

FORMAL SESSION

10-8-19.

**PUBLIC HEALTH  
AND SAFETY  
STANDING  
COMMITTEE**

15

**OFFICE OF CONTRACTING  
AND PROCUREMENT**

October 1, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

3037258      100% City Funding – To Provide an Emergency Demolition for Residential Property, 9695 Bessemore. – Contractor: DMC Consultants, Inc. – Location: 13500 Foley, Detroit, MI 48227 – Contract Period: Upon City Council Approval through October 1, 2020 – Total Contract Amount: \$17,400.00. **HOUSING AND REVITALIZATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

**BY COUNCIL MEMBER           BENSON**

**RESOLVED**, that Contract No. 3037258 referred to in the foregoing communication dated October 1, 2019, be hereby and is approved.

16

**OFFICE OF CONTRACTING  
AND PROCUREMENT**

October 1, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6002395      100% City Funding – To Provide Bus Schedules for the City of Detroit’s Department of Transportation. – Contractor: Accuform Printing & Graphics, Inc. – Location: 7231 Southfield Road, Detroit, MI 48228 – Contract Period: Upon City Council Approval through October 10, 2021 – Total Contract Amount: \$ 73,110.10. **TRANSPORTATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

**BY COUNCIL MEMBER**           **BENSON**          

**RESOLVED**, that Contract No. 6002395 referred to in the foregoing communication dated October 1, 2019, be hereby and is approved.



CITY OF DETROIT  
LAW DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 500  
DETROIT, MICHIGAN 48226-3437  
PHONE 313•224•4550  
FAX 313•224•5505  
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17

September 30, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, Michigan 48226

**Re: Proposed Ordinance to amend Chapter 4 of the 2018 Detroit City Code**

Honorable City Council:

Pursuant to the request of Councilmember Benson, the above-referenced ordinances are being submitted to Your Honorable Body for consideration. The proposed ordinance regarding business and advertising signs will amend Chapter 4 of the 2019 Detroit City Code, *Advertising* by renaming the chapter to *Advertising and Signs* and amending the chapter to consist of Article I, *Generally*, Article II, *Distribution of Handbills, Circulars, and Advertising Cards*, Article III, *Protection of Minors Against Advertisement and Promotion of Alcoholic Liquor and Tobacco Products*, Article IV, *Regulation of Business and Advertising Signs*, to consist of Division 1, *Generally*, Division 2, *General Sign Standards*, Division 3, *Regulation of Business Signs*, consisting of Subdivision A, *Generally*, and Subdivision B, *Entertainment District*, Division 4, *Regulation of Advertising Signs Located Outside of the Central Business District*, Division 5, *Regulation of Advertising Signs Located In the Central Business District*, Division 6, *Regulation of Signs in Right-of-Way*, and Division 7, *Temporary Signs*, to provide for regulation of business and advertising signs throughout the City of Detroit.

The additional attached proposed ordinances amend Chapter 8, *Building Construction and Property Maintenance*, Chapter 32, *Off-street Parking*, Chapter 40, *Sales*, and Chapter 43, *Sidewalks and Other Public Places*, of the 2019 Detroit City Code, to conform with the amendments proposed to Chapter 4, *Advertising and Signs*.

Additionally, a proposed amendment to Chapter 50 of the 2019 Detroit City Code, *Zoning*, is attached for referral to the City Planning Commission.

A copy of each of the identified ordinances, which have been approved as to form, are attached for your consideration.

Respectfully Submitted,

Tonja R. Long

Supervising Assistant Corporation Counsel

Enclosure

CITY CLERK 2019 SEP 30 PM 2:30

## SUMMARY

This proposed ordinance amends Chapter 8, of the 2019 Detroit City Code, *Building Construction and Property Maintenance*, Article XV, *Property Maintenance Code*, by amending Division 1, *In General*, Section 8-15-6, *Definitions: G – K*; and repealing Division 4, *Property Maintenance Requirements*, Subdivision A, *Requirements for Exteriors of Buildings, Premises, and Structures*, Part III, *Sign Maintenance*, consisting of Sections 8-15-271 through 8-15-273 to update the definition of “graffiti” and remove certain sign maintenance requirements from the Chapter.

1 **BY COUNCIL MEMBER \_\_\_\_\_:**

2 **AN ORDINANCE** to amend Chapter 8 of the 2019 Detroit City Code, *Building*  
3 *Construction and Property Maintenance*, Article XV, *Property Maintenance Code*, by amending  
4 Division 1, *In General*, Section 8-15-6, *Definitions: G – K*; and repealing Division 4, *Property*  
5 *Maintenance Requirements*, Subdivision A, *Requirements for Exteriors of Buildings, Premises,*  
6 *and Structures*, Part III, *Sign Maintenance*, consisting of Sections 8-15-271 through 8-15-273 to  
7 update the definition of “graffiti” and remove certain sign maintenance requirements from the  
8 Chapter.

9 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**  
10 **THAT:**

11  
12 **Section 1.** Chapter 8 of the 2019 Detroit City Code, *Building Construction and Property*  
13 *Maintenance*, Section 8-15-6, Section 5-15-271, Section 8-15-272, and Section 8-15-273 to read  
14 as follows:

15 **CHAPTER 8. BUILDING CONSTRUCTION AND PROPERTY MAINTENANCE**

16 **ARTICLE XV. PROPERTY MAINTENANCE CODE**

17 **DIVISION 1. IN GENERAL**

18 **Sec. 8-15-6. Definitions: G--K.**

19 For purposes of this article, the following words and phrases shall have the meanings  
20 respectively ascribed to them by this section:

21 *Garbage* means, as defined by Section 11503 of the Michigan Natural Resources and  
22 Environmental Act, being MCL 324.11503, rejected food wastes including waste accumulation of

1 animal, fruit, or vegetable matter used or intended for food or that attends the preparation, use,  
2 cooking, dealing in, or storing of meat, fish, fowl, fruit, or vegetable matter.

3 *Good repair* means to be properly installed, safe, stable, and maintained sufficiently free  
4 of defects or deterioration so as to be functional for current use.

5 *Graffiti* means any drawing, lettering, illustration, inscription, design, or other marking that  
6 is etched, painted, sprayed, drawn, or otherwise caused to be displayed on the exterior of any  
7 building, premises or structure, but does not mean an art mural or sign as defined in Section 4-4-2  
8 4-1-1 of the 2019 Detroit City Code, building identification under Section 8-15-202 of this Code,  
9 any sign permitted by the Chapter 50 of the 2019 Detroit City Code, *Zoning*, or any decoration  
10 that is part of the architectural design of the building entrance.

11 *Guard* means a building component, or a system of building components, located at or near  
12 the open sides of elevated walking surfaces that minimize the possibility of a fall from the walking  
13 surface to a lower level.

14 *Habitable space* means space in a structure for living, eating, cooking or sleeping, but does  
15 not mean bathrooms, closets, halls, storage or utility spaces, toilet rooms, or similar areas.

16 *Hazard reduction* means measures designed to reduce or eliminate human exposure to  
17 lead-based paint hazards through methods including interim controls or abatement or a  
18 combination of the two.

19 *Hazardous condition* means a condition which may result in the death, injury, or illness of  
20 a person or in severe damage to a building, premises, or structure.

21 *Homeless* means an individual who, or family which, lacks a fixed, regular and adequate  
22 nighttime residence, or whose primary nighttime residence is:

- 1 (1) A supervised publicly or privately operated shelter designed to provide temporary  
2 living accommodations; or
- 3 (2) A public or private place not designed for, or ordinarily used as, a regular sleeping  
4 accommodation for human beings.

5 *Hotel* means any building containing guest rooms which are intended or designed to be  
6 used, rented, or hired out by transient persons or by a transient family.

7 *Household units* means the individual residences of the residents of the city.

8 **DIVISION 4. PROPERTY MAINTENANCE REQUIREMENTS**

9 ***Subdivision A. Requirements for Exteriors of Buildings, Premises, and Structures***

10 ***Part III. Sign Maintenance***

11 **~~Sec. 8-15-271. Maintenance required.~~**

12 ~~All signs exposed to public view shall be maintained in good repair. Any sign which has~~  
13 ~~weathered or faded or upon which the paint has excessively peeled or cracked shall with its~~  
14 ~~supporting members, be removed forthwith, or put into a good state of repair. Any nonoperative~~  
15 ~~or broken electrical sign shall be repaired or shall, with its supporting members, be removed~~  
16 ~~forthwith. REPEALED.~~

17 **~~Sec. 8-15-272. Obsolete signs to be removed.~~**

18 ~~Any sign now or hereafter existing which at the time of construction or installation~~  
19 ~~advertised a business being conducted or a product being sold or produced on the premises on~~  
20 ~~which the sign is located but no longer does so shall be taken down and removed by the owner,~~  
21 ~~agent or person having the beneficial use of the building, structure or premises upon which such~~  
22 ~~sign shall be found within 30 days after written notice to remove such sign. Any such sign painted~~  
23 ~~on the surface of building walls shall be removed or obliterated.~~



1 ~~Sec. 8-15-273. Unused roof sign bracing, anchorage, rods, and supports, etc., to be removed.~~

2 All bracing, anchorage, rods or supports for roof signs which do not have a permitted face  
3 shall be removed by the owner, agent or person having the beneficial use of the building, structure  
4 or premises upon which such bracing, anchorage, rods or supports shall be found within 30 days  
5 after written notice to remove such bracing, anchorage, rods or supports. REPEALED.

6 ~~Secs. 8-15-274--8-15-300. Reserved.~~ REPEALED.

**Section 2.** This ordinance is hereby declared necessary to preserve the public peace, health, safety, and welfare of the People of the City of Detroit.

**Section 3.** All ordinances or parts of ordinances that conflict with this ordinance are repealed.

**Section 4.** In accordance with Section 4-118(3) of the 2012 Detroit City Charter, where the ordinance is passed by two-thirds (2/3) majority of City Council Member serving, it shall be published forthwith and become effective on July 1, 2020. Where passed by less than a two-thirds (2/3) majority of City Council members serving, it shall become effective no later than thirty (30) days after publication in accordance with Section 4-118(2) of the 2012 City Charter.

Approved as to form:



\_\_\_\_\_  
Lawrence T. García  
Corporation Counsel



CITY OF DETROIT  
LAW DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 500  
DETROIT, MICHIGAN 48226-3437  
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18

September 30, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, Michigan 48226

**Re: Proposed Ordinance to amend Chapter 4 of the 2018 Detroit City Code**

Honorable City Council:

Pursuant to the request of Councilmember Benson, the above-referenced ordinances are being submitted to Your Honorable Body for consideration. The proposed ordinance regarding business and advertising signs will amend Chapter 4 of the 2019 Detroit City Code, *Advertising* by renaming the chapter to *Advertising and Signs* and amending the chapter to consist of Article I, *Generally*, Article II, *Distribution of Handbills, Circulars, and Advertising Cards*, Article III, *Protection of Minors Against Advertisement and Promotion of Alcoholic Liquor and Tobacco Products*, Article IV, *Regulation of Business and Advertising Signs*, to consist of Division 1, *Generally*, Division 2, *General Sign Standards*, Division 3, *Regulation of Business Signs*, consisting of Subdivision A, *Generally*, and Subdivision B, *Entertainment District*, Division 4, *Regulation of Advertising Signs Located Outside of the Central Business District*, Division 5, *Regulation of Advertising Signs Located In the Central Business District*, Division 6, *Regulation of Signs in Right-of-Way*, and Division 7, *Temporary Signs*, to provide for regulation of business and advertising signs throughout the City of Detroit.

The additional attached proposed ordinances amend Chapter 8, *Building Construction and Property Maintenance*, Chapter 32, *Off-street Parking*, Chapter 40, *Sales*, and Chapter 43, *Sidewalks and Other Public Places*, of the 2019 Detroit City Code, to conform with the amendments proposed to Chapter 4, *Advertising and Signs*.

Additionally, a proposed amendment to Chapter 50 of the 2019 Detroit City Code, *Zoning*, is attached for referral to the City Planning Commission.

A copy of each of the identified ordinances, which have been approved as to form, are attached for your consideration.

Respectfully Submitted,

Tonja R. Long

Supervising Assistant Corporation Counsel

Enclosure

CITY CLERK 2019 SEP 30 PM 2:30

## SUMMARY

This proposed ordinance amends Chapter 32, f the 2019 Detroit City Code, *Off-Street Parking*, Article I, *Parking Lots*, Division 1, *Generally*, by amending Section 32-1-20, *Signs denoting hours and rates* and Article III, *Valet Staging And Parking*, Division 2, *Permits For Valet Staging And Temporary Valet Staging*, Subdivision A, *Annual Location Permit for Valet Staging*, by amending Section 32-3-15, *Erection and maintenance of signs and devices*, and Section 32-3-33, *Erection and maintenance of signs and devices*, to conform certain valet sign requirements to the proposed Chapter 4, *Advertising and Signs*, and make other technical corrections.

1 **BY COUNCIL MEMBER \_\_\_\_\_:**

2 **AN ORDINANCE** to amend Chapter 32 of the 2019 Detroit City Code, *Off-Street*  
3 *Parking*, Article I, *Parking Lots*, Division 1, *Generally*, by amending Section 32-1-20, *Signs*  
4 *denoting hours and rates* and Article III, *Valet Staging And Parking*, Division 2, *Permits For Valet*  
5 *Staging And Temporary Valet Staging*, Subdivision A, *Annual Location Permit for Valet Staging*,  
6 by amending Section 32-3-15, *Erection and maintenance of signs and devices*, and Section 32-3-  
7 33, *Erection and maintenance of signs and devices*, to conform certain valet sign requirements to  
8 the proposed Chapter 4, *Advertising and Signs*, and make other technical corrections.

9 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**  
10 **THAT:**

11 **Section 1.** Chapter 32 of the 2019 Detroit City Code, *Off-Street Parking*, Section 32-1-20,  
12 Section 32-3-15, and Section 32-3-33 read as follows:

13 **CHAPTER 32. OFF-STREET PARKING**

14 **ARTICLE I. PARKING LOTS**

15 **DIVISION 1. GENERALLY**

16 **Sec. 32-1-20. Signs denoting hours and rates.**

17 (a) Each licensee shall ~~maintain~~ display, at each entrance to any commercial parking  
18 lot, a permanently ~~affixed sign,~~ display at all times, on a sign constructed and operated in  
19 accordance with Chapter 4 of this Code and in a manner that is suitable to apprise persons using  
20 such lot, of the name of the licensee, and the address of the lot, the hours of the day and night  
21 during which such places are open for storing motor vehicles, and the rates charged and the closing  
22 hour of such lot for such storage. All such information shall be displayed using numbers, letters,  
23 and figures not less than 6 inches in height. Where more than one rate is charged for parking, the

1 ~~figures and letters for all rates shall be displayed in of the same size and dimensions and such~~  
2 ~~figures shall measure not less than six inches in height, and such letters shall measure not less than~~  
3 ~~two thirds of the actual height of the figures, and the letters and figures indicating the closing hours~~  
4 ~~shall not be less than six inches in height.~~

5 (b) ~~— All such signs shall be subject to the approval of the Chief of Police or the designees~~  
6 ~~of the Chief.~~

7 (b) Where separate rates or charges are made during the day, notice thereof shall be  
8 ~~posted on the signs displayed as described in Subsection (b) (a) of this section.~~

9 ~~— (d) — Signs giving information as to ownership, rates and operations of the lot shall be~~  
10 ~~erected only at points of ingress and egress and on shelter buildings and not on enclosures. They~~  
11 ~~shall be of sheet metal or comparable materials and shall be displayed at a height so that the bottom~~  
12 ~~part of the sign shall not be less than 6 1/2 feet from the surface of the lot. They shall be limited to~~  
13 ~~50 square feet in area. Signs and signposts shall be kept free from rust, dirt and other deterioration.~~

### 14 **ARTICLE III. VALET STAGING AND PARKING**

#### 15 **DIVISION 2. PERMITS FOR VALET STAGING AND**

#### 16 **TEMPORARY VALET STAGING**

#### 17 **Subdivision A. Annual Location Permit for Valet Staging**

#### 18 **Sec. 32-3-15. Erection and maintenance of signs and devices.**

19 (a) Upon the issuance of an Annual Location Permit for Valet Staging by the  
20 Department of Public Works, said Department shall erect and maintain permanent signage, in

1 accordance with Chapter 4 of this Code, that clearly ~~identify~~ identifies the approved valet staging  
2 zone.

3 (b) The location permit holder, or the licensed valet parking company operating at the  
4 location, may use removable visible signs or other appropriate devices, such as traffic cones and  
5 wind signs that have been approved by the Department of Public Works, to clearly identify the  
6 approved valet staging zone.

7 (c) Approved removable signs and devices shall be used only to provide the designated  
8 valet staging zone, the cost per motor vehicle for the valet staging service, and the name of the  
9 person licensed under Division 3 of this article to engage in valet staging at the location, provided,  
10 that approved signs shall not be stationed in the street, including in the approved valet staging  
11 zone.

12 **Sec. 32-3-33. Erection and maintenance of signs and devices.**

13 (a) Upon the issuance of a Temporary Valet Staging Permit by the Department of  
14 Public Works, the temporary permit holder, or the licensed valet parking company operating at the  
15 location, shall erect and maintain removable visible signs, in accordance with Chapter 4 of this  
16 Code, Signs, or other appropriate devices such as traffic cones and wind signs that have been  
17 approved by the Department of Public Works.

18 (b) Approved signs and devices shall be used only to provide the designated valet  
19 staging zone, the cost per motor vehicle for the valet staging service, and the name of the person  
20 licensed under Division 3 of this article to engage in valet staging at the location, provided, that  
21 approved signs shall not be stationed in the street, including in the approved valet staging zone.

**Section 2.** This ordinance is hereby declared necessary to preserve the public peace, health, safety, and welfare of the People of the City of Detroit.

**Section 3.** All ordinances or parts of ordinances that conflict with this ordinance are repealed.

**Section 4.** In accordance with Section 4-118(3) of the 2012 Detroit City Charter, where the ordinance is passed by two-thirds (2/3) majority of City Council Member serving, it shall be published forthwith and become effective on July 1, 2020. Where passed by less than a two-thirds (2/3) majority of City Council members serving, it shall become effective no later than thirty (30) days after publication in accordance with Section 4-118(2) of the 2012 City Charter.

Approved as to form:



Lawrence T. García  
Corporation Counsel



19

Date: September 20, 2019

HONORABLE CITY COUNCIL

**RE: RECOMMENDATION FOR DEFERRAL**  
**ADDRESS: 570 Kenilworth**  
**NAME: Maria Serrano**  
**Demolition Ordered: April 20, 2015**

In response to the request for a deferral of the demolition order on the property noted above, the Buildings, Safety Engineering and Environmental Department (BSEED) submits the following information:

A special inspection conducted on July 19, 2019 **revealed** that the building is secured and appears to be sound and repairable. The owner has paid all taxes and is current. The proposed use of the property is owner's use and occupancy. **This is the 1<sup>st</sup> deferral request for this property.**

**Therefore, we respectfully recommended that the demolition order be deferred for a period of six months subject to the following conditions:**

1. **A permit for rehabilitation work shall be applied for within ten (10) business days from the date of the City Council decision.**
2. **BSEED will schedule a Progress Inspection within forty-five (45) calendar days from the date of the rehabilitation permit to determine whether substantial progress has been made. Thereafter, the owner must submit to BSEED detailed inspection reports, with photos showing evidence of the work completed, every forty-five (45) calendar days, for the duration of the rehabilitation work, to demonstrate that substantial progress has been made during the approved time frame for rehabilitation.**
3. **The building shall have all imminently hazardous conditions immediately corrected, be maintained, and securely barricaded until rehabilitation is complete. Rehabilitation work is to be completed within six (6) months, at which time the owner will obtain one of the following from this department:**
  - Certificate of Acceptance related to building permits
  - Certificate of Approval as a result of a Housing Inspection
  - Certificate of Compliance, required for all rental properties
4. **The owner shall not occupy or allow occupancy of the structure without a certificate (as outlined above).**
5. **The yards shall be maintained clear of overgrown vegetation, weeds, junk and debris at all times.**
6. **Prior to seeking a permit extension, the owner must contact BSEED and request to extend the deferral period.**

We recommend that utility disconnect actions cease to allow the progress of the rehabilitation.

At the end of the deferral period, the owner must contact this department to arrange an inspection to evidence that conditions of the deferral have been satisfied and that there has been substantial progress toward rehabilitation. If the building becomes open to trespass or if conditions of the deferral are not followed, the deferral may be rescinded by the City Council at any time and we may proceed with demolition without further notice. In addition, pursuant to the Property Maintenance Code we will issue a Blight Violation Notice.

Any request exceeding three (3) deferrals must be made by petition to City Council through the office of the City Clerk.

Respectfully submitted,

David Bell  
Director

DB:bkd

cc: Maria Serrano, 3748, S. Sherwood, Livonia, MI 48154





Date: September 20, 2019

HONORABLE CITY COUNCIL

RE: **RECOMMENDATION FOR DEFERRAL**  
**ADDRESS: 13619 Rosemont**  
**NAME: Essence Lige**  
**Demolition Ordered: June 30, 2014**

In response to the request for a deferral of the demolition order on the property noted above, the Buildings, Safety Engineering and Environmental Department (BSEED) submits the following information:

A special inspection conducted on July 17, 2019 revealed that the building is secured and appears to be sound and repairable. The owner has paid all taxes and is current. The proposed use of the property is owner's use and occupancy. **This is the 1<sup>st</sup> deferral request for this property.**

**Therefore, we respectfully recommended that the demolition order be deferred for a period of six months subject to the following conditions:**

1. **A permit for rehabilitation work shall be applied for within ten (10) business days from the date of the City Council decision.**
2. **BSEED will schedule a Progress Inspection within forty-five (45) calendar days from the date of the rehabilitation permit to determine whether substantial progress has been made. Thereafter, the owner must submit to BSEED detailed inspection reports, with photos showing evidence of the work completed, every forty-five (45) calendar days, for the duration of the rehabilitation work, to demonstrate that substantial progress has been made during the approved time frame for rehabilitation.**
3. **The building shall have all imminently hazardous conditions immediately corrected, be maintained, and securely barricaded until rehabilitation is complete. Rehabilitation work is to be completed within six (6) months, at which time the owner will obtain one of the following from this department:**
  - Certificate of Acceptance related to building permits
  - Certificate of Approval as a result of a Housing Inspection
  - Certificate of Compliance, required for all rental properties
4. **The owner shall not occupy or allow occupancy of the structure without a certificate (as outlined above).**
5. **The yards shall be maintained clear of overgrown vegetation, weeds, junk and debris at all times.**
6. **Prior to seeking a permit extension, the owner must contact BSEED and request to extend the deferral period.**

We recommend that utility disconnect actions cease to allow the progress of the rehabilitation.

At the end of the deferral period, the owner must contact this department to arrange an inspection to evidence that conditions of the deferral have been satisfied and that there has been substantial progress toward rehabilitation. If the building becomes open to trespass or if conditions of the deferral are not followed, the deferral may be rescinded by the City Council at any time and we may proceed with demolition without further notice. In addition, pursuant to the Property Maintenance Code we will issue a Blight Violation Notice.

Any request exceeding three (3) deferrals must be made by petition to City Council through the office of the City Clerk.

Respectfully submitted,

David Bell  
Director

DB:bkd

cc: Essence Lige, 18461 Warwick, Detroit, MI 48219



Date: September 20, 2019

HONORABLE CITY COUNCIL

RE: **RECOMMENDATION FOR DEFERRAL**  
**ADDRESS: 20505 Steel**  
**NAME: William Coleman**  
**Demolition Ordered: September 10, 2013**

In response to the request for a deferral of the demolition order on the property noted above, the Buildings, Safety Engineering and Environmental Department (BSEED) submits the following information:

A special inspection conducted on July 22, 2019 revealed that the building is secured and appears to be sound and repairable. The owner has paid all taxes and is current. The proposed use of the property is owner's use and occupancy. **This is the 1<sup>st</sup> deferral request for this property.**

**Therefore, we respectfully recommended that the demolition order be deferred for a period of six months subject to the following conditions:**

1. **A permit for rehabilitation work shall be applied for within ten (10) business days from the date of the City Council decision.**
2. **BSEED will schedule a Progress Inspection within forty-five (45) calendar days from the date of the rehabilitation permit to determine whether substantial progress has been made. Thereafter, the owner must submit to BSEED detailed inspection reports, with photos showing evidence of the work completed, every forty-five (45) calendar days, for the duration of the rehabilitation work, to demonstrate that substantial progress has been made during the approved time frame for rehabilitation.**
3. **The building shall have all imminently hazardous conditions immediately corrected, be maintained, and securely barricaded until rehabilitation is complete. Rehabilitation work is to be completed within six (6) months, at which time the owner will obtain one of the following from this department:**
  - **Certificate of Acceptance related to building permits**
  - **Certificate of Approval as a result of a Housing Inspection**
  - **Certificate of Compliance, required for all rental properties**
4. **The owner shall not occupy or allow occupancy of the structure without a certificate (as outlined above).**
5. **The yards shall be maintained clear of overgrown vegetation, weeds, junk and debris at all times.**
6. **Prior to seeking a permit extension, the owner must contact BSEED and request to extend the deferral period.**

We recommend that utility disconnect actions cease to allow the progress of the rehabilitation.

At the end of the deferral period, the owner must contact this department to arrange an inspection to evidence that conditions of the deferral have been satisfied and that there has been substantial progress toward rehabilitation. If the building becomes open to trespass or if conditions of the deferral are not followed, the deferral may be rescinded by the City Council at any time and we may proceed with demolition without further notice. In addition, pursuant to the Property Maintenance Code we will issue a Blight Violation Notice.

Any request exceeding three (3) deferrals must be made by petition to City Council through the office of the City Clerk.

Respectfully submitted,

David Bell  
Director

DB:bkd

cc: William Coleman, 28451 Stuart, Southfield, MI 48076



22

Date: September 20, 2019

HONORABLE CITY COUNCIL

RE: **RECOMMENDATION FOR DEFERRAL**  
**ADDRESS: 14141 Forrer**  
**NAME: Quentin Clark**  
**Demolition Ordered: March 12, 2014**

In response to the request for a deferral of the demolition order on the property noted above, the Buildings, Safety Engineering and Environmental Department (BSEED) submits the following information:

A special inspection conducted on July 22, 2019 revealed that the building is secured and appears to be sound and repairable. The owner has paid all taxes and is current. The proposed use of the property is owner's use and occupancy. **This is the 1<sup>st</sup> deferral request for this property.**

**Therefore, we respectfully recommended that the demolition order be deferred for a period of six months subject to the following conditions:**

1. **A permit for rehabilitation work shall be applied for within ten (10) business days from the date of the City Council decision.**
2. **BSEED will schedule a Progress Inspection within forty-five (45) calendar days from the date of the rehabilitation permit to determine whether substantial progress has been made. Thereafter, the owner must submit to BSEED detailed inspection reports, with photos showing evidence of the work completed, every forty-five (45) calendar days, for the duration of the rehabilitation work, to demonstrate that substantial progress has been made during the approved time frame for rehabilitation.**
3. **The building shall have all imminently hazardous conditions immediately corrected, be maintained, and securely barricaded until rehabilitation is complete. Rehabilitation work is to be completed within six (6) months, at which time the owner will obtain one of the following from this department:**
  - **Certificate of Acceptance related to building permits**
  - **Certificate of Approval as a result of a Housing Inspection**
  - **Certificate of Compliance, required for all rental properties**
4. **The owner shall not occupy or allow occupancy of the structure without a certificate (as outlined above).**
5. **The yards shall be maintained clear of overgrown vegetation, weeds, junk and debris at all times.**
6. **Prior to seeking a permit extension, the owner must contact BSEED and request to extend the deferral period.**

We recommend that utility disconnect actions cease to allow the progress of the rehabilitation.

At the end of the deferral period, the owner must contact this department to arrange an inspection to evidence that conditions of the deferral have been satisfied and that there has been substantial progress toward rehabilitation. If the building becomes open to trespass or if conditions of the deferral are not followed, the deferral may be rescinded by the City Council at any time and we may proceed with demolition without further notice. In addition, pursuant to the Property Maintenance Code we will issue a Blight Violation Notice.

Any request exceeding three (3) deferrals must be made by petition to City Council through the office of the City Clerk.

Respectfully submitted,

David Bell  
Director

DB:bkd

cc: Quinten Clark, 9412 Ravenwood, Detroit, MI 48204  
Quinten Clark, 14141 Forrer, Detroit, MI 48227

CITY CLERK 2019 OCT 2 AM 8:39



Date: September 20, 2019

HONORABLE CITY COUNCIL

RE: **RECOMMENDATION FOR DEFERRAL**  
**ADDRESS: 6534 Willette**  
**NAME: Douglas Vasquez**  
**Demolition Ordered: September 24, 2012**

In response to the request for a deferral of the demolition order on the property noted above, the Buildings, Safety Engineering and Environmental Department (BSEED) submits the following information:

A special inspection conducted on July 19, 2019 revealed that the building is secured and appears to be sound and repairable. The owner has paid all taxes and is current. The proposed use of the property is owner's use and occupancy. **This is the 1<sup>st</sup> deferral request for this property.**

Therefore, we respectfully recommended that the demolition order be deferred for a period of six months subject to the following conditions:

1. A permit for rehabilitation work shall be applied for within ten (10) business days from the date of the City Council decision.
2. BSEED will schedule a Progress Inspection within forty-five (45) calendar days from the date of the rehabilitation permit to determine whether substantial progress has been made. Thereafter, the owner must submit to BSEED detailed inspection reports, with photos showing evidence of the work completed, every forty-five (45) calendar days, for the duration of the rehabilitation work, to demonstrate that substantial progress has been made during the approved time frame for rehabilitation.
3. The building shall have all imminently hazardous conditions immediately corrected, be maintained, and securely barricaded until rehabilitation is complete. Rehabilitation work is to be completed within six (6) months, at which time the owner will obtain one of the following from this department:
  - Certificate of Acceptance related to building permits
  - Certificate of Approval as a result of a Housing Inspection
  - Certificate of Compliance, required for all rental properties
4. The owner shall not occupy or allow occupancy of the structure without a certificate (as outlined above).
5. The yards shall be maintained clear of overgrown vegetation, weeds, junk and debris at all times.
6. Prior to seeking a permit extension, the owner must contact BSEED and request to extend the deferral period.

We recommend that utility disconnect actions cease to allow the progress of the rehabilitation.

At the end of the deferral period, the owner must contact this department to arrange an inspection to evidence that conditions of the deferral have been satisfied and that there has been substantial progress toward rehabilitation. If the building becomes open to trespass or if conditions of the deferral are not followed, the deferral may be rescinded by the City Council at any time and we may proceed with demolition without further notice. In addition, pursuant to the Property Maintenance Code we will issue a Blight Violation Notice.

Any request exceeding three (3) deferrals must be made by petition to City Council through the office of the City Clerk.

Respectfully submitted,

David Bell  
Director

DB:bkd

cc: Douglas Vasquez, 6165 McMillan, Detroit, MI 48209

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Date: September 20, 2019

HONORABLE CITY COUNCIL

**RE: RECOMMENDATION FOR DEFERRAL**  
**ADDRESS: 2022 Central**  
**NAME: Estefania Rocha**  
**Demolition Ordered: September 30, 2013**

In response to the request for a deferral of the demolition order on the property noted above, the Buildings, Safety Engineering and Environmental Department (BSEED) submits the following information:

A special inspection conducted on July 19, 2019 revealed that the building is secured and appears to be sound and repairable. The owner has paid all taxes and is current. The proposed use of the property is owner's use and occupancy. **This is the 1<sup>st</sup> deferral request for this property.**

Therefore, we respectfully recommended that the demolition order be deferred for a period of six months subject to the following conditions:

1. A permit for rehabilitation work shall be applied for within ten (10) business days from the date of the City Council decision.
2. BSEED will schedule a Progress Inspection within forty-five (45) calendar days from the date of the rehabilitation permit to determine whether substantial progress has been made. Thereafter, the owner must submit to BSEED detailed inspection reports, with photos showing evidence of the work completed, every forty-five (45) calendar days, for the duration of the rehabilitation work, to demonstrate that substantial progress has been made during the approved time frame for rehabilitation.
3. The building shall have all imminently hazardous conditions immediately corrected, be maintained, and securely barricaded until rehabilitation is complete. Rehabilitation work is to be completed within six (6) months, at which time the owner will obtain one of the following from this department:
  - Certificate of Acceptance related to building permits
  - Certificate of Approval as a result of a Housing Inspection
  - Certificate of Compliance, required for all rental properties
4. The owner shall not occupy or allow occupancy of the structure without a certificate (as outlined above).
5. The yards shall be maintained clear of overgrown vegetation, weeds, junk and debris at all times.
6. Prior to seeking a permit extension, the owner must contact BSEED and request to extend the deferral period.

We recommend that utility disconnect actions cease to allow the progress of the rehabilitation.

At the end of the deferral period, the owner must contact this department to arrange an inspection to evidence that conditions of the deferral have been satisfied and that there has been substantial progress toward rehabilitation. If the building becomes open to trespass or if conditions of the deferral are not followed, the deferral may be rescinded by the City Council at any time and we may proceed with demolition without further notice. In addition, pursuant to the Property Maintenance Code we will issue a Blight Violation Notice.

Any request exceeding three (3) deferrals must be made by petition to City Council through the office of the City Clerk.

Respectfully submitted,

David Bell  
Director

DB:bkd

cc: Estefania Rocha, 2555 Oakdale, Detroit, MI 48209

CITY CLERK 2019 OCT 2 AM 8:59

# City of Detroit

## CITY COUNCIL

RAQUEL CASTAÑEDA-LÓPEZ  
COUNCIL MEMBER  
DISTRICT 6

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### MEMORANDUM

**TO:** James Craig, Detroit Police Department  
**THRU:** Council President Brenda Jones  
**FROM:** Council Member Raquel Castañeda-López  
**DATE:** September 30, 2019  
**RE:** GHIB Increased Truck Traffic



The GHIB project is progressing and is expected to result in a doubling of truck traffic into the future, beginning with the construction process. Please indicate DPD's plans to address this issue including the hiring of additional Weigh Masters to effectively monitor the increased truck traffic.

Thank you. If you have any questions, please contact my office at 313-224-2450.

CITY CLERK 2019 SEP 30 PM 3:24

**Cc:** Honorable Detroit City Council  
Stephanie Washington, City Council Liaison, Mayor's Office  
Janice Winfrey, City Clerk  
Yvette Walker, Executive Assistant, Chief Craig