zhussein@dearborn.gov

Mailing Address: 16901 Michigan Avenue, Dearborn, MI 48126

Respectfully submitted,

Abdullah H. Hammoud
Mayor

cc: Police Department
cc: Law Department

OFFICE OF THE MAYOR



TO: CITY CLERK
FROM: MAYOR ABDULLAH H. HAMMOUD
**SUBJECT: NEW APPOINTMENT - ANIMAL CARE AND WELFARE SERVICES FOR
THE CITY OF DEARBORN COMMITTEE**
DATE: JANUARY 2, 2025

I hereby certify that the following appointment has been made to the Animal Care and Welfare Services for The City of Dearborn Committee in accordance with Council Resolution Number 7-400-24 and City Charter Section 10.9.

See C.R. ___ *Insert the CR that confirmed this appointment* _____

Name: Zaineb A. Hussein
Status: New Appointment
Current Term Ending: N/A
Filling a Vacancy for: N/A
Term Duration: 3 Years
Appointment Term Ending: January 15, 2028
Attendance: N/A
Phone: (313) 943-2343
Email: zhussein@dearborn.gov
Mailing Address: 16901 Michigan Avenue, Dearborn, MI 48126

Respectfully submitted,

Abdullah H. Hammoud
Mayor

cc: Police Department
cc: Law Department



EXECUTIVE SUMMARY

REQUEST: Requesting recognition and appropriation of State of Michigan Department of Labor & Economic Opportunity (LEO) Grant

DEPARTMENTS: General – Police, Facilities, Fleet, and Library

BRIEF DESCRIPTION: This request is made to recognize and appropriate the State of Michigan LEO Grant awarded to Dearborn in the amount of \$6,000,000 with no local match. The agreement will begin January 1, 2025 and continue through September 30, 2029. It is requested that the Finance Director be authorized to recognize and appropriate the \$6,000,000 into the designated funds as needed: General Fund, Facilities Fund, Fleet Fund, and Library Fund. Additionally, it is requested that the Finance Director be authorized to establish projects as needed.

PRIOR COUNCIL ACTION: N/A

BACKGROUND: This project focuses on enhancing public safety and community resources through targeted investments. Locker facilities for public safety personnel will be upgraded to provide secure and organized spaces, while law enforcement will receive body cameras to promote accountability and protection. New vehicles will ensure efficient responses to community needs, and city building improvements will enhance security and safety for employees and residents. Additionally, the Esper Library will be transformed into a STEM-focused hub, empowering young residents with innovative tools and skills to address community challenges and contribute to a safer, healthier future.

FISCAL IMPACT: No local match

COMMUNITY IMPACT: These investments will provide positive impacts to the community in a variety of ways. Investing in building improvements will create a better experience for both residents and employees. Upgraded facilities and vehicles create a more effective work environment for our law enforcement professionals, allowing personnel to focus on their duties and provide better service to the community. In addition, body cameras create a transparent record of interactions, building the trust between the community and law enforcement. A STEM-focused library brings immense value to a community by fostering innovation, curiosity, and learning in critical areas of science, technology, engineering, and mathematics. This investment benefits not only students but also adults who want to upskill, learn about emerging technologies, or explore career paths in STEM fields. This new use will equip visitors with the tools and resources they need to build their critical thinking, problem-solving, and technical skills essential for thriving in an increasingly technology-driven world.

IMPLEMENTATION TIMELINE: Immediately upon approval

COMPLIANCE/PERFORMANCE METRICS: The Police Department will manage this contract.

**Philanthropy
and Grants****MEMORANDUM**

TO: Dearborn City Council
FROM: Philanthropy and Grants Department
SUBJECT: 2025 Michigan LEO Grant
DATE: December 30, 2024

Budget Information

Adopted Budget:	\$0
Amended Budget:	\$0
Requested Amount:	\$6,000,000
Funding Source:	State of Michigan Department of Labor and Economic Opportunity
Supplemental Budget:	N/A

Summary of Request

The City of Dearborn has been awarded a State of Michigan Department of Labor & Economic Opportunity Grant in the amount of \$6,000,000. The agreement will begin January 1, 2025 and continue through September 30, 2029.

It is respectfully requested that Council authorize the acceptance of the award and its recognition and appropriation of \$6,000,000 from the State of Michigan. Additionally, it is requested the Finance Director be authorized to recognize and appropriate the \$6,000,000 into the appropriate funds as needed: Police Fund, Facilities Fund, Fleet Fund, and Library Fund. It is also requested that the Finance Director retains the ability to establish projects as needed.

Background and Justification

This project focuses on enhancing public safety and community resources through targeted investments. Locker facilities for public safety personnel will be upgraded to provide secure and organized spaces, while law enforcement will receive body cameras to promote accountability and protection. New vehicles will ensure efficient responses to community needs, and city building improvements will enhance security and safety for employees and residents. Additionally, the Esper Library will be transformed into a STEM-focused hub, empowering young residents with innovative tools and skills to address community challenges and contribute to a safer, healthier future.

These investments will provide positive impacts to the community in a variety of ways. Investing in building improvements will create a better experience for both residents and employees. Upgraded facilities and vehicles create a more effective work environment for our law enforcement professionals, allowing personnel to focus on their duties and provide better service to the community. In addition, Body cameras create a transparent record of interactions, building the trust between the community and law enforcement.



**Philanthropy
and Grants**

MEMORANDUM

A STEM-focused library brings immense value to a community by fostering innovation, curiosity, and learning in critical areas of science, technology, engineering, and mathematics. This investment benefits not only students but also adults who want to upskill, learn about emerging technologies, or explore career paths in STEM fields. This new use will equip visitors with the tools and resources they need to build their critical thinking, problem-solving, and technical skills essential for thriving in an increasingly technology-driven world.

Immediate effect is requested.

Prepared by:

DocuSigned by:

C34A9F1710C9446...

Mehdi Al-Hassan – Accountant

Department Approval:

Signed by:

5F7C82870E294AB...

Maria Willett – Philanthropy & Grants Director


Budget Approval:

DocuSigned by:

F77919D1421447F...

Michael Kennedy – Finance Director/Treasurer

Corporation Counsel:

DocuSigned by:

E7A573BA25E3460...

Jeremy R. Romer – Corporation Counsel

EXECUTIVE SUMMARY



REQUEST: Approval of Interlocal Agreement for Multi-jurisdictional Auto-Theft Team (SMACC)

DEPARTMENT: Police

BRIEF DESCRIPTION: Interlocal agreement with the Police Department and other agencies participating in the Auto-Theft Team known as SMACC (Southeast Michigan Auto Crimes Consortium).

PRIOR COUNCIL ACTION: N/A

BACKGROUND: During the March 12, 2024 Council meeting (item #3-111-24) the Finance Director was authorized to utilize funds to cover the “pass-through” payments because the City’s budget and the grants were on different cycles. This Interlocal Agreement has more specific information regarding equitable sharing and how the finances are broken down between agencies.

FISCAL IMPACT:

- N/A
-
-

IMPACT TO COMMUNITY:

- The Auto-Theft Team (SMACC) works in conjunction with surrounding agencies (Dearborn Heights, Livonia, Garden City, Detroit, and MSP) to combat crime related to auto-theft.
 - SMACC’s funding is subsidized by the Auto Theft Prevention Authority (ATPA).
 - Auto crimes are not central to one community, criminals move from one jurisdiction to the next. This task force allows the involved police agencies to work collaboratively, to share resources, to target and track individuals and groups, that prey on our communities.
-
-

IMPLEMENTATION TIMELINE: Immediate effect is requested; all the other agencies have already signed the agreement.

EXECUTIVE SUMMARY



COMPLIANCE/PERFORMANCE METRICS: Oversight of the Team and agreement will be monitored by the Police Department.

POLICE DEPARTMENT – INVESTIGATIVE DIVISION



TO: CITY COUNCIL
FROM: CHIEF ISSA SHAHIN
VIA: MAYOR ABDULLAH H. HAMMOUD
SUBJECT: MULTI-JURISDICTIONAL INTERLOCAL AGREEMENT
DATE: DECEMBER 24, 2024

In the summer of 2023, the Dearborn Police Department created a multi-jurisdictional Auto-Theft Team, referred to as SMACC (Southeast Michigan Auto Crimes Consortium.) The team is comprised of a Dearborn Sergeant, a Dearborn Corporal, and officers from Michigan State Police, Livonia, Dearborn Heights, Garden City, and Detroit. Each local governmental unit has decided that it is in their best interest to participate in the Auto Theft Team (SMACC) for Automobile Theft, to exercise such additional powers, functions, duties, and responsibilities. The SMACC Team's funding is subsidized by the Auto Theft Prevention Authority (ATPA) grant, and the Team's focus is on crimes involving autotheft.

SMACC operates out of the Dearborn Police Department and works under the policies of the Dearborn Police. The Interlocal Agreement was drafted with the assistance of the Dearborn Legal Department and provides guidelines for the participating agencies. These guidelines include terms, scope of service, liability, provisions, forfeiture and equitable sharing procedures.

Until now, SMACC has operated under a MOU, which was signed by all of the other agencies. This Interlocal Agreement has more specific guidelines regarding equitable sharing and how the finances are broken down between agencies. Once signed, this agreement will remain in effect until it is deemed that SMACC is no longer needed. As indicated in the interlocal agreement each participating agency may withdraw from the agreement at any time, upon sixty (60) days written notice to all participating agencies.

Immediate effect is requested.

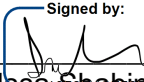
Prepared By:

Signed by:

Lieutenant Michael York, Police

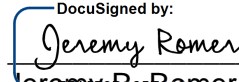
Department Approval:

Signed by:



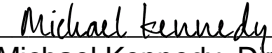
Issa Shahin, Chief of Police

DocuSigned by:



Jeremy R. Romer, Corporation Counsel

DocuSigned by:



Michael Kennedy, Director of Finance

**INTERLOCAL AGREEMENT
BETWEEN
CITY OF DEARBORN
AND
CITY OF LIVONIA
AND
CITY OF DETROIT
AND
CITY OF DEARBORN HEIGHTS
AND
GARDEN CITY
AND
MICHIGAN STATE POLICE
FOR
PARTICIPATION IN THE SPECIAL INVESTIGATIONS UNIT FOR
AUTOMOBILE THEFT**

THIS INTERLOCAL AGREEMENT entered into by and between the City of Dearborn, a Michigan Municipal Corporation, 16901 Michigan Avenue, Dearborn, Michigan, 48126 (“Dearborn”); The City of Livonia, a Michigan Municipal Corporation, 33000 Civic Center Drive, Livonia, Michigan 48154 (“Livonia”); the City of Detroit, a Michigan Municipal Corporation, 1301 3rd Street, Detroit, Michigan, 48226 (“Detroit”); the City of Dearborn Heights, a Michigan Municipal Corporation, 6045 Fenton, Dearborn Heights, Michigan 48127 (“Dearborn Heights”); the City of Garden City, a Michigan Municipal Corporation, 6000 Middlebelt, Garden City, Michigan 48135 (“Garden City”);, and the Michigan State Police, 7150 Harris Drive, Dimondale, Michigan, 48821 (“MSP”), hereinafter referred to individually as “Participating Agency” or collectively as “Participating Agencies”, also referred to as “Party” or “Parties”, for participation in the Southeast Michigan Auto Crimes Consortium (“SMACC”) devoted to automobile theft crimes .

RECITALS

WHEREAS: Article VII, Section 28 of the Michigan Constitution of 1963 provides, in part, that two or more counties, townships, cities, villages, or districts, or any combination thereof, may, among other things, enter into contractual undertakings or agreements with one another for the joint administration of any of the functions or powers which each would have the power to perform separately; and,

WHEREAS: The Urban Cooperation Act of 1967, MCLA §124.501 et seq.; MSA §5.4088 et seq. provides that a public agency (defined to mean a political subdivision of this state including, but not limited to, a county, city, village, township, or charter township) may exercise jointly with any other public agency of the state any power, privilege or authority which such agencies share in common and which each might exercise separately; and,

WHEREAS: Each local governmental unit has decided that it is in the best interests of such local governmental unit to participate in the Southeast Michigan Auto Crimes Consortium (“SMACC”), and to exercise such additional powers, functions, duties, and responsibilities granted to SMACC and imposed upon it by this Agreement; and,

WHEREAS: The Agency’s endeavor to realize and benefit from each officer’s accumulated expertise and recognize substantial savings in time, effort, and expenses to each individual Agency by participating in the SMACC; and,

NOW, THEREFORE, in consideration of the foregoing recitals, and mutual covenants contained herein, and other good and valuable consideration contained in this Agreement, it is mutually agreed as follows:

SECTION ONE
TERMS AND DURATION OF THE AGREEMENT

1. This Agreement shall begin on July 1, 2024.
2. Upon the effective date of this Agreement, the *Agreement for Participation in Dearborn and Receipt of ATPA Grant Funds between Dearborn Police Department and Dearborn Heights Police and Michigan State Police and Detroit Police and Livonia Police and Garden City Police*, (“Old Agreement”) which was in effect from October 1, 2023 to September 30, 2024, shall be terminated as it relates to the signatories of this Agreement. For those Agencies that do not agree to this Agreement, the Old Agreement shall remain in effect until September 30, 2024.
3. Either party may withdraw from this Agreement at any time upon sixty (60) days written notice to all participating Parties.

SECTION TWO
SCOPE OF SERVICES

1. There is evidence that the nature of some criminal occurrences and the skill of some criminal perpetrators make apprehension through overt police tactics difficult, and such persons conducting illegal activities have a substantial and detrimental effect on the health and general welfare of the people in the above referenced jurisdictions and as such, the Parties agree to the following:

2. The Participating Agencies will perform the activities and duties described below:
 - a. Target and investigate those criminals who, by the nature of their criminal activity or their manner of operation, are able to avoid apprehension.
 - b. Gather and provide intelligence information on individuals suspected of criminal involvement and/or locations believed to be the sites of criminal activity.
 - c. Conduct covert or undercover investigations where appropriate and engage in other traditional methods of investigation that will result in effective prosecution before the courts of the United States and/or the State of Michigan.
3. To accomplish these objectives, the Participating Agencies agree to detail at least one (1) experienced officer for a period of time to be determined by each respective agency. During this period of assignment, the Parties officers will be under the direct supervision and control of the Dearborn Police Department supervisory personnel assigned to the special investigation's unit for automobile theft.
4. The assigned officer from each jurisdiction shall adhere to the Dearborn Police Department policies and procedures in addition to their respective agency's policies and procedures. Failure to adhere to Dearborn Police Department policies and procedures, as determined by the Dearborn Police Department in its sole discretion, shall be grounds for dismissal from this Agreement with that Participating Agency.
 - a. The Dearborn Police Department policies and procedures require all officers and/or personnel to provide full and truthful responses to questions when directed to do so by the appropriate authority or during the scope of their official duties. This duty applies during administrative interviews and any other official SMACC business and is applicable whether the SMACC officer and/or personnel are providing a statement about his or her own alleged misconduct, the misconduct of others, observed facts, past recollections, opinions, or is providing a written or oral communication. Any compelled statement made by a SMACC officer and/or personnel and any information derived from that involuntary statement may not be used against the SMACC officer in a criminal proceeding.
 - b. The Dearborn Police Department will conduct investigations of misconduct by SMACC officers and/or personnel and will assist each Participating Agency by investigating any allegations of misconduct by a SMACC officer and/or personnel relating to his or her SMACC activities. Any finding of misconduct by a SMACC officer and/or personnel will be referred to the respective Participating Agency for appropriate administrative action.

5. The Dearborn Police Department will support the activities of the SMACC officers and/or personnel by providing available office space, office supplies, and other support items.
6. In no event will the Parties charge any direct cost rate to the Dearborn Police Department for the administration or implementation of this Agreement.

SECTION THREE
LIABILITY

1. Each Participating Agency shall assume the full responsibility for the actions of its own employees, personnel, and/or agents acting pursuant to this Agreement both as to liability and as to the payment of benefits to such employees, personnel, and/or agents all to the same extent as such employees, personnel and/or agents are insured, indemnified and otherwise protected when acting within the Participating Agencies' respective corporate limits.
2. Each Participating Agency shall be responsible for the payment of all benefits to all of its employees, personnel, and/or agents acting pursuant to this Agreement, including, but not limited to the payment of wages, salaries, disability payments, pension benefits, workers' compensation claims, and claims for injuries, damage to or destruction of equipment and clothing, claims for medical expenses and claims for other damages of whatever nature.
3. The Parties agree to be responsible for the negligent or wrongful acts or omissions of their respective employees, personnel, and/or agents. Nothing in this Agreement shall be construed as creating an obligation to indemnify or defend any other Party or Parties for any claim, damage, or liability arising out of or stemming from an act or action of a Party.
4. This section is not intended, and shall not be construed, to waive or limit any immunity defense which the respective governmental entity may have, including, but not limited to, governmental immunity. The indemnity provisions set forth herein shall survive the termination of this Agreement.

SECTION FOUR
ADDITION OF OTHER POLICE AGENCIES

1. Participating Agencies shall have the authority to determine if a non-Participating Agency police department ("Petitioning Agency") should be allowed to join SMACC as a participant, but only if that police department is a governmental unit of Wayne County, Michigan, and only if all Participating Agencies have agreed in writing directed to the Chief of Police of the Dearborn Police Department to allow that Petitioning Agency to join.
2. If a Petitioning Agency is unanimously approved as a Participating Agency, each current Participating Agency shall sign a Binder Agreement. After that Binder Agreement is signed

by each of the Participating Agencies, the Petitioning Agency shall present the Binder Agreement to its City Council or legislative body for approval. A signed Binder Agreement and a certified resolution indicating approval of the Binder Agreement and allowing the appropriate Petitioning Agency official(s) to execute the Binder Agreement, shall be given to the Chief of Police of the City of Dearborn. The Chief of Police of the Dearborn Police Department or his/her designee shall review the Binder Agreement and Certified Resolution to determine that the Petitioning Agency has complied with the requirements of this Section

3. If in the opinion of the Chief of Police of the Dearborn Police Department, all necessary paperwork is in order, then the Dearborn Police Department will distribute a copy of the Binder Agreement containing each Participating Agencies signature and the authorized signature of the Petitioning Agency and a copy of the Certified Resolution.

SECTION FIVE **NOTICES**

Each party to this Agreement shall designate one or more representatives who shall be responsible for the administration of this Agreement. Notices or communications required or permitted to be given under this Agreement shall be in writing and delivered in person or sent to the respective parties by certified mail, return receipt requested, at the address shown below, unless a party otherwise designates in writing. Notices or communications shall be deemed effective when received.

CITY OF DEARBORN:
Issa Shahin (or successor)
Chief of Police, City of Dearborn
16099 Michigan Avenue
Dearborn, Michigan 48126
313.943.2235

With a copy to **CITY OF DEARBORN LEGAL COUNSEL:**
Jeremy J. Romer, (or successor)
Corporation Counsel
City of Dearborn
16901 Michigan Avenue, Ste. 14
Dearborn, MI 48120
313.943.2035

CITY OF LIVONIA:

**Thomas Goralski (or successor)
Chief of Police, City of Livonia
15050 Farmington Rd
Livonia Mi 48154
734-466-2470**

With a copy to CITY OF LIVONIA LEGAL COUNSEL:

**Carter Fisher, (or successor)
Corporation Counsel
City of Livonia
33000 Civic Center Drive
313-466-2520**

CITY OF DETROIT:

**Ryan Connor (or successor)
Commander, Organized Crime
1180 Oakman Blvd
Detroit, MI 48238
(313) 596-1580
connorr365@detroitmi.gov**

**Grant Ha (or successor)
2nd Deputy Chief, Legal Advisor
1301 3rd St
Detroit, MI 48226
hag@detroitmi.gov**

CITY OF DEARBORN HEIGHTS:

**Paul D. Vanderplow (or successor)
Director, Support Services
25637 Michigan Ave
Dearborn Heights, MI 48125
(313) 719-1972
pdvanderplow@dearbornheightsmi.gov**

CITY OF GARDEN CITY:

**Robert Arnoske
Chief of Police, City of Garden City
6000 Middlebelt Rd.
Garden City MI 48135
(734)793-1704**

MICHIGAN STATE POLICE:

SECTION SIX
OWNERSHIP OF RECORDS

The City of Dearborn shall own all records generated by SMACC under this Agreement. The City of Dearborn shall retain such records as required by law. In addition, the City of Dearborn shall be the custodian of such records for the purpose of authorizing their release pursuant to Michigan's Freedom of Information Act or as required by law.

SECTION SEVEN
DEFAULT

Each Party shall be in default of this Agreement if it (1) fails to provide at least one experienced officer for a period of time to be determined by each respective agency under this Agreement; or (2) fails to perform any other obligations required under this Agreement. If a default is not cured within thirty (30) days from the date of written notice provided by the Chief of Police for the City of Dearborn to the defaulting Party, then the non-defaulting Parties may:

2. Terminate this Agreement with the defaulting Party or Parties, and
3. Exercise any and all rights and remedies available to it under this Agreement or applicable law.

SECTION EIGHT
INTEGRATION AND BINDING EFFECT

This Agreement sets forth the entire understanding of the Parties; further, this Agreement shall supersede and/or replace any oral or written agreement(s) relating to this subject matter entered into by the Parties before the date of this Agreement. This Agreement shall be binding upon and inure to the benefit of any successor entity, which may assume the obligations of any Party hereto.

SECTION NINE

TERMINATION

Unless terminated due to a default as provided in Section Seven, any Party may withdraw from this Agreement at any time upon sixty (60) days written notice to all participating Parties.

**SECTION TEN
HEADERS AND DATES**

The section and paragraph headings contained herein are for convenience of reference only and are not intended to define, limit, or describe the scope or intent of any provision of this Agreement.

If any due date in this Agreement falls on a Saturday, Sunday, or legal federal holiday, the due date shall be the next regular business day.

**SECTION ELEVEN
GOVERNING LAW**

This Agreement is made and entered into in the State of Michigan and shall in all respects be interpreted, enforced and governed under the laws of the State of Michigan. Except as otherwise required by law or court rule, any action brought to enforce, interpret or decide any claim arising under this Agreement shall be brought in the 3rd Judicial Circuit Court, Wayne County, Michigan where jurisdiction and venue are proper.

This Agreement is not intended to increase or decrease either party's liability or immunity from tort claims and neither party waives any governmental immunity to which it may be entitled by statutory or common law or otherwise.

**SECTION TWELVE
EXECUTION IN COUNTERPARTS**

This Agreement may be executed in multiple counterparts or duplicate originals, each of which shall constitute and be deemed as one and the same document.

**SECTION THIRTEEN
AMENDMENTS AND ASSIGNMENTS**

This Agreement may only be amended in writing by consent of the Parties hereto. This Agreement may not be assigned nor sublet in whole or in part by any Party without the prior written consent of the other Party. Nothing in this Agreement, whether express or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any persons other than the Parties and their respective successors and permitted assigns, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third person to either Party to this Agreement, nor shall any provision give any third person any right of subrogation or action over and against any Party to this Agreement.

SECTION FOURTEEN
WAIVER

The waiver by any Party of any breach or breaches of any provision of this Agreement shall not operate as or be construed to be a waiver of any subsequent breach of any provision of this Agreement.

SECTION FIFTEEN
RECITALS, SCHEDULES, AND EXHIBITS

The recitals, schedules, exhibits, and any appendices contained in the attached to this Agreement are hereby made a part of this Agreement and are incorporated in this Agreement by the respective references to them, whether or not they are actually attached.

SECTION SIXTEEN
VALIDITY AND SEVERABILITY

The invalidity of any provision of this Agreement shall not render invalid any other provision. If, for any reason, any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, that provision shall be deemed severable and the remainder of this Agreement shall remain in full force and effect or as modified by court order.

SECTION SEVENTEEN
RECITALS INCORPORATED

The recitals shall be considered an integral part of this Agreement.

SECTION EIGHTEEN
GENERAL PROVISIONS

1. This Agreement shall be in full force and effect and is legally binding upon each

Participating Agency at such time as it is signed and certified by that Participating Agency.

2. Nothing in this Agreement shall be construed as creating an employer-employee relationship between any party (including any of its agents) and any other party (including any of its agents).
3. The parties shall not discriminate against their employees, agents, applicants for employment, or other person or entities with respect to hiring, tenure, terms, conditions, and privileges of employment or any matter directly or indirectly related to employment in violation of any federal, state or local law.

SECTION NINETEEN
FORFEITURE PROCEDURES, DISPOSITION OF ASSETS OR PROPERTY SEIZED,
AND EQUITABLE SHARING

1. All assets or property seized for forfeiture pursuant to automobile theft crimes under this Agreement shall be seized, documented, forfeited, and/or disposed of consistent with the laws of the State of Michigan – those being the Controlled Substances Article of the Public Health Code, Act 368 of 1978, Article 7, MCL 333.7101 et seq., and Chapter 47 of the Revised Judicature Act of 1961, Act 236 of 1961, MCL 600.4701 et seq. (also referred to as the Michigan Omnibus Forfeiture statute) – or applicable federal law.
2. All such assets or property seized pursuant to automobile theft crimes under this Agreement shall be maintained and handled pursuant to Dearborn Police Department policies and procedures and recorded on prescribed Dearborn Police Department forms. Said property will be controlled, inspected, and disposed of according to Dearborn Police Department policies and procedures, and applicable state or federal law.
3. The Dearborn Police Department will be custodian of all property seized pursuant to this Agreement and will receive and maintain said seized property in accordance with Dearborn Police Department policies and procedures.
4. If assets or property seized pursuant to automobile theft crimes under this Agreement is subsequently forfeited, the property will be disposed of in accordance with applicable law. All such forfeited property and/or the proceeds from the sale of said property, shall be retained by the Dearborn Police Department, pursuant to this Agreement, and used to enhance the law enforcement efforts subject to this Agreement and state law.
5. The Dearborn Police Department shall document forfeited property and/or the proceeds

from the sale of said property in accordance with Dearborn Police Department policies and procedures and state law. All such forfeited property and/or the proceeds from the sale of said property shall be distributed to the Participating Agencies to be used and/or spent at the discretion of the recipient Participating Agency, pursuant to the following sharing percentages:

- a. City of Dearborn 40%
- b. City of Livonia 12%
- c. City of Detroit 12%
- d. City of Dearborn Heights 12%
- e. City of Garden City 12%
- f. Michigan State Police 12%

SECTION NINETEEN

ATTEST

The undersigned hereby has adopted, and subscribes to and approves this Agreement to which this signature page will be attached, and agrees to be a Party thereto and be bound by the terms thereof.

[THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK. SIGNATURES TO FOLLOW ON NEXT PAGE]

CITY OF DEARBORN:


Authorized Signature

Issa Shahid
Printed Signature

12-11-24
Date

C.R. No.:

CITY OF LIVONIA:

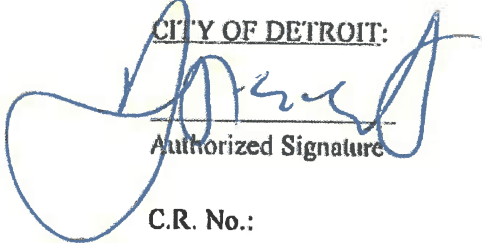

Authorized Signature

Thomas Galuski
Printed Signature

8-2-2024
Date

C.R. No.:

CITY OF DETROIT:

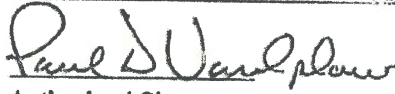

Authorized Signature

James E. White
Printed Signature

10/10/24
Date

C.R. No.:

CITY OF DEARBORN HEIGHTS:


Authorized Signature

Paul D. Vanderplow
Printed Signature

05-Sep-24
Date

C.R. No.:

CITY OF GARDEN CITY:


Authorized Signature

ROBERT ARNOSKE
Printed Signature

8-23-24
Date

C.R. No.:

MICHIGAN STATE POLICE:

Capt. Cameron B. Henke

Authorized Signature

Digitally signed by: Capt. Cameron B. Henke
DN: CN = Capt. Cameron B. Henke email = henkec@michigan.gov C = US O = Michigan
State Police OU = Special Investigation Division
Date: 2024.10.21 16:23:20 -04'00'

Printed Signature

Date



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Immediate Effect Requested

REQUEST: Request Additional funds be added to existing blanket POs for City Vehicle Repairs FY 2025

DEPARTMENT: Purchasing, on behalf of, the Department of Public Works & Facilities-Motor Transport

BRIEF DESCRIPTION: This request is from the Department of Public Works and Facilities to add additional funds of \$250,000 to current Purchase Orders for vehicle repairs. The Department is reallocating current budget to cover these expenditures.

PRIOR COUNCIL ACTION: None

BACKGROUND: The City of Dearborn's fleet consists of over 500 light, medium, and heavy-duty vehicles and equipment, all requiring routine maintenance (oil changes, brakes, tires, etc.) and non-routine repairs to ensure operational readiness. A shortage of mechanics has created challenges in managing in-house repair needs, forcing the City to outsource vehicle repair services. This outsourcing has led to unbudgeted expenses in the Fleet and Maintenance account, straining the budget and highlighting the urgent need for additional funds to cover these unplanned costs. Ensuring the fleet's availability and reliability is critical to maintaining essential city operations and services.

FISCAL IMPACT: \$250,000

COMMUNITY IMPACT: All vehicles and equipment in the City's fleet are critical for daily operations. Emergency services vehicles, including police cruisers and fire apparatus, along with DPW equipment such as sewer vacuators, street sweepers, dump trucks, and loaders, are indispensable for tasks like water main repairs, leaf collection, and snow removal. These vehicles require prompt maintenance and repairs to remain operational. Additionally, accident damage repairs to police vehicles remain a priority, as these are vital for maintaining public safety. Timely repairs ensure the city's fleet operates without disruption, enabling uninterrupted delivery of essential services.

IMPLEMENTATION TIMELINE: Repairs will be ongoing.

COMPLIANCE/PERFORMANCE METRICS: Motor Transport manages the release of vehicles for repair.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: City Administration
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Request for Additional Expenditures for City Vehicle Repairs
DATE: December 16, 2024

Budget Information

Adopted Budget: \$950,000.00
 Amended Budget: \$1,200,000.00
 Requested Amount: \$250,000.00
 Funding Source: General Fund, Public Works, Fleet R&M Operations,
 Vehicle Repair & Maintenance
 Supplemental Budget: N/A

Summary of Request

Purchasing has received a request from the Department of Public Works and Facilities-Motor Transport to approve the addition of \$250,000 to the following purchase orders. These additional funds are needed to cover vehicles currently outsourced for repair and all future vehicle maintenance & repairs going forward. The funds will be used for vehicle maintenance and repairs with the following existing vendors:

- Cummins Bridgeway –\$30,000
- Wolverine Truck Sales –\$30,000
- Apollo Fire Repair –\$30,000
- Mission Ford –\$40,000
- Village Ford –\$60,000
- Klochko- \$30,000
- MTech Sweeper- \$30,000

The Department is reallocating current budget to cover these expenditures.

It is respectfully requested that Council authorize the additional expenditures with immediate effect in order to expedite the repairs.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Background and Justification

The mechanic shortage has forced the City to outsource vehicle repair services, resulting in unbudgeted expenses within the Fleet and Maintenance account. This has caused the City to exceed its anticipated budget for repairs to maintain the fleet and avoid disruptions to essential services.

The City's fleet is vital to daily operations. Emergency services vehicles, such as police cruisers and fire apparatus, along with DPW equipment including sewer vacators, street sweepers, dump trucks, and loaders, are critical for tasks like water main repairs, leaf collection, and snow removal. Prompt maintenance and repairs are necessary to keep these vehicles operational. Repairs for accident-damaged police vehicles are also a top priority, as they are essential to public safety. Timely repairs ensure the fleet's reliability and the continuous delivery of vital services to the community.

Prepared By:

DocuSigned by:
Mark Rozinsky
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Mark Rozinsky, Purchasing Manager

Department Approval:

DocuSigned by:
Tim Hawkins
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Tim Hawkins, Director of Public Works & Facilities

Budget Approval:

DocuSigned by:
Michael Kennedy
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Michael Kennedy, Finance Director/Treasurer

Corporation Counsel Approval:

DocuSigned by:
Jeremy Romer
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Jeremy J. Romer, Corporation Counsel



FINANCE EXECUTIVE SUMMARY AND MEMORANDUM

Immediate Effect is Requested

REQUEST: The addition of funds to existing contracts for SCI Flooring and Industrial Painting Contractors.

DEPARTMENT: Public Works and Facilities, in conjunction with Purchasing

BRIEF DESCRIPTION: This request is for authorization to award additional funds of \$83,083.20 to the SCI Flooring contract to install flooring for the hallways at Sareini Manor, as well as \$132,300 to the Industrial Painting Contractors contract to paint those same hallways.

PRIOR COUNCIL ACTION: CR 09-458-24 approved a contract with SCI Flooring from 10/1/24 to 9/30/26, with 3 one-year renewals. CR 04-206-22 approved a contract with Industrial Painting Contractors from 6/28/22 to 6/27/23, with 2 one-year renewals.

BACKGROUND: Project# H45620 has been set up for Common Areas Upgrades. Initially, the lobbies were updated with paint, flooring, and new furniture. The next phase of the Common Areas Upgrades will include new flooring and paint in the hallways. Sareini Manor is 10 stories. SCI Flooring and Industrial Painting have completed the flooring and painting of the Community Room and Offices. SCI Flooring and Industrial Painting are currently under contract for flooring installation and painting at Sareini Manor. The carpeting in the hallways dates back to the 1980s. The walls, apartment doors, and trim all show damage caused throughout the years.

FISCAL IMPACT: The total award needed is \$215,383.20 for the flooring installation and painting of 9 hallways at Sareini Manor.

The flooring installation for 9 hallways is \$83,083.20.

The painting of the 9 hallways is \$132,300.00.

COMMUNITY IMPACT: The renovation of the hallways will have positively improved the appearance of the hallways at Sareini Manor.

IMPLEMENTATION TIMELINE: Work will begin as soon as materials are all on hand with Industrial Painting. Flooring installation will take place after painting is completed on each floor. It is anticipated to take 10-12 weeks to complete.

COMPLIANCE/PERFORMANCE METRICS: Completion of the flooring installation and painting will be confirmed by maintenance staff located at Sareini Manor.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council

FROM: City Administration

VIA: Mayor Abdullah H. Hammoud

SUBJECT: Addition of Funds to the SCI Flooring and Industrial Painting Contractors Contract for Sareini Manor

DATE: December 27th, 2024

Budget Information

Project: H45620 Seniors Apartment Common Areas Renovation

Total Approved Project Budget: \$684,853.00

Total Available Project Budget: \$485,422.00

Requested Amount: \$215,383.20

Funding Source: Srs Apt Operating Fund, Housing, Capital Projects, Undistributed Appropriations

Supplemental:

Summary of Request

The City currently has contracts in the amount of \$157,979.90 with SCI Flooring, and \$69,860 with Industrial Painting Contractors. The Housing Division of DPW, in conjunction with Purchasing, recommends the addition of \$83,083.20 to the SCI Flooring contract, and \$132,300 to the Industrial Painting Contractors contract, for flooring and painting of Sareini Manor hallways.

It is respectfully requested that Council authorize the additional expenditures with Immediate effect in order to begin the project immediately.

Background and Justification

This request is for authorization to award additional funds to the SCI Flooring Contract for flooring installation and painting in the hallways at Sareini Manor. New flooring and painting is needed to update the hallways at Sareini Manor. The current flooring shows expected wear and tear due to its age (~1980s).

Prepared By:

Jason Pich
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Jason Pich, Buyer

Department Approval:

Tim Hawkins
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Tim Hawkins, Director of Public Works

Budget Approval:

Michael Kennedy Initial
MD
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Michael Kennedy, Finance Director/Treasurer

Corporation Counsel Approval:

Jeremy Romer
E7A573BA25E3460...

Jeremy J. Romer, Corporation Counsel



REQUEST: Renewal of Contract for Backflow Inspection Services

DEPARTMENT: Public Works and Facilities, in conjunction with Purchasing

BRIEF DESCRIPTION: Renewal of the current contract with HydroCorp for Backflow Inspection Services

PRIOR COUNCIL ACTION: CR 9-400-21 authorized HydroCorp for Backflow Inspection Services. The contract was for two years, with three one-year renewals. This renewal will be the second of the three renewals.

BACKGROUND: This contract provides the City with a qualified contractor for Backflow inspections Services.

FISCAL IMPACT: Requested Amount: \$122,640.

COMMUNITY IMPACT: This contract protects the drinking water system from contamination.

IMPLEMENTATION TIMELINE: Immediate effect once approved by Council.

COMPLIANCE/PERFORMANCE METRICS: Contract will be monitored by the Department of Public Works-Water Division.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: City Administration
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Renewal of Contract for Backflow Inspection Services
DATE: December 16th, 2024

Budget Information

Adopted Budget: \$119,300
 Amended Budget: \$144,630
 Requested Amount: \$122,640
 Funding Source: Water Fund, Backflow Prevention, Contractual Services
 Supplemental Budget: N/A

Summary of Request

The City currently has a contract as authorized by Council Resolution 9-400-21 with HydroCorp for the initial two years for Backflow Inspection Services, which included three, one-year renewal options. The Purchasing Division has received a request from the Department of Public Works to initiate the second of three, which will result in a new expiration date of October 11, 2025. HydroCorp has provided satisfactory performance service.

It is respectfully requested that Council authorize the renewal and requesting immediate effect.

Background and Justification

This contract will provide the City with a qualified contractor for backflow inspections for the water division throughout the year as-needed.


Prepared By:

Signed by:

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Jason Pich, Buyer

Department Approval:

DocuSigned by:

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Tim Hawkins, Dir. of Public Works/Facilities

Budget Approval:

DocuSigned by:

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Michael Kennedy, Finance Director

Corporation Counsel Approval:

DocuSigned by:

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Jeremy J. Romer, Corp Counsel



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Immediate Effect

REQUEST: Award for Contract for the Painting Services for Dearborn Administrative Center.

DEPARTMENT: Department of Public Work & Facilities, in conjunction with Purchasing.

BRIEF DESCRIPTION: Department of Public Work & Facilities, in conjunction with Purchasing, recommends the award of a contract for Painting Services at Dearborn Administrative Center, to Key Construction, which submitted the lowest responsive and responsible bid. Painting the Dearborn Administrative Building is a strategic investment in its longevity, functionality, and role as a central hub for the City's residents and visitors.

PRIOR COUNCIL ACTION: N/A

BACKGROUND: This project reflects Dearborn's commitment to excellence by fostering a welcoming and productive environment for all who enter. Beyond aesthetics, painting the building serves multiple essential purposes, including enhancing its overall functionality, safety, and perception. A fresh coat of paint will significantly improve the building's visual appeal, project the City's professionalism, and create an inviting space for employees, citizens, and visitors. Additionally, it plays a critical role in preserving the building's structural integrity and ensuring its long-term usability.

FISCAL IMPACT: The total cost for the Painting Services for Dearborn Administrative Center is \$69,000.00.

COMMUNITY IMPACT: A well-maintained and visually appealing administrative building instills pride among residents, reinforces community identity, and demonstrates the City's dedication to serving its people. It can also inspire confidence in the City's leadership and attract more visitors and businesses to the area, contributing to the community's economic and social vitality. Moreover, preserving the building's structural integrity ensures it remains a cornerstone of civic life for generations to come.

IMPLEMENTATION TIMELINE: 40 days from Council Approval.

COMPLIANCE/PERFORMANCE METRICS: DPW staff will oversee the Painting Services for adherence to the contract.



FINANCE EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: City Administration
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Award for Contract for the Painting Services for Dearborn Administrative Center
DATE: December 26, 2024

Budget Information

Project:	J25124 DAC Facility Updates
Total Approved Project Budget:	\$1,294,450.00
Available Project Budget:	\$1,267,515.00
Requested Amount:	\$69,000.00
Funding Source:	Facilities Fund, Administration, Capital Project Support, Repair & Maintenance
Supplemental Budget:	N/A

Summary of Request

Purchasing, on behalf of the Department of Public Work & Facilities, recommends the competitive purchase of Painting Services for Dearborn Administrative Center. The value is not to exceed \$69,000.00.

It is respectfully requested that Council authorize the award. Immediate effect is requested, although the resulting contract shall not be binding until fully executed.

Background and Justification

Painting the Dearborn Administrative Building is a strategic investment in its longevity, functionality, and role as a central hub for the City’s residents and visitors. This project reflects Dearborn’s commitment to excellence by fostering a welcoming and productive environment for all who enter. Beyond aesthetics, painting the building serves multiple essential purposes, including enhancing its overall functionality, safety, and perception. A fresh coat of paint will significantly improve the building’s visual appeal, project the City’s professionalism, and create an inviting space for employees, citizens, and visitors.

Additionally, updating the building’s paint has a broader community impact. A well-maintained and visually appealing administrative building instills pride among residents, reinforces community identity, and demonstrates the City’s dedication to serving its people. It can also inspire confidence in the City’s leadership and attract more visitors and businesses to the area, contributing to the community’s economic and social vitality. Moreover, preserving the building’s structural integrity ensures it remains a cornerstone of civic life for generations to come.



FINANCE EXECUTIVE SUMMARY AND MEMORANDUM

Procurement Process

Purchasing solicited bids with process details as follows:


Process: Invitation to Bid
 Issue Date: November 27, 2024
 Deadline Date: December 18, 2024
 Solicitations Obtained: 32
 Bids Received: 6

BIDDER	BID PRICE
Key Construction	\$50,000.00
Northstar Painting	\$84,300.00
Du-All Cleaning, Inc.	\$91,000.00
Industrial Painting	\$109,800.00
KV Painting LLC	\$119,880.00
NICAM Construction, Inc.	\$131,350.00

The procurement process was in accordance with Sect 2-568, Competitive Bids, of the Procurement Ordinance and all internal policies and procedures.

The lowest and responsive base bid came from Key Construction in the amount of \$50,000.00. The additional requested elements of work will cost \$19,000.00, and will include restroom ceilings, restroom removal of wallpaper and paint, drywall finishing and painting of first floor constructed office, stairwell handrails, Sherwin Williams Duration paint, removal of all wall base cove, and Council Staff office plus 7 Council Member offices, bringing the total cost of contract to \$69,000.00

Prepared By:

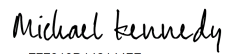
Signed by:

 B20D0133BAE34A4...
 Rosette Fisher, Buyer


Department Approval:

DocuSigned by:

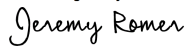
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 Timothy Hawkins, Director Public Work & Facilities

Budget Approval:

DocuSigned by:

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 Michael Kennedy, Finance Director/ Treasurer

Initial


Corporation Counsel Approval:

DocuSigned by:

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 Jeremy J Romer, Corporation Counsel



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Immediate Effect Requested

REQUEST: Requesting approval of a cooperative purchase in the amount of \$53,798 with Partnr Haus for concrete flooring services in the Dearborn Administrative Center.

DEPARTMENT: Public Works and Facilities, in conjunction with Purchasing

BRIEF DESCRIPTION: Department of Public Work & Facilities, in conjunction with Purchasing, recommends the award of a contract for concrete Flooring Services at Dearborn Administrative Center, to Partnr Haus. Refinishing the floor at the Dearborn Administrative Building is a strategic investment in its longevity, functionality, and role as a central hub for the city's residents and visitors.

PRIOR COUNCIL ACTION: 10-537-24 – Approved Coop Purchase of Furniture for the DPWF Engineering Suite.; 12-596-24 – Approved Coop Purchase of Furniture and Flooring (Carpet) services for the DAC.

BACKGROUND: Refinishing flooring involves restoring the worn, scratched, or discolored floors to a like-new condition. This will enhance its appearance, functionality, and durability. Refinishing the concrete flooring will transform the dull, worn-out surface into a stunning and durable feature that enhances the overall space.

FISCAL IMPACT: \$53,798

COMMUNITY IMPACT: This process will dramatically enhance the beauty and longevity of the flooring at the Dearborn Administrative Center.

IMPLEMENTATION TIMELINE: 40 days from Council Approval

COMPLIANCE/PERFORMANCE METRICS: DPWF staff will oversee the Flooring Services for adherence to the contract.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: City Administration
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Award of Cooperative Contract for Concrete Flooring Services at the DAC
DATE: January 2, 2025

Budget Information

Project:	J25124 – DAC Facility Updates
Total Approved Project Budget:	\$1,294,450
Available Project Budget:	\$0
Requested Amount:	\$53,798
Funding Source:	Facility Fund, Public Works, Buildings R&M
Supplemental Budget:	Michigan Department of Labor & Economic Opportunity (LEO) Grant

Summary of Request

The Department of Public Works and Facilities Department is requesting approval of a cooperative contract purchase in the amount of \$53,798 with Partnr Haus for Concrete Flooring Services at the Dearborn Administrative Center.

It is respectfully requested that Council authorize the purchase, with immediate effect, the resulting contract shall not be binding until fully executed.

Background and Justification

Refinishing the floor at the Dearborn Administrative Building is a strategic investment in its longevity, functionality, and role as a central hub for the city’s residents and visitors. The process involves rejuvenating worn, scratched, or discolored surfaces to restore their like-new condition. This will enhance the appearance, functionality, and durability.

Process

This procurement followed the cooperative purchasing process in accordance with Section 2-569 (Cooperative Purchasing) of the Code of the City of Dearborn. The City is eligible to participate in cooperative purchasing programs, The Interlocal Purchasing System (TIPS) Contract #230301. was selected following a review of the procurement process to verify it is consistent with City’s process, as well as the pricing to confirm it provides good value to the City.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Prepared By:

DocuSigned by:

Mark Rozinsky

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Mark Rozinsky, Purchasing Manager

Budget Approval:

DocuSigned by:

Michael Kennedy

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Michael Kennedy, Finance Director/ Treasurer

DS
(Signature)

Department Approval:

DocuSigned by:

Tim Hawkins

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Tim Hawkins, Director of Public Works

Corporation Counsel Approval:

DocuSigned by:

Jeremy Romer

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Jeremy J. Romer, Corporation Counsel



EXECUTIVE SUMMARY AND MEMORANDUM

REQUEST: Zoning Language Amendment: Nonconformities – Amending Articles 1.00, 3.00, & 29.00

DEPARTMENT: Economic Development

BRIEF DESCRIPTION:

- The proposed ordinance amendment will increase flexibility for residents looking to invest in their single-family homes.
 - The proposed ordinance amendment will align nonconformity regulations to be consistent with case law and community preferences.
 - The Planning Commission recommended approval of the request at the November 18th, 2024 meeting.
 - The Planning & Zoning Division recommended approval to the Planning Commission.
-

PRIOR COUNCIL ACTION: N/A

BACKGROUND:

City Council has requested updates and modifications to nonconformity regulations to provide more flexibility for existing single-family homes with nonconforming setbacks.

FISCAL IMPACT: N/A

COMMUNITY IMPACT:

This will eliminate a significant procedural barrier by reducing the amount of cases that get reviewed by the Zoning Board of Appeals.

IMPLEMENTATION TIMELINE:

Requires two readings by City Council.

COMPLIANCE/PERFORMANCE METRICS: N/A



EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council

FROM: Planning Commission

VIA: Mayor Abdullah H. Hammoud

SUBJECT: Zoning Language Amendment:

DATE: December 5th, 2024 (COW)

Background:

Approximately 45% of homes in Dearborn were built prior to 1950. As a result, the City's aging housing stock is experiencing increasing pressure for major modifications, expansions, and repairs to meet modern market standards and preferences. However, existing single-family homes are often met with procedural barriers due to strict nonconformity regulations which permits only small modifications to nonconforming structures.

What is a nonconformity?

A nonconformity is something that met ordinance requirements at the time it was originally lawfully established, but doesn't meet current standards of the ordinance. This concept is outlined in the Michigan Zoning Enabling Act (MCL 125.3208). This concept means that even if a property doesn't meet current requirements it is allowed to continue to exist and operate as it was originally approved, subject to certain triggers.

Why Changes are Necessary

- Improvements and expansions to existing single-family residential homes are strictly regulated. This is a significant barrier to maintaining and improving the quality of Dearborn's housing stock.
- Language needs to be updated to be consistent with case law.
- Existing regulations do not produce consistent results or seem to meet community goals.
- Dearborn is a built-out city. We need to create more flexibility for things that align with community goals while still 'regulating out' things that do not meet community standards.

Summary of Changes:

- Eliminate the following nonconformity triggers for single-family homes:
 - 38% expansion of gross floor area (GFA)
 - 50% of the assessed value of the structure



EXECUTIVE SUMMARY AND MEMORANDUM

- Allow single-family homes to construct along an existing nonconforming side or rear setback (see *pg. 11 of ordinance*).
- Re-organize Article 3 to clearly separate nonconforming structure, uses, and properties. This change will allow the City to be more intentional with what we are trying to regulate.
- Create clear regulations for nonconforming uses including having standards that signal the abandonment of a nonconforming use (this is to ensure consistency with case law).
- Provide the Planning Commission the authority to:
 - Approve the substitution of a nonconforming use to something less intensive (the Zoning Board of Appeals was previously designated with this authority).
 - Make a ruling on classifying nonconforming uses. This is considered a best practice.
- Clear up inconsistencies and relocate regulations as appropriate.

Recommendation:

After due consideration and a public hearing on November 18th, 2024 the following recommendation was made by the Planning Commission:

A motion was made by Commissioner Saymuah, supported by Commissioner King to approve the ordinance amendment for Sections 1.00, 3.00, & 29.00. Upon roll call the following vote was taken: Ayes: (7) (Commissioners Abdallah, Easterly, Fadlallah, Kadouh, King, Phillips, and Saymuah). Absent: (1) (Commissioner Aljahmi). The motion was adopted.

Signature Page

Prepared by:

Kaileigh Bianchini

KAILEIGH BIANCHINI, AICP
Planning and Zoning Manager

Approved:

JORDAN TWARDY
Economic Development Director

JEREMY ROMER
Corporation Counsel

**ORDINANCE NO. xx-xx
AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF DEARBORN BY AMENDING
ARTICLE 3.00, ENTITLED "NONCONFORMITIES"**

THE CITY OF DEARBORN ORDAINS TO:

Amend Article 3.00 of the Zoning Ordinance of the City of Dearborn to include the following:

~~Sec. 3.01. Intent.~~

~~—Nonconformities are uses, structures, buildings, or lots which do not conform to one or more provisions or requirements of this ordinance or a subsequent amendment, but which were lawfully established prior to the time of adoption of the ordinance or amendment. Such nonconformities are not compatible with the current or intended use of land in the district in which they are located. Therefore, it is the intent of this ordinance to permit such nonconformities to continue under certain conditions, but to discourage their expansion, enlargement, or extension. Accordingly, the purpose of this section is to establish regulations that govern the completion, restoration, reconstruction, extension, and/or substitution of nonconformities, and to specify the circumstances and conditions under which nonconformities shall be permitted to continue.~~

~~(Ord. No. 93-553, § 3.01, 2-2-1993)~~

~~Sec. 3.02. Definitions.~~

~~—For the purposes of this Article, the following words and phrases shall have the meaning ascribed to them:~~

~~—Effective date. Whenever this Article refers to the "effective date," the reference shall be deemed to include the effective date of any amendments to this ordinance if the amendments created a nonconforming situation.~~

~~—Nonconforming building. A building or portion thereof which was lawfully in existence at the effective date of this ordinance, February 11, 1993, or amendments thereto, that does not meet the limitations on building size, location on a lot, or other regulations for the district in which such building is located.~~

~~—Nonconforming lot. A lot which was lawfully in existence at the effective date of this Ordinance, Feb. 11, 1993, or amendments thereto, that does not meet the minimum area or lot dimensional requirements of the district in which the lot is located.~~

~~—Nonconforming sign. A sign which was lawfully in existence on the effective date of this ordinance, Feb. 11, 1993, or amendments thereto, that does not conform to one or more regulations set forth in the ordinance.~~

~~—Nonconforming use. A use which was lawfully in existence at the effective date of this ordinance, Feb. 11, 1993, or amendment thereto, and which does not now conform to the use regulations of this ordinance for the zoning district in which it is now located.~~

~~—Structural nonconformity. A nonconformity that exists when the height, size, or minimum floor space of a structure, or the relationship between an existing building and other buildings or lot lines, does not conform to the standards of the district in which the property is located. Also sometimes referred to as a dimensional nonconformity.~~

~~(Ord. No. 93-553, § 3.02, 2-2-1993)~~

~~Sec. 3.03. General requirements.~~

~~—The following regulations shall apply to all nonconforming uses, structures, and lots:~~

~~—A. Continuation of nonconforming uses and structures. Any lawful nonconforming use established on or before the effective date of this ordinance, Feb. 11, 1993, or amendment thereto may be continued and shall not be considered to be in violation of this ordinance, provided that, unless otherwise noted in this Article, the building and land involved shall neither be structurally altered, nor enlarged unless such modifications conform to the provisions of this ordinance for the district in which it is located. Nothing in this ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by an official charged with protecting the public safety, upon order of such official.~~

~~—B. Buildings under construction. To avoid undue hardship, nothing in this ordinance shall be deemed to require a change in plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this ordinance and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where demolition or removal of an existing building has begun preparatory to rebuilding, such work shall be deemed to be actual construction, provided that such work shall be diligently carried on until completion of the building involved.~~

~~—C. Discontinuation of nonconforming uses and structures.~~

~~—1. Nonconforming structure. When a nonconforming use of a structure, or structure and land in combination is discontinued or abandoned for one hundred eighty (180) days or discontinued for any period of time without a present intention to reinstate the nonconforming use, the structure or structure and land in combination shall not thereafter be used except in conformance with the provisions of the district in which it is located.~~

~~—2. Nonconforming uses of open land. If any nonconforming use of open land ceases for any reason for a period of more than one hundred eighty (180) days, any subsequent use of such land shall conform to the provisions set forth of the district in which it is located.~~

~~—3. Seasonal uses. In applying this subsection to seasonal uses, the time during the off-season shall not be counted.~~

~~—D. Purchase or condemnation. In order to accomplish the elimination of nonconforming uses and structures which constitute a nuisance or are detrimental to the public health, safety and welfare, the City, pursuant to Section 3a, Public Act 207 of 1921, as amended, may acquire by purchase, condemnation or otherwise, private property for the purpose of removal of nonconforming uses or structures. Where acquisition is contemplated, the procedures set forth in Section 3.06 shall be followed.~~

~~—E. Recording of nonconforming uses and structures. The director of building and safety shall be responsible for maintaining records of nonconforming uses and structures as accurate as is feasible, and for determining legal nonconforming uses and structures in existence on the effective date of this ordinance. Failure on the part of a property owner to provide the director of building and safety with necessary information to determine legal nonconforming status may result in denial of required or requested permits.~~

~~—F. Establishment of a conforming use or structure. In the event that a nonconforming principal use or structure is superseded by a conforming principal use or structure on a site, the nonconforming use or structure shall be immediately and permanently removed.~~

~~—G. Change of tenancy or ownership. In the event there is a change in tenancy, ownership, or management, an existing nonconforming use or structure shall be allowed to continue provided there is no change in the nature or character of such nonconformity.~~

~~—H. Exceptions and variances. Any use for which a special exception or variance has been granted as provided in this ordinance shall not be deemed a nonconformity.~~

~~—I. Unlawful nonconformities. No nonconformity shall be permitted to continue in existence if it was unlawful at the time it was established.~~

~~—J. Substitution. A nonconforming use may be changed to another nonconforming use upon approval of the zoning board of appeals provided that no structural alterations are required to accommodate the new nonconforming use, and that the proposed use is equally or more appropriate in the district than the existing nonconformity. In permitting such a change, the zoning board of appeals may require conditions to accomplish the purposes of this ordinance.~~

~~—K. Change of location. Should a nonconforming structure be moved to another parcel or to another location on the same parcel for any reason whatsoever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.~~

~~(Ord. No. 93-553, § 3.03, 2-2-1993)~~

~~Sec. 3.04.— Nonconforming lots of record.~~

~~—The following regulations shall apply to any nonconforming lot of record or nonconforming lot described in a deed or land contract executed and delivered prior to the effective date of this ordinance or amendment thereto:~~

~~—A.— Use of nonconforming lots. Any nonconforming lot shall be used only for a use permitted in the district in which it is located. In any district in which single family dwellings are permitted, notwithstanding limitations imposed by other provisions of this ordinance, a single-family dwelling and customary accessory buildings may be erected on any single lot of record in existence at the effective date of adoption or amendment thereto. This provision shall apply even though such single-family lot fails to meet the requirements for area or width, or both, provided that the lot can be developed as proposed, meeting all setback standards of the zoning ordinance without any significant adverse impact on surrounding properties or the public health, safety, and welfare.~~

~~—B.— Variance from area and bulk requirements. If the use of nonconforming lot requires a variation from the area or bulk requirements, then such use shall be permitted only if a variance is granted by the zoning board of appeals.~~

~~—C.— Nonconforming contiguous lots under the same ownership. If two (2) or more lots or combination of lots with contiguous frontage in single ownership are of record at the time of adoption or amendment of this ordinance, and if all or part of the individual lots do not meet the requirements established for lot width and area, the lots involved shall be considered to be an individual parcel for the purposes of this ordinance. No portion of said parcel shall be used, occupied, or sold in a manner which diminishes compliance with lot width and area requirements established by this ordinance, nor shall any division of an parcel be made which creates a lot with width or area less than the requirements stated in this ordinance. These provisions shall not apply to contiguous lots in single ownership where each of the lots is occupied by a dwelling unit.~~

~~—D.— Combination of nonconforming lots. Upon application to the city planner, he may permit the combination, in whole or in part, of nonconforming lots of record into building sites less than the size requirements established by this ordinance, provided that the combination of lots reduces the degree of nonconformity and results in a parcel which is capable of accommodating a structure that is in conformance with the building area, setback, and side yard requirements of this ordinance.~~

~~{Ord. No. 93-553, § 3.04, 2-2-1993}~~

~~Sec. 3.05.— Modification to nonconforming uses or structures.~~

~~—No nonconforming use or structure shall be enlarged, extended, or structurally altered, nor shall any nonconformity be changed to a different nonconformity which increases the intensity of use or nonconformity, except as specifically permitted by the regulations which follow:~~

~~—A. Applicability. The following regulations shall apply to any nonconforming use or structure, including:~~

~~—1. Nonconforming uses of open land.~~

~~—2. Nonconforming use of buildings designed or used for a conforming use.~~

~~—3. Nonconforming use of buildings specifically designed for the type of use which occupies them but not suitable for a conforming use.~~

~~—4. Buildings designed and used for a conforming use but not in conformance with area and bulk, parking, loading, or landscaping requirements.~~

~~—5. Nonconforming structures, such as fences and signs.~~

~~—B. Enlargement, extension, or alteration.~~

~~—1. Increase in nonconformity prohibited. Except as specifically provided in this section, no person may engage in any activity that causes an increase in the extent of any nonconformity. For example, physical alteration of structures or the placement of new structures on open land is unlawful if such activity results in:~~

~~— An increase in the total amount of space devoted to a nonconforming use, or~~

~~— Greater nonconformity with respect to dimensional restrictions, such as setback requirements, height limitations, density requirements, or other requirements in the district in which the property is located.~~

~~—2. Permitted extension. Any nonconforming use may be extended throughout any part of a building which was manifestly arranged or designed for such use at the time of adoption or amendment of this ordinance, but no such use shall be extended to occupy any land outside such building. No nonconforming use of land shall be enlarged, increased, or extended to occupy a greater area of land, nor shall any such use be moved in whole or in part to any portion of the lot or parcel than was occupied on the effective date of this ordinance or amendment thereto.~~

~~—3. Alterations that decrease nonconformity. Any nonconforming structure or any structure or portion thereof containing a nonconforming use, may be altered if such alteration serves to decrease the nonconforming nature of the structure or use, subject to the limitations in sections 3.05(C) and (D) below. The zoning administrator shall determine if a proposed alteration will decrease the degree of nonconformity.~~

~~—4. Alterations to existing structures with dimensional nonconformities. (Note: This provision is also intended to apply to new commercial structures, so similar language will be added to the Development Standards for Business and Office Districts.)~~

~~—Many buildings in commercial corridors in Dearborn were built on lots with platted depths of one hundred twenty (120) feet or less. It is recognized that such shallow lot depths are a practical difficulty, as defined in this Ordinance, and have necessitated zoning variances for~~

~~most new developments and alterations to existing buildings. In recognition of the practical difficulty presented by lots with depths of one hundred twenty (120) feet or less, on those lots, no variances are required for side and front yard setbacks and rear yard setbacks, except that each new development must have at least a one (1) foot setback from the property line. As a trade off for leniency with setbacks and landscaping, it is the intent of the City of Dearborn to require strict adherence to parking and lot coverage requirements.~~

~~—To prevent situations where more intense uses are proposed for buildings shortly after new construction or alterations are completed, no variances may be granted on a property for which a variance was obtained within the previous ten (10) years.~~

~~—C. Repairs, improvements, and modernization.~~

~~—1. Required repairs. Repairs or maintenance deemed necessary by the director of building and safety to keep a nonconforming building structurally safe and sound are permitted. However, if a nonconforming structure or a structure containing a nonconforming use becomes physically unsafe and/or unlawful due to lack of maintenance and repairs and is declared as such by the director of building and safety, it shall not thereafter be restored, repaired, or rebuilt except in full conformity with the regulations in the district in which it is located.~~

~~—2. Additional permitted improvements. Additional repairs, improvements, or modernization of nonconforming structures, beyond what is required to maintain the safety and soundness of the structure, shall be permitted provided such repairs or improvements do not exceed fifty (50) percent of the market value as determined by the city assessor of the structure during any period of twenty four (24) consecutive months. Repairs, improvements, and modernization approved under this provision shall not result in any of the following conditions:~~

~~—(a) Enlargement of any existing dimensional nonconformity (construction of a building addition along an existing nonconforming setback line is prohibited, any addition shall not be placed within the required setback).~~

~~—(b) Expansion of a nonconforming use.~~

~~—(c) Creation of any new nonconformity.~~

~~—(d) An increase in gross floor area (excluding basements) of more than thirty eight (38) percent.~~

~~—(e) Expansion of a structure or use that is nonconforming per the parking requirements in Article 4 unless the new parking requirement is met.~~

~~—D. Damage by fire or other catastrophe. Any nonconforming structure or structure housing a nonconforming use that is damaged by fire, flood, or other means in excess of fifty (50) percent of the structure's precatastrophe fair market value (as determined by the city assessor) shall not be rebuilt, repaired, or reconstructed, except in complete conformity with the provisions of this ordinance.~~

~~—In the event that the damage is less than fifty (50) percent of the structure's precatastrophe fair market value, the structure may be restored to its precatastrophe status. Such restoration shall take place only upon approval of the director of building and safety and in full compliance shall be completed within one (1) year from the date of catastrophe.~~

~~(Ord. No. 93-553, § 3.05, 2-2-1993; Ord. No. 02-887, 4-16-2002; Ord. No. 07-1114, 4-2-2007; Ord. No. 18-1605, 1-30-2018)~~

~~Sec. 3.06.— Acquisition of nonconforming structures or uses.~~

~~—The City may acquire by purchase, condemnation, or otherwise private property or an interest in private property for the removal of nonconforming uses and structures, except that the property shall not be used for public housing. The city council may provide that the cost and expense of acquiring private property be paid from general funds, or the cost and expense or a portion thereof be assessed to a specific district. The elimination of nonconforming uses and structures in a zoned district as provided is declared to be for a public purpose for a public use. The city council may institute and prosecute proceedings for the condemnation of nonconforming uses and structures under the power of eminent domain in accordance with the provisions of the City Charter relative to condemnation, or in accordance with Act No. 149 of the Public Acts of 1911, as amended, being Sections 213.21 to 213.41 of the Michigan Compiled Laws, or any other applicable statute.~~

~~(Ord. No. 93-553, § 3.06, 2-2-1993)~~

Sec. 3.01. - Intent.

Nonconformities are uses, structures, buildings, or lots which do not conform to one or more provisions or requirements of this ordinance or a subsequent amendment, but which were lawfully established prior to the time of adoption of the ordinance or amendment. Such nonconformities are not compatible with the current or intended use of land in the district in which they are located. Therefore, it is the intent of this ordinance to permit such nonconformities to continue under certain conditions, but to discourage their expansion, enlargement, or extension. Accordingly, the purpose of this section is to establish regulations that govern the completion, restoration, reconstruction, extension, and/or substitution of nonconformities, and to specify the circumstances and conditions under which nonconformities shall be permitted to continue.

Sec. 3.02.-General requirements

- A. *Continuation of nonconforming uses and structures.* Any lawful nonconformities established on or before the effective date of this ordinance or subsequent amendment may be continued and shall not be considered to be in violation of this ordinance, provided that, unless otherwise noted in this Article, the building and land involved shall neither be structurally altered, nor enlarged unless such modifications conform to the provisions of this ordinance for the district in which it is located. Nothing in this ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by an official charged with protecting the public safety, upon order of such official.
- B. *Buildings under construction.* To avoid undue hardship, nothing in this ordinance shall be deemed to require a change in plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this ordinance and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where demolition or removal of an existing structure has begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, provided that such work shall be diligently carried on until completion of the building involved.
- C. *Recording of nonconforming uses and structures.* The city shall be responsible for maintaining records of nonconforming uses and structures as accurate as is feasible, and for determining legal nonconforming uses and structures in existence on the effective date of this ordinance. Failure on the part of a property owner to provide the city with necessary information to determine legal nonconforming status may result in denial of required or requested permits.

- D. Establishment of a conforming use or structure. In the event that a nonconforming principal use or structure is superseded by a conforming principal use or structure on a site, the nonconforming use or structure shall be immediately and permanently removed.
- E. A change of tenancy, ownership or management of any existing non-conforming uses of land, structures and premises shall not alter the non-conforming status of a non-conforming building, structure, use, or lot, provided there is no change in the nature or character of such non-conforming uses.
- F. Exceptions and variances. Any use for which a special exception or variance has been granted as provided in this ordinance shall not be deemed a nonconformity.
- G. Unlawful nonconformities. No nonconformity shall be permitted to continue in existence if it was unlawful at the time it was established.

Sec. 3.03. - Nonconforming lots of record.

The following regulations shall apply to any nonconforming lot of record or nonconforming lot described in a deed or land contract executed and delivered prior to the effective date of this ordinance or amendment thereto:

- A. *Use of nonconforming lots.* Any lot of record existing at the effective date of the ordinance codified in this chapter that now fails to meet the requirements for area or width, or both, that are generally applicable in the district shall be considered a nonconforming lot. A principal building and customary accessory buildings for a permitted use may be erected on any nonconforming lot of record, provided all other standards are met, such as setbacks, minimum floor area, maximum height and access requirements.
- B. *Variance from area and bulk requirements.* If the use of a nonconforming lot requires a deviation from the area or bulk requirements, then such use shall be permitted only if a variance is granted by the zoning board of appeals.
- C. *Nonconforming contiguous lots under the same ownership.* If two (2) or more lots or combination of lots with contiguous frontage in single ownership are of record at the time of adoption or amendment of this ordinance, and if all or part of the individual lots do not meet the requirements established for lot width and area, the lots involved shall be considered to be an individual parcel for the purposes of this ordinance. No portion of said parcel shall be used, occupied, or sold in a manner which diminishes compliance with lot width and area requirements established by this ordinance, nor shall any division of a parcel be made which creates a lot with width or area less than the requirements stated in this ordinance. These provisions shall not apply to contiguous lots in single ownership where each of the lots is occupied by a dwelling unit.

D. *Combination of nonconforming lots.* Upon application to the city planner, they may permit the combination, in whole or in part, of nonconforming lots of record into building sites less than the size requirements established by this ordinance, provided that the combination of lots reduces the degree of nonconformity and results in a parcel which is capable of accommodating a structure that is in conformance with the building area, setback, and side yard requirements of this ordinance.

Sec. 3.04.- Nonconforming uses

Where, at the effective date of this Article or amendment thereto, lawful use of land exists that is made no longer permissible under the provisions of this Article as enacted or amended, such use may be continued so long as it remains otherwise lawful, subject to the regulations outlined within this section of the ordinance.

- A. *Applicability.* The following regulations shall apply to any nonconforming use includes nonconforming uses of open land and nonconforming uses operating within existing buildings and structures.
- B. *Increase in nonconformity prohibited.* Except as specifically provided in this section, a nonconforming use shall not be enlarged or increased, or extended to occupy a greater area of land. A nonconforming use shall not be permitted to make any physical modifications to a building, structure, or property that results in the use operating in a more intensive manner.
- C. *Permitted Improvements.* On any structure devoted in whole or in part to any nonconforming use, work may be done to an extent not exceeding fifty percent (50%) of the estimated value of the structure, as determined by the most recent assessment of the market value of the structure for purposes of taxation, provided that the gross floor area of the structure is not increased.
- D. *Abandonment.* A non-conforming use shall be determined to be abandoned if one or more of the following conditions exist, and which shall be deemed to constitute an intent on the part of the property owner to abandon the non-conforming use:
 - 1. Utilities, such as water, gas and electricity to the property, have been disconnected.
 - 2. The property, buildings, or grounds have fallen into disrepair.
 - 3. Signs or other indications of the existence of the non-conforming use have been removed.
 - 4. Removal of equipment or fixtures which are necessary for the operation of the non-conforming use.
 - 5. Other actions, in the opinion of the Planning Commission, constitute an intention on the part of the property owner or lessee to abandon the non-conforming use.
- E. *Substitution.* If no structural alterations are made, any non-conforming use of a structure, or structure and premises, may be changed to another non-conforming

use provided that the Planning Commission, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate in the district than the existing non-conforming use; in permitting such change, the Planning Commission may require appropriate conditions and safeguards in accord with the purpose and intent of this ordinance.

- F. Those alleged non-conforming uses which cannot be proved to have been lawfully established shall be declared illegal and shall be discontinued following the effective date of this section.
- G. Nothing in this section shall be deemed to prevent the strengthening or restoring to a safe condition of any structure or part thereof declared to be unsafe by an official charged with protecting the public safety, upon order of such official.

Sec. 3.05.- Modification to nonconforming single-family residential structures.

- A. *Intent.* It is hereby the intent of the City of Dearborn to classify single-family homes with nonconforming setbacks as a benign nonconformity. As such, the city will permit additional flexibility for existing single-family homes that do not meet current setback requirements in order to encourage continued improvement and maintenance of Dearborn's housing stock.
- B. *Expansion of Nonconforming Residential Structures.* Existing single-family residential structures may be permitted to extend upward and/or along an existing nonconforming side or rear setback subject to the following conditions:
 - 1. The proposal does not result in an enlargement of an existing dimensional nonconformity (i.e.- the degree of nonconformity cannot be further increased).
 - 2. The proposal is compliant with all other ordinance requirements, including but not limited to, those outlined in Article 29.00 and Sec. 2.05.

Sec. 3.06. - Modification to nonconforming structures or sites.

No nonconforming structure or site shall be enlarged, extended, or structurally altered, nor shall any nonconformity be changed to a different nonconformity which increases the intensity of use or nonconformity, except as specifically permitted by the following regulations.

- A. *Increase in nonconformity prohibited.* Except as specifically provided in this section, no person may engage in any activity that causes an increase in the extent of any nonconformity including but not limited to:
 - 1. Greater nonconformity with respect to dimensional restrictions, such as setback requirements, height limitations, density requirements, or other requirements in the district in which the property is located.

2. Greater nonconformity with respect to site requirements, such as landscaping, paving, screening, or other requirements that apply to how a property is developed.
- C. *Required repairs.* Repairs or maintenance deemed necessary by the Building Official to keep a nonconforming building structurally safe and sound are permitted.
- D. *Alterations that decrease nonconformity.* Any nonconforming structure or site may be altered if such alteration serves to decrease the nonconforming nature, subject to the limitations in Section 3.06 D below.
- E. *Additional permitted improvements.* Additional repairs, improvements, or modernization of nonconforming structures or sites, beyond what is required to maintain the safety and soundness of a structure, shall not result in any of the following conditions:
1. Enlargement of any existing dimensional nonconformity (construction of a building addition along an existing nonconforming setback line is prohibited, any addition shall not be placed within the required setback).
 2. Expansion of a nonconforming use.
 3. Creation of any new nonconformity.
 4. An increase in gross floor area (excluding basements) of more than thirty-eight (38) percent.
 5. Expansion of a structure or use that is nonconforming per the parking requirements in Article 4 unless the new parking requirement is met.

Sec. 3.07. - Damage by fire or other catastrophe

Any nonconforming structure or structure housing a nonconforming use that is damaged by fire, flood, or other means in excess of fifty (50) percent of the structure's precatastrophe fair market value (as determined by the city assessor) shall not be rebuilt, repaired, or reconstructed, except in complete conformity with the provisions of this ordinance. In the event that the damage is less than fifty (50) percent of the structure's precatastrophe fair-market value, the structure may be restored to its precatastrophe status. Such restoration shall take place only upon approval of the director of building and safety and in full compliance shall be completed within one (1) year from the date of catastrophe.

Sec. 3.08- Definitions

For the purposes of this Article, the following words and phrases shall have the meaning ascribed to them:

Effective date. Whenever this Article refers to the "effective date," the reference shall be deemed to include the effective date of any amendments to this ordinance if the amendments created a nonconforming situation.

Nonconforming building. A building or portion thereof which was lawfully in existence at the effective date of this ordinance, February 11, 1993, or amendments thereto, that does not meet the limitations on building size, location on a lot, or other regulations for the district in which such building is located.

Nonconforming lot. A lot which was lawfully in existence at the effective date of this Ordinance, Feb. 11, 1993, or amendments thereto, that does not meet the minimum area or lot dimensional requirements of the district in which the lot is located.

Nonconforming sign. A sign which was lawfully in existence on the effective date of this ordinance, Feb. 11, 1993, or amendments thereto, that does not conform to one or more regulations set forth in the ordinance.

Nonconforming use. A use which was lawfully in existence at the effective date of this ordinance, Feb. 11, 1993, or amendment thereto, and which does not now conform to the use regulations of this ordinance for the zoning district in which it is now located.

Structural nonconformity. A nonconformity that exists when the height, size, or minimum floor space of a structure, or the relationship between an existing building and other buildings or lot lines, does not conform to the standards of the district in which the property is located. Also sometimes referred to as a dimensional nonconformity.

**ORDINANCE NO. xx-xx
AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF DEARBORN BY AMENDING SECTION
1.03 OF ARTICLE 1.00, ENTITLED "SHORT TITLE, RULES OF CONSTRUCTION AND
DEFINITIONS"**

THE CITY OF DEARBORN ORDAINS TO:

Amend Section 1.03 of Article 1.00 of the Zoning Ordinance of the City of Dearborn to include the following:

Sec. 1.03 Definitions

Construction, new. ~~Erection of a new building, structure or home; or repairs/renovation/addition to an existing building, structure or home where the repairs/renovation/addition costs exceed fifty (50) percent of the value of the existing building, structure or home. Repairs that are required to restore a building, structure or home after a catastrophe are not considered new construction.~~

**ORDINANCE NO. xx-xx
AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF DEARBORN BY AMENDING SECTION
29.02 OF ARTICLE 29.00, ENTITLED "SCHEDULE OF REGULATIONS"**

**THE CITY OF DEARBORN ORDAINS TO:
Amend Section 29.02 of Article 29.00 of the Zoning Ordinance of the City of
Dearborn to include the following:**

ARTICLE 29.00 - SCHEDULE OF REGULATIONS

Sec. 29.02. - Schedule of regulations.

All buildings, uses, and parcels of land shall comply with the regulations set forth in the following schedule of regulations and footnotes thereto.

Section 29.02-SCHEDULE OF REGULATIONS

	<i>Lot Minimum</i>		<i>Maximum Height of Structures</i>		<i>Maximum Coverage of Lot by All Buildings</i>	<i>Minimum Setback Requirement (in Feet) i, j</i>				<i>Minimum Usable Floor Area Per Unit (Sq. Ft.)</i>	<i>Maximum Density Units/Acre</i>
	<i>Area (Sq. Ft.)</i>	<i>Width (Feet)</i>	<i>In Stories</i>	<i>In Feet</i>		<i>Front Yard</i>	<i>One Side Yard</i>	<i>Other Side Yard</i>	<i>Rear Yard</i>		
R-A One Family	7,500 g.	60'	a.	a.	c	25 b	a.	a.	a.	1,200	5.8
R-B One Family	6,000 g.	50'	a.	a.	c	25 b	a.	a.	a.	1,000	7.26
R-P Residential Preservation											
R-B Duplex	3,500/unit	70'	a.	a.		25 b	a.	a.	a.	1,000	6.23
R-C Multiple Family Low Density	5,000/unit	—	2	30'	40%	25'	10'	10'	20'		8.71
R-D Multiple Family Medium Density	3,600/unit	—	3	40'	50%	35'	20'	20'	30'		12.1
R-E Multiple Family High Density	2,100/unit	—	4	50'	60%	45'	30'	30'	30'		20.7
R-E Housing for the Elderly	1,500/unit k.	—	4 d.	50' d.	30%	25'	30'	30'	30'	350	29.04 d.
R-E Condominium Stacked Units	1,400/unit	—	4	45'	50%	15'	9'	9'	30'		31
O-S Business Office	—	—	3	35'	25%	10'	7' e. h.	e. h.	20'	—	—
B-A Local Business	—	—	2	30'	30%	50' f.	7' h.	e. h.	20'	—	—
B-B Community Business	—	—	3	40'	40%	50' f.	7' h.	e. h.	20'	—	—
B-C General Business	—	—	4	50'	50%	50' f.	7' h.	e. h.	20'	—	—
B-D Downtown Business											
I-A Light Industrial	—	—	2	35'	60%	20'	20'	20'	20'	—	—

I-B Medium Industrial	—	—	5 o	85' o	60%	20'	20' p	20' p	20'	—	—
I-C Intensive Industrial	—	—	—	—	—	20'	20' p	20' p	20'	—	—
I-D General Industrial	—	—	—	—	—	20'	20' p	20' p	20'	—	—
T-R Technology & Research	1 acre	100'	3	40'	—	20'	20'	20'	20'	—	—
PUD Planned Unit Development	Refer to District Provisions— Article 23.00				—	—	—			—	—
F-P Floodplain	Refer to District Provisions— Article 24.00				—	—	—			—	—
V-P Vehicular Parking	—	35'	No Buildings Permitted	—	—	10'	10'	10'	—	—	—

Footnotes to Section 29.02—Schedule of regulations:

- a. In a one-family residential district the minimum required side and rear setbacks and maximum permitted building height shall be based upon the width of the lot per the table below:

Lot width	Side Yard Setbacks		Rear Setback	Height		
	Minimum Single Side Yard Setback (Feet)	Minimum Total Side Yard Setback (Feet)	Minimum Rear Yard Setback (Feet)	Maximum Eave Height for Second Story (Feet)	Maximum Midpoint of the Roof (Feet)	Maximum Stories
Less than 46 feet	3	12	20	20	24	2
46 – 50 feet	3	13	21	20	24	2
51- 55 feet	4	14	22	20	25	2
56 – 60 feet	5	15	23	20	25	2
61 – 65 feet	6	16	24	21	26	2
66 – 70 feet	7	17	25	21	26	2
71 – 75 feet	8	18	26	21	26	2
76 – 80 feet	9	19	27	22	27	2
81 – 90 feet	10	20% of total width	28	22	27	2

91 – 100 feet	10	20% of total width	29	22	27	2
101 – 110 feet	10	20% of total width	30	22	28	2.5
111 – 120 feet	10	20% of total width	30	22	28	2.5
121 – 130 feet	10	20% of total width	30	23	29	2.5
131 – 140 feet	10	20% of total width	30	23	29	2.5
141 – 150 feet	10	20% of total width	30	23	29	2.5
151 – 160 feet	12	20% of total width	30	24	30	2.5
161 – 170 feet	14	20% of total width	30	24	30	2.5
171 – 180 feet	16	20% of total width	30	24	30	2.5
Greater than 180 feet	18	20% of total width	30	25	31	2.5

b. For new homes on isolated vacant lots in established neighborhoods, the setback requirement of twenty-five-(25)-foot homes may be adjusted to meet the existing setback for the homes that are in the area.

c. In a one-(1)-family residential district the maximum permitted lot coverage shall be based upon the size of the lot and garage configuration per the table below:

Lot Size	Garage Type	Principle Structure ²	Minimum Landscaping (Front Yard)	Minimum Landscaping (Total Property) ³
Less than 5,000 sq. ft.	Detached	25	65	40
	Attached ¹	30	55	55
5,001 – 7,500 sq. ft.	Detached	25	70	45
	Attached	30	60	55
	Detached	25	75	50

7,501 – 10,000 sq. ft.	Attached	30	65	55
Greater than 10,000 sq. ft.	Detached	25	75	50
	Attached	30	70	55

1. See limitations on attached garages on narrow lots in section 2.05 of this ordinance.
2. Principal structure coverage includes only the footprint of the home and any attached garage.
3. A maximum of 5% of the total minimum landscaping area may be used for permeable pavers.
- d. All existing senior citizen housing developments are exempt from height and density requirements.
- e. No setback is required on interior lots but shall be subject to the requirements of the Building Code.
- f. Setback shall be measured from the centerline of the abutting street.
- g. A one-(1)-family dwelling comprising the principal occupancy of a freestanding building may be located on a lot not less than six thousand (6,000) square feet in area, having minimum width of at least fifty (50) feet per lot; provided, however that in case of lots which are in a plat, recorded with the Wayne County Register of Deeds Office on the effective date of this ordinance, each of which lots has an area of at least three thousand five hundred (3,500) square feet, such lots may each have erected thereon a one-(1)-family dwelling, provide the requirements for rear and side yards, as specified in the Zoning Ordinance, are complied with, and provided further, that no lot in a recorded plat in the city, which, on the effective date of this ordinance, is less than six thousand (6,000) square feet, shall be divided to permit a single dwelling to be erected on an area less than the whole area of such lot.
- h. Minimum corner lot setback on exterior side yard required.
- i. Where buildings are abutting, all yard measurements shall be cumulative.
- j. **Reserved.** Many buildings in commercial corridors in Dearborn were built on lots with platted depths of one hundred twenty (120) feet or less. In recognition of the practical difficulty that is presented by those types of lots which are located in the OS, BA, BB or BC zoning district, no variances are required for setbacks as long as each new development has a minimum of one (1) foot setback form each property line. As a trade-off for this leniency, it is the intent of the City of Dearborn to require strict adherence to parking and lot coverage requirements.
- k. Refer to Section 7.03A. regarding housing for the elderly.
- l. Reserved.

m. Reserved.

n. Reserved.

o. The permitted height of buildings in the I-B District that are at least four hundred (400) feet from the nearest property which is residentially-zoned and used as a dwelling, school, park, or religious institution, regardless of jurisdiction, shall be six (6) stories and one hundred two (102) feet. Such permitted height shall increase by an additional story (up to a maximum of ten (10) stories) and an additional seventeen (17) feet (up to a maximum of one hundred seventy (170) feet) for each additional fifty (50) feet as measured from the building wall to the nearest residentially-zoned property which is used as a dwelling, school, park, or religious institution.

p. The side yard setback may be reduced as part of site plan approval for multiple buildings constructed as part of a campus-like or multiple building projects on a single parcel or adjacent parcels under common ownership or control.



EXECUTIVE SUMMARY AND MEMORANDUM

REQUEST: Rezoning: 6329 Greenfield Road & 15600 and 15740 Lundy Parkway (Parcel #s 82-82-09-123-03-026, 82-09-123-03-025, & 82-09-123-03-013)

DEPARTMENT: Economic Development

BRIEF DESCRIPTION:

- Existing Zoning: TR (Technology & Research District)
 - Proposed Zoning: BC (General Business District) with self-imposed conditions.
 - The Planning Commission recommended approval of the request at the November 18th, 2024 meeting.
 - The Planning & Zoning Division recommended approval to the Planning Commission.
-

PRIOR COUNCIL ACTION:

- The proposed rezoning is consistent with previous requests to rezone the properties south of Lundy Parkway to BC (CR #s 22-1765 & 22-1766) and the first property on the north side of Lundy Parkway to BC (CR # 23-1797).
-

BACKGROUND:

The request includes rezoning three properties to the following:

- 6329 Greenfield: Rezoning to BC.
- 15600 & 15740 Lundy Parkway: Rezoning to BC with the self-imposed condition that restricts the use to multiple-family residential dwellings.

The three parcels constitute a total area of 17 acres along the northside of Lundy Parkway and are undeveloped.

The future land use plan (as designated by the Master Plan) aligns with either BC- General Business District, BD- Downtown Business District, TR- Technology and Research District, and all Industrial zoning classifications.

FISCAL IMPACT: N/A

COMMUNITY IMPACT:

The current zoning classification of TR restricts the property's uses to office and limited manufacturing and assembly. Rezoning these properties would increase the variety of uses permitted for 6329 Greenfield and would increase the supply of multiple-family housing on Lundy Parkway.

IMPLEMENTATION TIMELINE:

Requires two readings by City Council.



EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council

FROM: Planning Commission

VIA: Mayor Abdullah H. Hammoud

SUBJECT: Rezoning: 6329 Greenfield Road & 15600 and 15740 Lundy Parkway (Parcel #s 82-82-09-123-03-026, 82-09-123-03-025, & 82-09-123-03-013)

DATE: December 5th, 2024 (COW)

Summary of Request

The applicant is requesting to rezone three parcels from TR (Technology & Research District) to BC (General Business District). As part of this request, the applicant has requested to place conditions on two of the properties (15600 & 15740 Lundy Parkway) that would restrict their use to multiple-family residential dwellings.

Pursuant to Section 125.3405 of the Michigan Zoning Enabling Act (MZEA), “an owner of land may voluntarily offer in writing, and the local unit of government may approve, certain use and development of the land as a condition to a rezoning of the land or an amendment to a zoning map.” In addition, the MZEA grants local governments the authority to establish a time for which the conditions apply to the land. If the conditions are not satisfied within the time specified, the land shall revert to its former zoning classification.

The applicant has provided a letter stating a self-imposed condition that, if rezoned to BC – General Business District, 15600 & 15740 Lundy Parkway can only be developed for multiple-family residential uses (Exhibit D-10).

Background and Justification

- Per the Master Plan, the parcel’s future land use designation is *Knowledge Sectors: Employment, Research, & Development*. The proposed rezoning to Business C aligns with the parcel’s future land use designation as illustrated in the table below:

Zoning Districts	Future Land Use
	<i>Knowledge Sector Employment, Research, & Development.</i>
R-A One Family Residential	
R-B One Family Residential	
R-C Multiple Family Residential	
R-D Multiple Family Residential	
R-E Multiple Family Residential	
R-P Preservation	
O-S Business Office	
B-A Local Business	



EXECUTIVE SUMMARY AND MEMORANDUM

B-B Community Business	<input checked="" type="checkbox"/>
B-C General Business	<input checked="" type="checkbox"/>
B-D Downtown	<input checked="" type="checkbox"/>
I-A Light Industrial	<input checked="" type="checkbox"/>
I-B Medium Industrial	<input checked="" type="checkbox"/>
I-C Intensive Industrial	<input checked="" type="checkbox"/>
I-D General Industrial	<input checked="" type="checkbox"/>
T-R Technology Research	<input checked="" type="checkbox"/>
PUD, Planned Unit Development/Mixed Use	
FP, Floodplain	
VP, Vehicular Parking	
VPD, Vehicular Parking – Class A Auto Dealership	

- The Master Plan defines Knowledge Sectors: Employment, Research & Development designation as the following: *“Allows for a flexible range of innovative business types for changing and emerging economic trends and business preferences.”*
 - The Master Plan states that development within this designation should allow for development that preserves, improves, and expands the quality-of-life factors that act to attract and retain an educated and skilled workforce.
- The proposed rezoning is consistent with the Master Plan and the recent trend in repositioning this area for mixed-use development.

TR to BC Comparison

- An overview of differences in the development regulations between the TR and BC districts are provided in Exhibit D-8.
- An overview of the uses permitted by right and subject to Special Land Use approval in the TR and BC districts are provided in Exhibit D-9.
 - The intent of the TR district is to provide an area for “high-tech” uses that do not typically fit into a typical industrial or office districts. As such, the uses permitted include office uses, research and development, data processing, and limited-scale manufacturing.
 - General economic shifts and increasing remote work opportunities have reduced the overall market demand for office buildings.
 - There are existing industrially-zoned properties across the City that permit the light industrial uses enabled by the TR district. It is more appropriate to encourage the redevelopment and reuse of those properties for these uses.
 - As the intent for the BC Zoning district is to provide intensive auto-oriented commercial development, this district permits a variety of uses such as retail,



EXECUTIVE SUMMARY AND MEMORANDUM

office, and restaurants as uses permitted by right. There are additional uses, such as multiple family housing, which are permitted as a Special Land Use.

- While the other two properties along Lundy are limited to multiple family housing, 6329 Greenfield Road would be able to pursue any uses permitted by right or as a Special Land Use in the BC district.

Multi-Family Residential Development Across Dearborn

- There is an established precedent in the city for larger multi-family residential projects being developed in smaller “pockets” adjacent to commercial and residential areas (such as the multi-family developments surrounding the Fairlane Mall and in the Springwells neighborhood). The proposed rezoning would be consistent with this pattern of zoning and development.
 - In these cases, great consideration is given to the overall design of the site including focusing on unit layout, vehicle circulation, and landscaping to buffer the development from adjacent non-residential uses. These are items that are more specifically analyzed and addressed through the Special Land Use/Site Plan approval process

Recommendation:

After due consideration and a public hearing on November 18th, 2024 the following recommendation was made by the Planning Commission:

A motion was made by Commissioner Phillips, supported by Commissioner Fadlallah to approve the request of Hussein Darwiche, on behalf of RHD Greenfield LLC, to rezone 6329 Greenfield Road (Parcel #: 82-09-123-03-026) and to conditionally rezone 15600 Lundy and 15740 Lundy Parkway (Parcel #s: 82-09-123-03-025 & 82-09-123-03-013) from TR (Technology and Research District) to BC (General Business District) zoning classifications. Upon roll call the following vote was taken: Ayes: (7) (Commissioners Abdallah, Easterly, Fadlallah, Kadouh, King, Phillips, and Saymuah). Absent: (1) (Commissioner Aljahmi). The motion was adopted.

Signature Page

Prepared by:

Kaileigh Bianchini

KAILEIGH BIANCHINI, AICP
Planning and Zoning Manager

Approved:

Signed by:

1C7ADC7466A843C...
JORDAN TWARDY
Economic Development Director


DocuSigned by:

E7A573BA25E3460
JEREMY ROMER
Corporation Counsel

Site Context - 15600 & 15740 Lundy Parkway & 6329 Greenfield Road



Legend

 Subject Properties



0 250 500 1000
Feet

Zoning Map - 15600 & 15740 Lundy Parkway & 6329 Greenfield Road

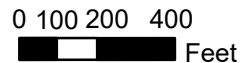
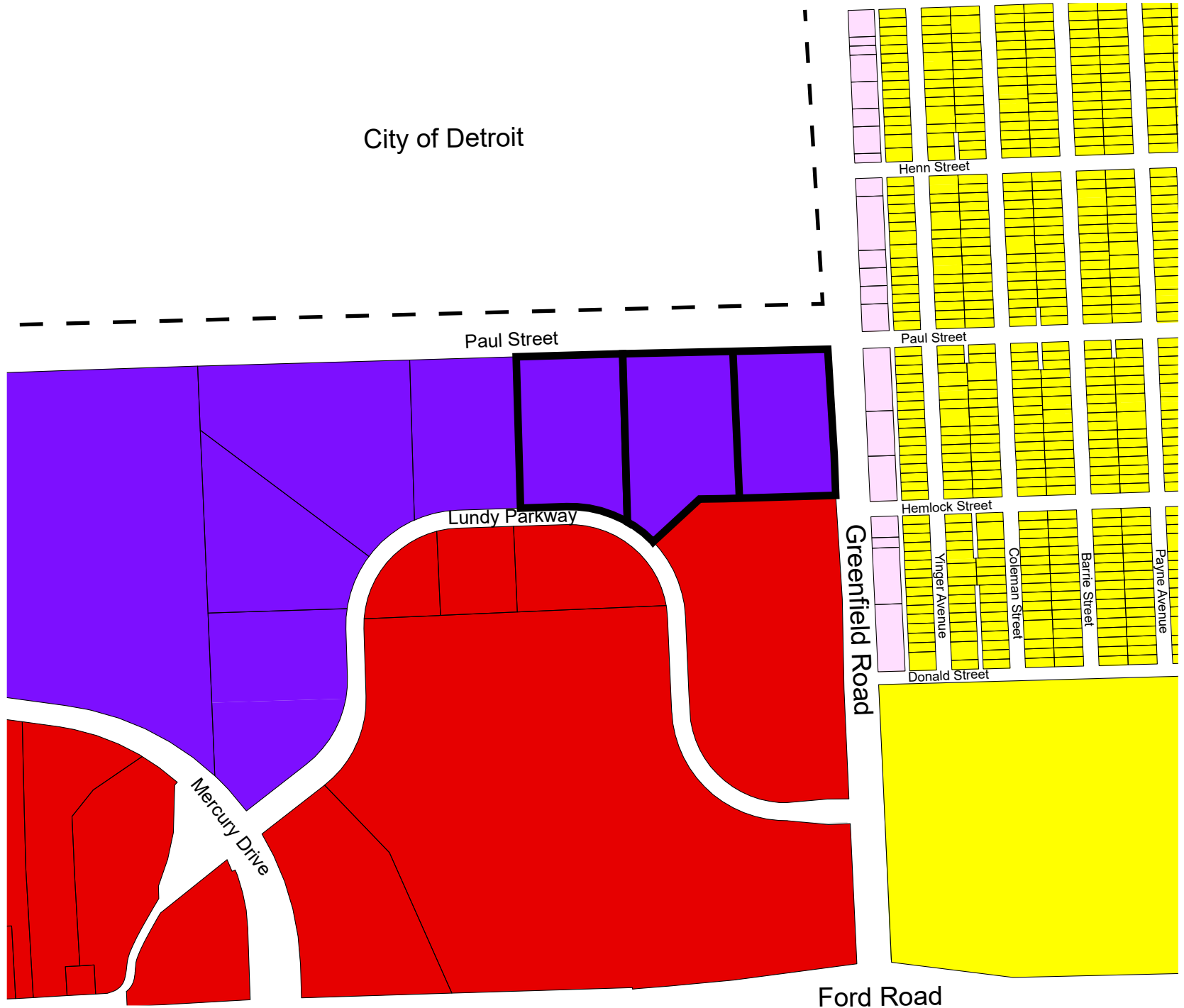
City of Detroit

Legend

-  Subject Properties
-  RA - One Family Residential District
-  BA - Local Business District
-  BC - General Business District
-  TR - Technology and Research District

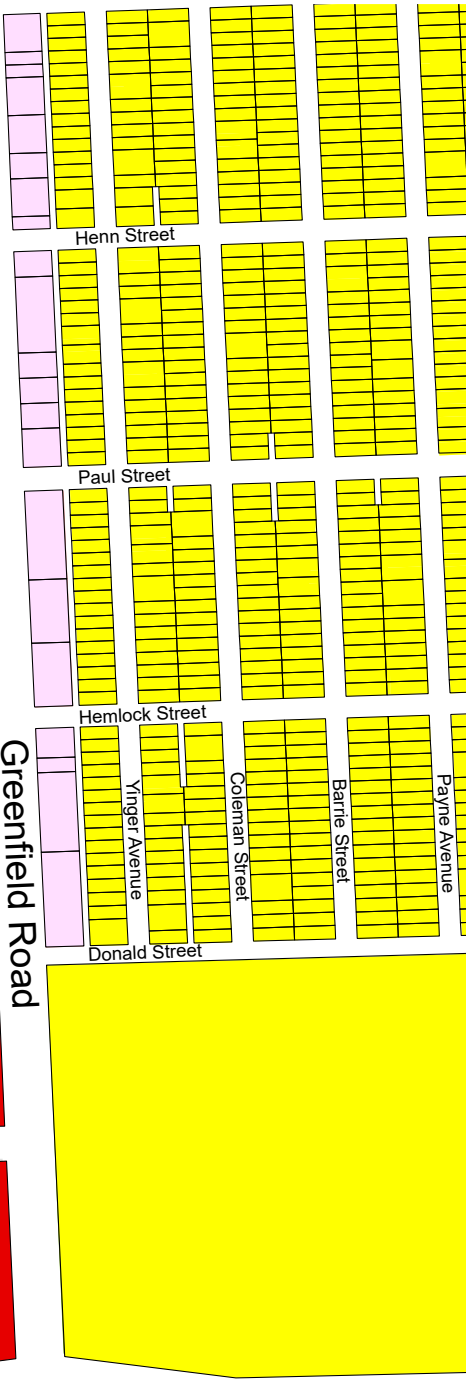
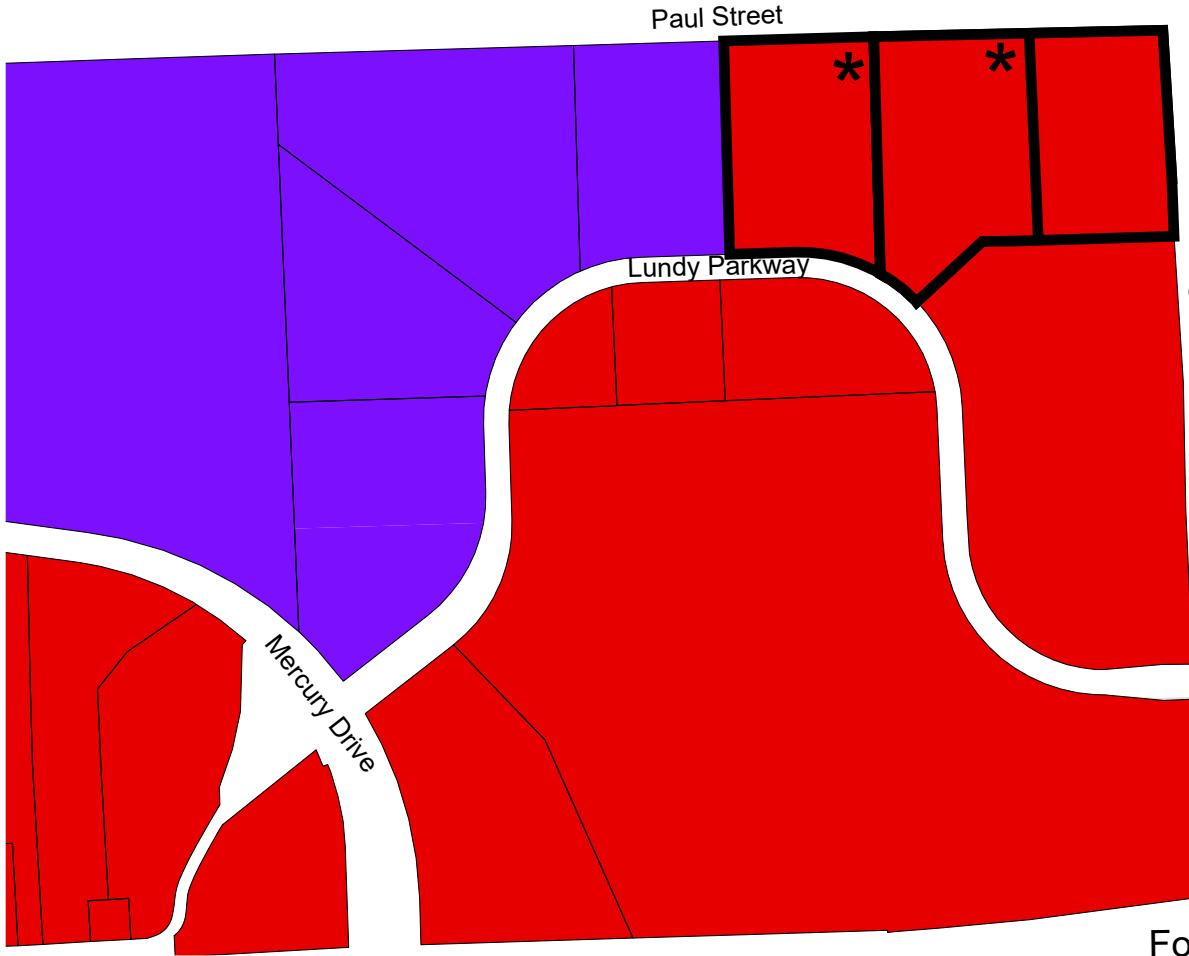
The subject properties current zonings are:

TR - Technology and Research District






Proposed Zoning Map - 15600 & 15740 Lundy Parkway & 6329 Greenfield Road

City of Detroit



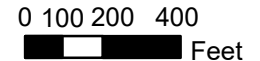
Legend

-  Subject Properties
-  Conditional Rezoning
-  RA - One Family Residential District
-  BA - Local Business District
-  BC - General Business District
-  TR - Technology and Research District

The proposed rezoning and conditional rezonings would change their zoning classifications from TR to:

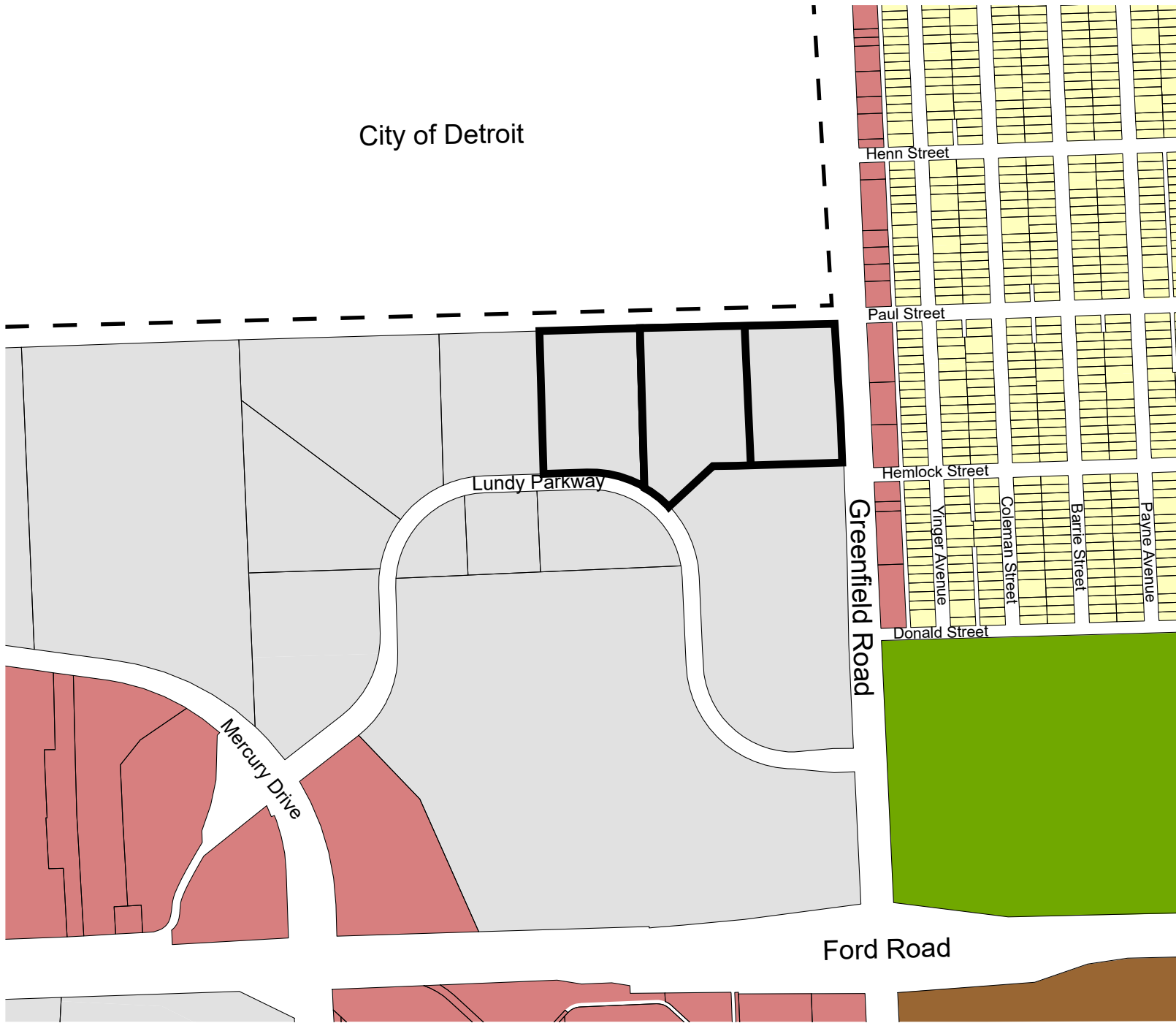
BC - General Business District






*Conditional rezonings would restrict the use of the properties to multiple-family dwelling units.



Future Land Use Map - 15600 & 15740 Lundy Parkway & 6329 Greenfield Road

City of Detroit



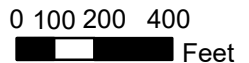
- Legend**
-  Subject Property
 -  Great Neighborhoods - Low Density
 -  Mixed-Use Center - Vehicle Oriented
 -  Knowledge Sector - Employment, Research, & Development
 -  Knowledge Sector - Civic, Cultural, Medical, Higher Education, & Tourism.

The subject properties designations under the Future Land Use Map is:

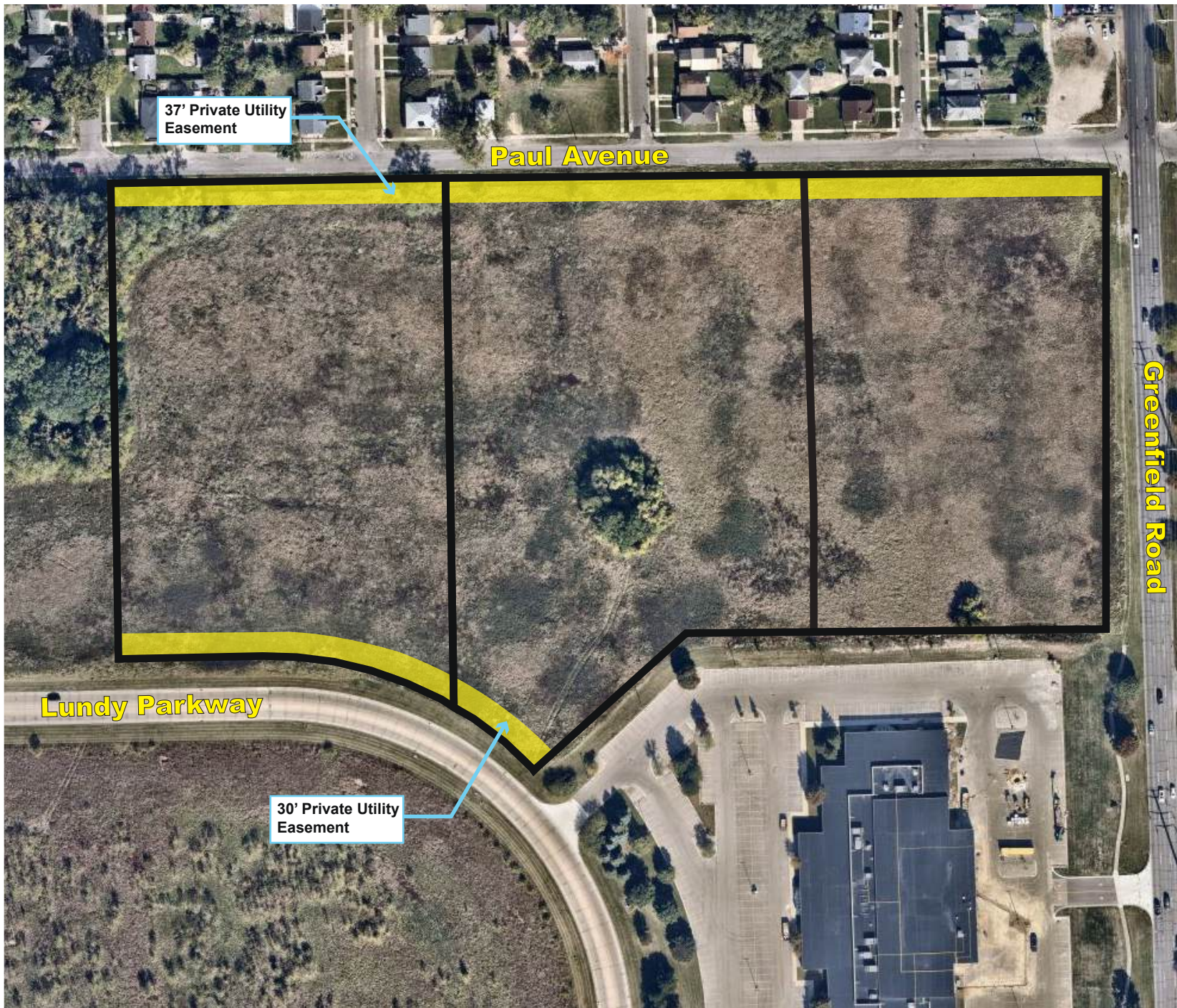
Knowledge Sector - Employment, Research & Development.

Greenfield Road



Ford Road



Existing Site Conditions - 15600 & 15740 Lundy Parkway & 6329 Greenfield Road



Legend

-  Subject Properties
-  Easement



0 50 100 Feet

Sec. 29.02. - Schedule of regulations.

All buildings, uses, and parcels of land shall comply with the regulations set forth in the following schedule of regulations and footnotes thereto.

Section 29.02–SCHEDULE OF REGULATIONS

District	Lot Minimum		Maximum Height of Structures		Maximum Coverage of Lot by All Buildings	Minimum Setback Requirement (in Feet) ⁱ				Minimum Usable Floor Area Per Unit (Sq. Ft.)	Maximum Density Units/ Acre
	Area (Sq. Ft.)	Width (Feet)	In Stories	In Feet		Front Yard	One Side Yard	Other Side Yard	Rear Yard		
R-A One Family	7,500 ^g	60'	a.	a.	c.	25' ^b	a.	a.	a.	1,200	5.8
R-B One Family	6,000 ^g	50'	a.	a.	c.	25' ^b	a.	a.	a.	1,000	7.26
R-P Residential Preservation											
R-B Duplex	3,500/ unit	70'	a.	a.		25' ^b	a.	a.	a.	1,000	6.23
R-C Multiple Family Low Density	5,000/ unit	—	2	30'	40%	25'	10'	10'	20'		8.71
R-D Multiple Family Medium Density	3,600/ unit	—	3	40'	50%	35'	20'	20'	30'		12.1
R-E Multiple Family High Density	2,100/ unit	—	4	50'	60%	45'	30'	30'	30'		20.7
R-E Housing for the Elderly	1,500/ unit ^k	—	4 ^d	50' ^d	30%	25'	30'	30'	30'	350	29.04 ^d
R-E Condominium Stacked Units	1,400/ unit	—	4	45'	50%	15'	9'	9'	30'		31
O-S Business Office	—	—	3	35'	25%	10'	7' ^e h.	e. h.	20'	—	—
B-A Local Business	—	—	2	30'	30%	50' ^f	7' ^h	e. h.	20'	—	—
B-B Community Business	—	—	3	40'	40%	50' ^f	7' ^h	e. h.	20'	—	—
B-C General Business	—	—	4	50'	50%	50' ^f	7' ^h	e. h.	20'	—	—
B-D Downtown Business											
I-A Light Industrial	—	—	2	35'	60%	20'	20'	20'	20'	—	—
I-B Medium Industrial	—	—	5 ^o	85' ^o	60%	20'	20' ^p	20' ^p	20'	—	—
I-C Intensive Industrial	—	—	—	—	—	20'	20' ^p	20' ^p	20'	—	—

I-D General Industrial	—	—	—	—	—	20'	20' P	20' P	20'	—	—
T-R Technology & Research	1 acre	100'	3	40'	—	20'	20'	20'	20'	—	—
PUD Planned Unit Development	Refer to District Provisions—Article 23.00						—	—	—	—	—
F-P Floodplain	Refer to District Provisions—Article 24.00						—	—	—	—	—
V-P Vehicular Parking	—	35'	No Buildings Permitted	—	—	10'	10'	10'	—	—	

Footnotes to Section 29.02—Schedule of regulations:

a. In a one-family residential district the minimum required side and rear setbacks and maximum permitted building height shall be based upon the width of the lot per the table below:

Lot Width	Side Yard Setbacks		Rear Setback	Height		
	Minimum Single Side Yard Setback (feet)	Minimum Total Side Yards Setback (feet)	Minimum Rear Yard Setback (feet)	Maximum Eave Height for second story (feet)	Maximum Midpoint of the Roof Height (feet)	Maximum Stories
Less than 46 feet	3	12	20	20	24	2
46 - 50 feet	3	13	21	20	24	2
51 - 55 feet	4	14	22	20	25	2
56 - 60 feet	5	15	23	20	25	2
61 - 65 feet	6	16	24	21	26	2
66 - 70 feet	7	17	25	21	26	2
71 - 75 feet	8	18	26	21	26	2
76 - 80 feet	9	19	27	22	27	2
81 - 90 feet	10	20% of total width	28	22	27	2
91 - 100 feet	10	20% of total width	29	22	27	2
101 - 110 feet	10	20% of total width	30	22	28	2.5
111 - 120 feet	10	20% of total width	30	22	28	2.5
121 - 130 feet	10	20% of total width	30	23	29	2.5
131 - 140 feet	10	20% of total width	30	23	29	2.5
141 - 150 feet	10	20% of total width	30	23	29	2.5
151 - 160 feet	12	20% of total width	30	24	30	2.5
161 - 170 feet	14	20% of total width	30	24	30	2.5
171 - 180 feet	16	20% of total width	30	24	30	2.5
Greater than 180 feet	18	20% of total width	30	25	31	2.5

- b. For new homes on isolated vacant lots in established neighborhoods, the setback requirement of twenty-five-(25)-foot homes may be adjusted to meet the existing setback for the homes that are in the area.
- c. In a one-(1)-family residential district the maximum permitted lot coverage shall be based upon the size of the lot and garage configuration per the table below:

<i>Lot Size</i>	<i>Garage Type</i>	<i>Principal Structure^{3 2}</i>	<i>Minimum Landscaping (Front Yard)³</i>	<i>Minimum Landscaping (Total Property)^{4, 5}</i>
<i>Lot Size</i>	<i>Garage Type</i>	<i>Principal Structure^{3 2}</i>	<i>Minimum Landscaping (Front Yard)³</i>	<i>Minimum Landscaping (Total Property)^{4, 5}</i>
Less than 5,000 sq. ft.	Detached	25	65	40
	Attached ¹	30	55	55
5,001 – 7,500 sq. ft.	Detached	25	70	45
	Attached	30	60	55
7,501 – 10,000 sq. ft.	Detached	25	75	50
	Attached	30	65	55
Greater than 10,000 sq. ft.	Detached	25	75	50
	Attached	30	70	55

- 1. See limitations on attached garages on narrow lots in section 2.05 of this ordinance.
- 2. Principal structure coverage includes only the footprint of the home and any attached garage.
- 3. Front porches are only regulated under minimum landscaping for the total property and do not count against the minimum landscaping requirement for the front yard.
- 4. Air conditioning units do not count against the minimum landscaping regulations for the total property.
- 5. A maximum of 5% of the total minimum landscaping area may be used for permeable pavers.
- d. All existing senior citizen housing developments are exempt from height and density requirements.
- e.** No setback is required on interior lots but shall be subject to the requirements of the Building Code.
- f.** Setback shall be measured from the centerline of the abutting street.
- g. A one-(1)-family dwelling comprising the principal occupancy of a freestanding building may be located on a lot not less than six thousand (6,000) square feet in area, having minimum width of at least fifty (50) feet per lot; provided, however that in case of lots which are in a plat, recorded with the Wayne County Register of Deeds Office on the effective date of this ordinance, each of which lots has an area of at least three thousand five hundred (3,500) square feet, such lots may each have erected thereon a one-(1)-family dwelling, provide the requirements for rear and side yards, as specified in the Zoning Ordinance, are complied with, and provided further, that no lot in a recorded plat in the city, which, on the effective date of this ordinance, is less than six thousand (6,000) square feet, shall be divided to permit a single dwelling to be erected on an area less than the whole area of such lot.
- h.** Minimum corner lot setback on exterior side yard required.
- i. Where buildings are abutting, all yard measurements shall be cumulative.
- j. Reserved.
- k. Refer to Section 7.03A. regarding housing for the elderly.
- l. Reserved.
- m. Reserved.
- n. Reserved.
- o. The permitted height of buildings in the I-B District that are at least four hundred (400) feet from the nearest property which is residentially-zoned and used as a dwelling, school, park, or religious institution, regardless of jurisdiction, shall be six (6) stories and one hundred two (102) feet. Such permitted height shall increase by an additional story (up to a maximum of ten (10) stories) and an additional seventeen (17) feet (up to a maximum of one hundred seventy (170) feet) for each additional fifty (50) feet as measured from the building wall to the nearest residentially-zoned property which is used as a dwelling, school, park, or religious institution.

p. The side yard setback may be reduced as part of site plan approval for multiple buildings constructed as part of a campus-like or multiple building projects on a single parcel or adjacent parcels under common ownership or control.

(Ord. No. 93-553, § 29.02, 2-2-1993; Ord. No. 95-627, 3-7-1995; Ord. No. 97-701, 5-6-1997; Ord. No. 03-968, 7-1-2003; Ord. No. 04-996, 2-17-2004; Ord. No. 09-1217, 3-16-2009; Ord. No. 16-1526, 3-15-2016; Ord. No. 16-1563, 12-13-2016; Ord. No. 18-1627, 9-24-2019; Ord. No. 20-1675, 8-25-2020; Ord. No. 21-1723, 1-11-2022; Ord. No. 24-1822, 8-20-2024)

Business C (BC) – General Business District: Section 16 of Zoning Ordinance

Uses Permitted in BC (General Business District)
A workshop maintained by electricians, plumbers, painters, upholsterers, printers, when in conjunction with retail establishments that offer merchandise of a related nature.
Arcades and pool or billiard halls.
Automobile dealerships selling new and used automobiles.
Automobile filling and/or repair stations which may also provide retail sales of prepackaged food products for consumption off premises, and other small consumer convenience items.
Bakeries with all goods for retail sale on the premises.
Blueprinting shops.
Business and technical schools and schools and studios for photography, art, music, and dancing.
Business, executive, administrative, and professional offices.
Commercial parking lots.
Electronics, bicycle, and household appliance repair shops.
Equipment and car rentals.
Establishments utilizing customer operated automatic washer, dryer, or dry cleaning machines for family washing or dry cleaning.
Financial institutions without drive-through facilities.
Greenhouses or nurseries.
Hospitals.
Laundries and dry-cleaning establishments with processing limited to goods brought to the establishment by the individual retail customer.
Libraries, museums, and publicly owned buildings used for offices or business functions.
Medical or dental clinics and offices.
Neighborhood newspaper distribution stations, provided that loading and unloading area is provided on the site.
Personal service establishments such as shoe repair shops, tailor shops, barber shops/beauty salons, tanning salons, and including dry cleaning or laundry pickup stations without processing on the premises.
Private clubs, fraternities, and lodges without rental of facilities.
Public utility buildings, telephone exchange buildings, electric transformer stations and substations, gas regulator stations with service yards but without storage yards, and water and sewage pumping stations.
Religious institutions.
Restaurants including: fast food/ carryout restaurants, standard restaurants, and restaurants with outdoor dining.

Business C (BC) – General Business District: Section 16 of Zoning Ordinance

Retail stores which supply goods and commodities on the premises for persons residing in adjacent residential areas such as groceries, dairy products, beverages, packaged baked goods or other foods, drugs, dry goods, notions, hardware, books, stationery, records, video cassette rentals or sales, bicycles, flowers, sporting goods, paints, periodicals, shoes, hobby supplies, small household articles, and tobacco products.
Stores producing jewelry, leather goods, candles, and similar merchandise to be sold at retail on the premises, provided that the services of not more than four (4) persons are required to produce such merchandise.
Other uses not specifically listed in this ordinance, after determination by the director of building and safety that such use is similar to other permitted uses in this district.
Accessory structures and uses customarily incidental to the above permitted use.

Special Land Uses in BC (General Business District)
Alternative financial establishments.
Bar/lounge/tavern.
Bus terminals, cab stands, and other transit facilities.
Car wash establishments.
Day laborer agencies.
Drive-in movie establishments.
Financial institutions with drive-through facilities.
Funeral homes and mortuaries.
Group day care home or child care center.
Gun sales, retail sales, commercial service, storage, or repair of any firearms, handguns, long guns, rifles, shotguns, ammunition, gunpowder, explosives or blasting agents as partial or sole use of an individual structure or building subject to not being located closer than a seven hundred (700) foot radius distance to the nearest residential zoning district, residential land use, church or place of worship, and public or private school.
Indoor motion picture theaters and rental halls.
Motels or hotels.
Multiple-family dwellings to include rental apartments and condominium units.
Open air businesses.
Recreation facilities, indoor and outdoor.
Restaurants with drive through facilities.
Sale of used automobiles only.
Smoking Lounge.
Veterinary hospitals.



Proposed Conditional Rezoning for 15600 & 15740 Lundy Parkway

Technology and Research District (TR): Section 22 of Zoning Ordinance

Uses Permitted in TR (Technology and Research District)
A Business Activity Which has as its Primary Function Developing, Improving, or Creating New or Existing Products.
A high-technology industrial activity which has as its principal function limited manufacture for the purposes of one-time prototype production robotics, biological or pharmaceutical research, or technology oriented or emerging industrial or business activity not involving any heavy manufacturing.
A high-technology service activity which has as its principal function the providing of services including computer, information transfer, communication, distribution, processing, administrative, laboratory, experimental, developmental, technical, or testing services
Any use charged with the principal function of basic research, research and development design, and prototype or experimental product development.
Any use charged with the principal function of research in the areas of photonics/optics, robotics, and electronic equipment.
Any use charged with the principal function of technical training.
Data processing and computer centers, including service and maintenance of electronic data processing equipment.
Limited assembly and machining operations
Office Buildings Providing for Uses Such as Corporate Offices in Accordance with the Purpose of this District Including: Executive, Administrative, Professional, Accounting, Engineering, Architecture, Drafting, Writing, Clerical, Stenographic, and Sales <i>No Display Shall be Visible from the Exterior of the Building and that the Total Area Devoted to Product Display, including both the Objects Displayed and the Floor Space Set Aside for the Persons Observing the Displayed Objects shall not Exceed 15% of the Usable Floor Area</i>
Special Land Uses in TR (Technology and Research District)
Medical or Dental Clinics or Offices

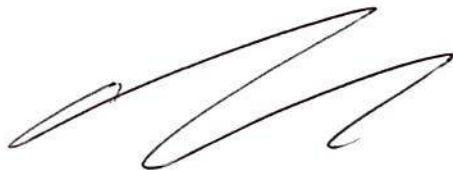
TO: City of Dearborn
Attn: Planning Commission & City Council
16901 Michigan Ave
Dearborn, MI 48126

This letter is in regard to **RHD Greenfield LLC** request to re-zone **6329 greenfield** from TR to **BC**

Please include the following self-imposing conditions as a part of the proposed rezoning request. If the rezoning is approved, the following conditions will run in perpetuity with the land and bind all future land owners unless the properties are otherwise rezoned:

I understand that if the city approves the rezoning, they may also impose a time frame for these conditions to be satisfied by in accordance with MCL 125.3405. It is understood that if these conditions are not satisfied in that time frame, then the land shall revert back to its former zoning classification.

Hussein Darwiche

A handwritten signature in black ink, appearing to read 'Hussein Darwiche', with a stylized, cursive script.

TO: City of Dearborn
Attn: Planning Commission & City Council
16901 Michigan Ave
Dearborn, MI 48126

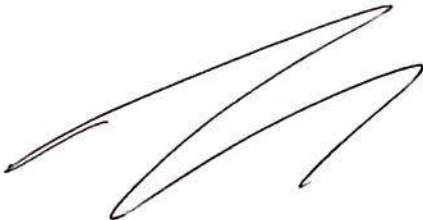
This letter is in regard to RHD Greenfield LLC request to re-zone 15600 and 15650 lundy parkway from TR to BC

Please include the following self-imposing conditions as a part of the proposed rezoning request. If the rezoning is approved, the following conditions will run in perpetuity with the land and bind all future land owners unless the properties are otherwise rezoned:

Multifamily use

I understand that if the city approves the rezoning, they may also impose a time frame for these conditions to be satisfied by in accordance with MCL 125.3405. It is understood that if these conditions are not satisfied in that time frame, then the land shall revert back to its former zoning classification.

Hussein Darwiche

A handwritten signature in black ink, consisting of several fluid, overlapping strokes that form a stylized representation of the name Hussein Darwiche.



EXECUTIVE SUMMARY AND MEMORANDUM

REQUEST:

The Fire Department is requesting the adoption of the 2024 International Fire Code including appendixes and referenced code with the following exceptions:

- Chapter 10 (Means of Egress) shall be replaced with the 2015 Michigan Building Code
- Appendixes H, J, K, L, M shall not be adopted

DEPARTMENT:

Fire Department

BRIEF DESCRIPTION:

The Dearborn Fire Department is requesting to update the adopted Fire Code from the 2015 edition to the 2024 edition.

PRIOR COUNCIL ACTION:

Ord. No. 77-1874, § 5, 10-4-77; Ord. No. 95-647, 9-19-95; Ord. No. 99-763, 4-14-99; Ord. No. 06-1070, 5-15-06; Ord. No. 08-1181, 10-6-08; Ord. No. 11-1336, 11-7-11; Ord. No. 14-1448, 12-9-14; Ord. No. 17-1578, 5-9-17

BACKGROUND

The Dearborn Fire Department, to improve public safety, ensure building compliance with modern safety standards and minimize the risk associated with fire hazards, is asking to adopt the 2024 International Fire Code (IFC). New materials and construction methods have emerged since the publication of the current 2015 IFC; adoption of the new Code would keep Dearborn in alignment with best practices for fire prevention and response.

Keeping Chapter 10 as written in the Michigan Building Code allows the DFD and the Dearborn Building Department to enforce the same code standards; eliminating confusion and contradiction in the enforcement of the standards.

FISCAL IMPACT:

\$1500

COMMUNITY IMPACT:

The adoption of the new fire code is a necessary step to protect the lives, property, and environment in our community. This updated code reflects current best practices, technological advancements, and growing awareness of fire safety challenges, and it will play an essential role in safeguarding the future of Dearborn.



EXECUTIVE SUMMARY AND MEMORANDUM

IMPLEMENTATION TIMELINE:

Once the ordinance is adopted, the Fire Marshal Bureau will enforce the new code

COMPLIANCE/PERFORMANCE METRICS:

The Fire Department will enforce the 2024 IFC upon adoption of the ordinance.



EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council

FROM: Fire Chief Joseph Murray

VIA: Mayor Abdullah H. Hammoud

SUBJECT: Update Fire Code

DATE Nov 22, 2024

Budget Information

Adopted Budget:	N/A
Amended Budget:	\$1500 (New Code Books)
Requested Budget:	\$0
Funding Source:	Fire Publication Fund
Supplemental Budget:	N/A

Summary of Request

The Fire Department is requesting the adoption of the 2024 International Fire Code including appendixes and referenced code with the following exceptions:

- Chapter 10 (Means of Egress) shall be replaced with the 2015 Michigan Building Code
- Appendixes H, J, K, L, M shall not be adopted

Background and Justification

The Dearborn Fire Department, to improve public safety, ensure building compliance with modern safety standards and minimize the risk associated with fire hazards, is asking to adopt the 2024 International Fire Code (IFC). New materials and construction methods have emerged since the publication of the current 2015 IFC; adoption of the new Code would keep Dearborn in alignment with best practices for fire prevention and response.

Keeping Chapter 10 as written in the Michigan Building Code allows the DFD and the Dearborn Building Department to enforce the same code standards; eliminating confusion and contradiction in the enforcement of the standards.

The adoption of the new fire code is a necessary step to protect the lives, property, and environment in our community. This updated code reflects current best practices, technological advancements, and growing awareness of fire safety challenges, and it will play an essential role in safeguarding the future of Dearborn.



EXECUTIVE SUMMARY AND MEMORANDUM

Signature Page

DocuSigned by:

Joseph Murray

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Joseph Murray
Fire Chief

DocuSigned by:

Jeremy Romer

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Jeremy Romer
Corporation Counsel

OFFICE OF THE 34TH CITY COUNCIL



IMMEDIATE EFFECT

To: City Clerk
From: City Council
Date: January 7, 2025
Subject: Council Acknowledgment/Bryant Branch Library

The 34th City Council wishes to acknowledge Bryant Branch Library to commemorate their 100-year anniversary with a Council Citation supported unanimously.

A handwritten signature in blue ink, appearing to read "Leslie C. Herrick".

Leslie C. Herrick
Council President Pro Tem