

**CITY OF FERNDALE
REQUEST FOR COUNCIL ACTION**

FROM: Marsha Scheer, Community Development Director

SUBJECT: Amend Zoning Ordinance to Permit Two-family Dwellings in the R-1 Zoning District

SUMMARY & BACKGROUND:

Mr. Lawrence Hakala submitted a rezoning application to the Planning Commission. There was debate at the November 20th meeting centered on density and the number of existing duplexes in R-1 districts. The Commission determined that a broader approach to this question was required than just rezoning a single property. At the December 18th meeting, the Planning Commission considered an amendment to the Zoning Ordinance permitting existing duplexes as a permitted use in R-1.

The Plan Commission held the required public hearing. The Public Hearing was opened at 7:09pm. The public hearing was closed at 7:10pm.

Motion by Commissioner Baker, supported by Commissioner Vorhies, that after the required Public Hearing was held, the Plan Commission recommends Council approval of the proposed change to the Zoning Ordinance No. 1004 to permit "All two family dwellings in existence at the time of the adoption of this Ordinance" in the R-1 zoning district.

Roll Call Vote:

Ayes: Commissioners Clark, Vorhies, Schillinger, Baker, Forrest, and Chair Azar

Nays: None

Absent: Commissioners Jarvis

Motion Carried

ATTACHMENTS: Public hearing notice
Draft ordinance

COUNCIL AGENDA DATE: December 22, 2008

CITY ATTORNEY REVIEW:

FINANCE DIRECTOR REVIEW:

CITY MANAGER REVIEW:

RECOMMENDED ACTION:

Moved by, seconded by, to adopt the attached amendment to the Zoning Ordinance No. 1004 to permit existing duplexes in the R-1 zoning district as a permitted use.

PLEASE RECICLE THIS NEWSPAPER

Classifieds Work for you!

1050 Legal Notices
CITY OF FERNDALE
NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held in Council Chambers of the City of Ferndale, 300 E. Nine Mile Road at 7:00 pm on Thursday, December 18, 2008, relative to changing the Zoning Ordinance to permit two family dwellings in the R-1 Zoning District (Sec. 4.04).

Any resident or property owner may attend the hearing and voice his/her views on the matter or submit written comments prior to or during the hearing. Persons in need of special services should call (248)546-2366.

Marsha Scheer
Director
Community Development Services

PUBLISHED:
DT, Wed., 12/3/08.

- 1703LAB 163JAU3498U
 - 1983 HONDA
 - JH3TB0600C210801
 - 1986 CHRYSLER
 - 1C3BF66P1GX545922
 - 005 DODGE
 - 1D4HB48N25F562851
 - 994 DODGE
 - 1B3ED46T2RF164753
 - 988 CHEVROLET
 - 1GCDM15Z6JB202639
 - 994 CHEVROLET
 - 1G1JC1446R7262262
 - 999 SUZUKI
 - J51GN79AXX2101060
 - 993 CHEVROLET
 - 1G8EG25Z9PF343843
 - 999 DODGE
 - 3B7HF12XXG113057
 - 992 CHEVROLET
 - 1G8EG25H2PF349121
 - 000 DODGE
 - 1B3E146Z7Y151108
 - 004 CHEVROLET
 - 1G1JC12F247275815
 - 2001 DODGE
 - 2B3HD46R21H579897
 - 991 GEO
 - 1Y1SK5465MZ023902
 - 992 GMC
 - 1GKDT13W5M2531726
 - 998 FORD
 - 1FYR10C2WTA1147
- Published: 12/03/2008

Play It Safe



Wear Your Gear

**CITY OF FERNDALE
REQUEST FOR PROPOSAL
FOR
LANDSCAPE MAINTENANCE AND
HAULING SERVICES**

Sealed bids for landscape maintenance and hauling will be received until 4:00 pm, Wednesday, January 7, 2009 at the office of the City Clerk, 300 East Nine Mile Road, Ferndale, MI 48220.

There is a mandatory pre-bid meeting at 10 am on Wednesday, December 10, 2008 in City Hall Council Chambers.

Specifications are available at the CDS office during regular business hours.

The City reserves the right to reject any and all proposals, waive defects or irregularities in proposals, and to re-solicit for proposals. The City reserves the right to award a contract to the contractor as the City deems is in its best interest and to delete all or part of any phase of this RFP to perform these services with the City's own work force. The City will not be responsible for any costs or fees associated with the preparation of a response to this request.

Proposals shall remain valid for 60 days from bid date.

Questions related to this Notice can be addressed in writing to: CDS Director, 300 East Nine Mile Road, Ferndale, MI 48220.

PUBLISHED:
DT, Wed. 12/3/08.

**merchandise
2010 - 2240**

2010 Antiques

ANTIQUE CAROUSEL animals, pig, elephant & horses from the 1890's. 586-751-8078

2020 Appliances

APPLIANCES \$99 up Many like new, since 1990. 248-758-9470

APPLIANCES reconditioned, New Mattresses, New Furniture. Save 50%-80%. 13007 E. 8th. 586-775-1110

LARGE SELECTION of Good Clean Appliances. \$100 and up. Serving Oakland County for over 50 years. 248-335-7018

STOVE \$95, Refrigerator, \$100. Washer and Dryer Set \$185. 248-335-7018

STOVE Refrigerator, Wash/Dry \$100. Delivery 586-293-2749

2040 Auction/ Estate Sale

Grosse Point Farms 126 Stephens Rd. 48238 near Kercheval. Thurs, Fri, Sat Dec. 4-6, 9-5pm. Exclusive 5500 sq. ft. estate sale. Antiques, collectables, and fine household furnishings. 313-942-4944 View items at hartantiquesgallery.com

1050 Legal Notices

**CITY OF CLAWSON
PUBLIC NOTICE
425 N MAIN
CLAWSON MI 48017**

2008 Summer taxes have been mailed and were due July 31st, 2008.

2008 Winter tax bills have been mailed. They are due & payable at the City Treasurer's office through February 14, 2009, without additional fees.

Beginning February 15, 2009, a penalty of 4% will be added to 2008 Winter taxes collected through February 28, 2009. Payments by mail must be received at our office by 5 pm on February 14, 2009 to avoid penalty.

On March 1, 2009 all 2008 Summer & Winter taxes will be payable to the Oakland County Treasurer only, subject to collection fees & interest.

Property owners who have not yet received tax bills should contact the City Treasurer.

Stacey Hodges
City Treasurer

PUBLISHED:
DT, Wed., 12/3/08.

2080 Cemetery Lots

3 PLOTS Christian Memorial Cemetery, 2 vaults, double granite base, bronze memorial, interment fee for two. Value \$11,027. Will sell for \$9000/best. 248-852-4048

CADILLAC MEMORIAL Clinton Twp 2 lots \$2500 586-322-2213.

CADILLAC Memorial E. 2 lots & 2 vaults \$5500 248-952-5720

CADILLAC MEMORIAL East 2 plots \$1000 @ 586-943-5303

Classifieds Work for you!

CHRISTIAN MEMORIAL Cemetery, companion niche, urn, 2 cremation services, 2 caskets, \$6000. 810-441-5330

White chapel, 1 plot, garden of peace sec. \$1,000/best. 248-974-8930

WHITE CHAPEL, 2 lots in the Garden of Hope. \$1800 for both 586-776-8189

2090 Collectibles/Hobbies

18 series model cars collection. \$12,000 Make offer, all cars. 586-758-7298

PLEASE RECYCLE

Want Old Coins, Currency, proof sets, Dave 586-774-8499

1050 Legal Notices

987-426-3916

FIREWOOD \$65/cord. 4 or more free delivery. 586-738-2665

FIREWOOD A1 100% seasoned, \$60/face + deliver 248-528-1312

SEASONED FIREWOOD \$80 per face cord Delivered. 248-563-3881

SEASONED FIREWOOD Quantity discount. Free local delivery. 586-949-2814 or 586-615-4813

SEASONED HARDWOOD \$70 a face. Cherry \$80 a face, delivery available. 810-836-9204

SEASONED Hardwood, \$65 Per Face Cord. 248-762-5239

2150 Furniture

QUEEN DOUBLE Pillow-top mattress/box. New with warranty, in plastic, \$110. CAN DELIVER 586-596-7801

KING DOUBLE Pillow-top mattress/box. New in factory wrap with warranty, \$200. CAN DELIVER 586-596-7801

BRAND NEW Full double pillow-top mattress box, with warranty, \$100. CAN DELIVER 586-596-7801

BEST PRICES
Bunk-Beds \$139
4 piece Bedroom \$199
3 Pc Living Room \$299
King Size Beds \$299
Twin Bedding sets \$39
Dinette sets from \$99
National Wide Distributors, 10570 Gratiot. 313-921-8322

Carpet Super Buys: All styles installed. lots of remnants/\$4yd Bob 248-681-5771

KING SIZE Orthopedic mattress & box set. "NEW" in plastic w/ warr. Sacrifice \$225. 734-637-2012

LEXINGTON 7 piece. child's bdrm set Exc. \$850. 313-886-7798

QUEEN MATTRESS set- new. Must sell \$120. 313-443-4642

GARAGE SALES

PONTIAC, MOVING Sale, 463 Kuhn, Dec. 2-15, everything must go, refrig, stove, & more. 248-413-7329 or 248-370-0757

ROYAL OAK - Estate Sale, 4255 Manor. Dec. 4th, 5th & 6th. Stage-Show-Sell.com

http://www.coinoptoys.com
info@coinoptoys.com
248-892-4273

2200 Miscellaneous Wanted

ALWAYS BUYING: CDs, DVDs, sports cards. We pick up. Cash. 586-939-8269

BUYING VINTAGE Costume & Estate Jewelry. Ladies Clothing, Accessories. 586-295-0979

Buying Working Big screen and all other TVs, cable ready. Free pickup. Call 313-372-7179.

CASH For WWII War Trophies Lugers Walthers, Colts P-38s, Mausers, etc. 586-226-4424

Collector Buys WW II All Military items: uniforms, knives, helmets, insignia, etc. 586-549-3150, 248-321-1264

OLD Gold & Silver Pocket Watches & Old Sterling Silver pieces; jewelry, semi-precious stones; US coins. 248-830-4277

SNAP SHOTS, photos, negatives, & post cards. 1950's and earlier. Call Dave or Jill, 248-887-7749.

TRAINS DEAD or ALIVE Lionel-Flyer-Marx 248-840-9455

WANTED Excavating construction equipment, trailers & trucks 586-630-1046

WANTED TO BUY tools, shotguns, rifles, pistols. 248-933-2217

WANTED TO BUY Used construction and excavating equip. Heavy Trucks & Trailers. Call 586-630-1046

2240 Sporting Goods

AR-15 New Colt, \$1400. (313) 886-4429, 313-204-0223

AKC GOLDEN R checked, 1st sh... \$500-550 586...

AKC MINI D LH male, shots, dew... \$1500. 734-4...

AKC MINI I Dachshunds 2 black & ta... shots & dew-... 248-330...

AKC YELL puppies, D... removed, shots, Rea... 11th. 248-6... or 269-967...

ALASKAN M AKC males Re... \$500 810-68...

ALASKAN MUTE pup... 810-895-63...

BICHON FR 6 wks 1s... wormed. No... no allergie... up 248-23...

BICHON Pup Champ lin... \$\$ 586-216...

BIRD FAIR 10-4, Free ad... 22525 Ec... Taylor, MI... www.norbirdf... 313-535...

BLACK & Puppy, AKC... eyes, \$2... 248-328-... 248-342-...

BOXER, M 18 mos. Br... housebrok... ing, family p... SOLC...

BOXER PU Brindel and... Brindel, ve... shots, tails... parents on s... 248-240-2...

BOXERS Fa dle, 1st sho... \$700 586-4...

CAVALIER Charles, rubi... & Pups 810-6...

CHIHUAHUA 586-779-792... 709-4414.

Chihuahua \$350-\$400. P... on site 586-7...

CHIHUAHUA Just top qua... and regular... 586-778-449...

Cocka-Poo www.myfamilyp... \$600-up 586-4...

COCKER SPAN Pups, Par... site 810-721...

DOGS! \$150 u... 710-1732. M... pups 586-7...

GERMAN Sh pups AKC... 11/26 810-38...

ORDINANCE NO. 1065

CITY OF FERNDALE
OAKLAND COUNTY, MICHIGAN

AN ORDINANCE TO AMEND SECTION 4.04 R-1, SINGLE FAMILY RESIDENTIAL DISTRICT OF THE ZONING ORDINANCE, ORDINANCE NO. 1004, OF THE FERNDALE CODE OF ORDINANCES

THE CITY OF FERNDALE ORDAINS:

Part I.

The City of Ferndale Zoning Ordinance, Ordinance No, 1004, Section 4.04 Single Family Residential District is amended as follows:

Section 4.04

Purpose: The R-1 District is composed of those areas of the City where the principal intended use is single-family dwellings and related uses in keeping with the *Land Use Plan*. Permitted and Special Land Uses in this district are intended to promote residential neighborhoods free of unrelated traffic and other nuisances.

A. Permitted Uses

1. Single-family detached dwellings.
2. Home businesses subject to the requirements of Section 5.16.
3. Other uses that, by law, must be permitted in residential districts.
4. Public parks and playgrounds.
5. Two-family dwellings in existence at the time of the adoption of this Ordinance.

B. Special Land Uses

1. Bed and breakfast facilities.
2. Cemeteries, when developed on a minimum of two (2) acres, after a public hearing.
3. Essential services and their associated buildings subject to the requirements of Section 5.13.
4. Family day care homes and group day care homes as defined in this Ordinance and permitted by the State. (No. 1025, 5-1-07)

5. Institutions for religious worship subject to the requirements of Section 5.17.
6. One residential apartment above a garage, accessory to a single family residential dwelling.
7. Public and private nursery schools, kindergartens, elementary, middle, and high schools.
8. Public buildings such as governmental offices, libraries, police and fire stations and community centers, but not including service or storage yards

Part II. Savings Clause.

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

Part III. Severability.

The various parts, sections and clauses of this ordinance are declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall not be affected.

Part IV. Repeal.

All regulatory provisions contained in other city ordinances, including portions of Ordinance, which are inconsistent with the provisions of this ordinance, are repealed.

Part V. Effective Date; Publication.

This ordinance shall become effective seven days after publication of a notice in a newspaper circulated in the city, stating a brief notice as to the subject matter of this ordinance, and such other facts as the city clerk shall deem pertinent and that a copy of the ordinance is available for public use and inspection at the office of community development services and the city clerk.

MADE, PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FERNDALE, OAKLAND COUNTY, MICHIGAN, THIS _____ DAY OF _____, 2008.

CRAIG S. COVEY, MAYOR

CHERYLYNN TALLMAN, CITY CLERK

Date of Adoption: _____

Date of Publication: _____