

**CITY OF FERNDALE
REQUEST FOR COUNCIL ACTION**

FROM: Marsha Scheer, CDS Director

SUBJECT: Report on Plan Commission Denial of Location of 345 East Nine Mile for 43rd District Court

SUMMARY & BACKGROUND:

MCL 125.39 requires that all municipal buildings in cities with a Master Plan undergo a review for location, character and extent. The Planning Commission adopted a Motion to deny the proposed location for 43rd District Court at 345 East Nine Mile Road. The reasons for denial are listed here for Council's consideration in compliance with the statute which requires the Planning Commission to communicate its reasons.

1. The proposal will impede development on the north side of East Nine Mile as it breaks up any developable property into parcels that are too small for economic consideration.
2. The current Court building site could not be developed for any purpose due to its small size and would most likely be a surface parking lot.
3. The proposal spreads City facilities further apart. If placed on one side of the street or in one building, there would be increased staff efficiencies and prisoner transfer safety.
4. The current City Hall/Police/Credit Union One site was historically designated as the City's municipal complex as early as 1951.
5. The single story building at 345 East Nine Mile does not fit the Master Plan or proposed DDA Downtown Development Plan.
6. Is there potential reuse for the 345 East Nine Mile facility if the City later acquired space for the Court or combined with another court regionally?
7. The Commission felt it did not have any information on the character or extent of this proposal. Are architectural renderings available for review?

Motion by Commissioner Jarvis, supported by Commissioner Poole, to deny the proposed location of 345 East Nine Mile Road for renovation for the 43rd District Court and to direct the CDS Director to forward a report of the Plan Commission's findings to City Council.

Discussion included the same concerns as the Library - a bland, one-story building, expanding horizontally, image, utilizing space that is potentially developable, spreading the municipal campus more thinly, and breaking up potentially developable land on Nine Mile Road. There was discussion on keeping the City's bargaining position open and the option of a City Council override of this denial.

Roll Call Vote:

Ayes: Commissioners Brazen, Schillinger, Jarvis, Clark, Forrest, Poole, and Chair Azar

Nays: None

Abstain: Commissioner Baker

Absent: Commissioners Vorhies

Motion Carried

COUNCIL AGENDA DATE: September 8, 2008
CITY ATTORNEY REVIEW: P. Daniel Christ, 8/28/08
FINANCE DIRECTOR REVIEW: N/A
CITY MANAGER APPROVAL: **Robert J. Bruner, Jr. – I recommend City Council table this issue until due diligence is complete.**

COMMENTS:

Moved by, supported by, to **affirm** the Plan Commission's denial of the proposed location of 345 East Nine Mile for renovation for the 43rd District Court.

OR

Moved by, supported by, to **overrule** the Plan Commission's denial of the proposed location of 345 East Nine Mile for renovation for the 43rd District Court.