



# Rochester Hills Minutes

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## Community Development & Viability Committee

*Ed Anzek, Bryan Barnett, Scott Cope, Frank Cosenza, Barbara Holder, Jim Duistermars,  
Michael Kaszubski, Erin Mozer, Roger Rousse, Katie Talbert, Mark Witte*

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Thursday, January 27, 2005

5:30 PM

1000 Rochester Hills Drive

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**DRAFT**

### CALL TO ORDER

*Chairperson Bryan Barnett called the Community Development & Viability Committee meeting to order at 5:30 p.m.*

### ROLL CALL

**Present:** Bryan Barnett, Jim Duistermars, Barbara Holder, Frank Cosenza and Michael Kaszubski

*Non-Voting Members Present: Scott Cope, Roger Rousse, Katie Talbert.*

*Non-Voting Members Absent: Ed Anzek, Erin Mozer and Mark Witte*

*Others Present:*

*Mike Hartner, Director Parks & Forestry*

### APPROVAL OF MINUTES

**2004-0549**

Special Joint Community Development & Viability/Financial Services Committee Meeting - June 10, 2004

**Attachments:** 061004 Special DRAFT Minutes.pdf; Resolution.pdf; Resolution 2.pdf

**A motion was made by Holder, seconded by Duistermars, that this matter be Approved.**

**Resolved that the Community Development & Viability Committee hereby approves the Minutes of the Special Joint Community Development & Viability/Financial Services Committee Meeting of June 10, 2004 as presented.**

**The motion carried by the following vote:**

**Aye:** Barnett, Duistermars, Holder, Cosenza and Kaszubski

**2004-0732**

Community Development & Viability Regular Committee Meeting - August 19, 2004

**Attachments:** 081904 CDV Draft Minutes.pdf; Resolution.pdf

**A motion was made by Holder, seconded by Duistermars, that this matter be Approved.**

**Resolved that the Community Development & Viability Committee hereby approves the Minutes of the Regular Meeting of August 19, 2004, as presented.**

**The motion carried by the following vote:**

**Aye:** Barnett, Duistermars, Holder, Cosenza and Kaszubski

**2004-1152** Joint Community Development & Viability/Financial Services Committee Meeting - September 23, 2004.

**Attachments:** 092304 JTCDVFS Draft Minutes.pdf; 092304 JTCDV Resolution.pdf; 092304 JTFS Resolution.pdf

**A motion was made by Holder, seconded by Duistermars, that this matter be Approved.**

**Resolved that the Community Development & Viability Committee hereby approves the Minutes of the Joint Community Development & Viability Committee Meeting of September 23, 2004, as presented.**

**The motion carried by the following vote:**

**Aye:** Barnett, Duistermars, Holder, Cosenza and Kaszubski

## COMMUNICATIONS

*None Presented*

## NEW BUSINESS

**2005-0076** Election of Chairperson

**Attachments:** Resolution Chairperson.pdf

*Election of Bryan Barnett as Community Development & Viability Committee Chairperson for 2005.*

**A motion was made by Duistermars, seconded by Kaszubski, that this matter be Approved.**

**Resolved that a unanimous ballot be cast and Bryan Barnett be elected as Chairperson of the Community Development & Viability Committee for 2005.**

**The motion carried by the following vote:**

**Aye:** Barnett, Duistermars, Holder, Cosenza and Kaszubski

**2005-0078** Election of Vice Chairperson

**Attachments:** Resolution Vice Chairperson.pdf

*Election of Jim Duistermars as Community Development & Viability Committee Vice Chairperson for 2005.*

**A motion was made by Barnett, seconded by Holder, that this matter be Approved.**

**Resolved that a unanimous ballot be cast and Jim Duistermars be elected as Vice Chairperson of the Community Development & Viability Committee for 2005.**

**The motion carried by the following vote:**

**Aye:** Barnett, Duistermars, Holder, Cosenza and Kaszubski

**2005-0079** Establish 2005 Community Development & Viability Meeting Schedule

**Attachments:** Resolution.pdf; Calendar.pdf

*2005 Community Development & Viability Committee meeting will be held on fourth Thursday of each month at 5:30 p.m.*

**A motion was made by Holder, seconded by Duistermars, that this matter be Approved.**

**Resolved that the Community Development & Viability Committee establish their 2005 Meeting Schedule as the fourth Thursday of each month at 5:30 PM at 1000 Rochester Hills Drive; with understanding that any meeting dates conflicting with holidays or elections will be rescheduled as needed.**

**The motion carried by the following vote:**

**Aye:** Barnett, Duistermars, Holder, Cosenza and Kaszubski

**2004-1246** New Stalker SpeedBoards used for speed control device

**Attachments:** stalker speedboard.pdf; stalker speedboard article.pdf

*Committee Members discussed New Stalker Speed Boards - speed control device as follows:*

*Roger Rousse, DPS Director, noted the following:*

*\* Permanently mounted or mobile radar device includes programming options:*

- \* Flashing lights that warn drivers they have exceeded speed limit.*
- \* Posts the speed of the approaching driver.*
- \* Letters are fourteen (14) inch in size for good visibility.*
- \* AC power supply or Solar power supply available.*

*\* Good alternative to enforcement.*

*\* Traffic studies indicate it is the better choice for controlling speeds.*

*\* Nearby Communities are using these devices.*

*\* Contacted other Communities and determined a cost.*

*\* Installation of this particular unit is approximately \$5,800.*

*\* Device ideally used in school areas where speed control is greater.*

*\* Device can be offered as an option to homeowner associations.*

*Chairperson Barnett inquired if City could temporarily use a single device prior to purchasing several units.*

*Mr. Rousse responded that the City may want to include one in next year's budget on a trial basis.*

**Discussed**

**2004-1247** Presentation Regarding Open Space Issue

**Attachments:** Open Space Ad Hoc Memo.pdf; Open Space Notice of Vacancies.pdf; cdv bylaws article VIII.pdf; Gerald Carvey Questionnaire.pdf; Deb Jakubowski Questionnaire.pdf; Dan Keifer Questionnaire.pdf; Jack Robinson Questionnaire.pdf; Patrick Mullin Questionnaire.pdf

- \* Requested to City Council to establish an Open Space Committee.
- \* Open Space Committee would act as Liaison between City Council and Community.
- \* Open Space Committee would identify and recommend properties to City Council for purchase.
- \* Open Space Committee would also be responsible in petitioning for Grant monies available.
- \* Indicated establishment of Open Space Ad-Hoc Committee would be helpful in moving this item forward.
- \* Establishing a Committee with a broad based group of residents would create trust within the community.
- \* If the City established a Committee, it would be the Committee's responsibility to select and recommend to City Council property as follows:
  - \* Recommend property for a Conservation Easements.
  - \* Recommend property that could be purchased.

Chairperson Barnett noted the following:

- \* Community Development & Viability Committee was in agreement to wait until after November Election to establish Open Space Committee.
- \* Ad-Hoc Committees report to Communication Committees.
  - \* Creating an Open Space Ad-Hoc Committee is to promote a successful campaign in favor of the Millage.
  - \* If Open Space Preservation Millage is successful, the City would then dissolve the Ad-Hoc Committee and create a Standing Committee of Council.

CDV Committee directed City Council Support Team to:

- \* Post Notice of Open Space Ad-Hoc Committee.
- \* Receive and file Open Space Applicants Candidate Questionnaires.
- \* Submit Candidate Questionnaires to next CDV Committee Meeting.

Committee members briefly discussed if Conservation Easements would also fall under Open Space Committee responsibility.

In regards to Conservation Easements, as they relate to Open Space Committee, Mr. Rousse noted:

- \* Homeowners have encroached on Conservation Easements.
- \* Maintenance responsibility of Conservation Easements fall on Homeowner Associations.
- \* Homeowner Associations are not maintaining Conservation Easements has forced the City to enforce encroachments.
- \* Would like the Open Space proposal take over this responsibility.

*Mr. Carvey stated a Conservancy would be the body that would oversee infringements of Conservation Easements.*

*Mr. Rousse stated the Planning Commission originally set-up Conservation Easements, however, it is not specified who is responsible to maintain.*

*\* Encroachments are determined when a homeowner sells their property and a survey is requested.*

*\* Encroachments hold up the sale of homes.*

*\* The cost to the City for Conservation Easement maintenance is high.*

*\* Oakland Township Conservancy is currently working to put Conservation Easements on Parks.*

*\* Oakland Township will provide some initial Funding to the Conservancy.*

*\* Conservancy is then responsible for the continued maintenance of Conservation Easements.*

*Mr. Carvey stated that a Committee would monitor regularly and possess the authority to correct violations.*

**A motion was made by Holder, seconded by Kaszubski, that this matter be Approved.**

**Resolved that the Community Development & Viability Committee creates an Ad-Hoc Committee entitled "Open Space Preservation" and request the Council Team to provide notification of position openings and application process.**

**The motion carried by the following vote:**

**Aye:** Barnett, Duistermars, Holder, Cosenza and Kaszubski

**2004-0907**

Discussion regarding Sign Ordinance

**Attachments:** 100704 Anzek Ltr Sign Ord.pdf; Master Report.pdf; Supplemental Information.pdf

*Scott Cope, Building Director, made the following presentation:*

*\* Sign Ordinance review is a "stand alone" apart from the Ordinance.*

*\* Building Department regulates Sign Ordinance.*

*\* Meeting between City Council and Sign Board of Appeals generated direction for Administration and City Attorney.*

*\* City Attorney is currently drafting language to allow the Sign Board of Appeals flexibility regarding decisions over Sign issues.*

*\* Additional Sign issues that have developed:*

*\* Crittenton Hospital requested additional Emergency signage off Livernois and University*

*\* Crittenton Hospital requested additional Directional "H" signage off major highways.*

- \* *Medical Office buildings along M59 corridor requested directional signage.*
- \* *Enough different sign issues warranted a closer inspection of Ordinance Language.*
- \* *Planning Department and Building Department Ordinance Inspectors will review Ordinance Language to:*
  - \* *Identify and Clarify Sign Language sections of Ordinance.*
  - \* *Clarify definition of a Business Center.*
  - \* *Clarify how many tenants can be on one Sign.*
  - \* *Determine duration Temporary Signs can remain displayed.*
- \* *City does see a need to address sign challenges and work with community businesses without discarding the Ordinance.*
- \* *City needs to consider the following when Sign Ordinance is amended:*
  - \* *Maintain an attractive look for the City.*
  - \* *Help the business community succeed.*
  - \* *Make businesses easier for residents to locate.*
- \* *Sign Ordinance currently reflects legal language that is disputed and misinterpreted.*
- \* *Amendments should reflect straight forward language that is simple to understand without dispute or misinterpretation.*

*Mr. Cope concluded stating that Sign Issue will then be brought back before Community Development & Viability Committee for recommendations and to move forward to City Council.*  
**Discussed**

## **YOUTH COMMENTS**

*None Presented*

## **ANY OTHER BUSINESS**

### **Conservation Easements**

*Roger Rousse, DPS Director, briefly discussed Conservation Easements as follows:*

*This issue could be resolved with Open Space Preservation Committee.*

- \* *This issue will be brought forward with some recommendations in the near future.*

### **Franchise Agreement.**

*Mr. Rousse briefly discussed Franchise Agreement noting the following:*

- \* *A Franchise Agreement is an agreement the City has with Public Utilities, such as, Gas, Electric and Phone.*

- \* *City's current Franchise Agreement has expired and needs to be renegotiated.*
- \* *City Attorney will be directed to draft revisions for new Franchise Agreement.*
- \* *Currently Public Utilities that are located in the right-of-way are increasing the cost to the City ten (10) to fifteen (15) percent during reconstruction projects.*
- \* *City spends an enormous amount of dollars for reconstruction and relocation of City Utilities to accommodate gas, electric and telephone utilities.*
- \* *New Franchise Agreement will promote sewer, water and road construction projects to be more construction friendly.*
- \* *Permit will be required for Public Utilities to utilize the City's the right-of-way.*
- \* *Franchise Agreement revisions will place responsibility of expenses for relocations on Public Utilities rather than on the City.*

**Pathway Millage**

*Committee briefly discussed Pathway Millage noting the following:*

- \* *Pathway Millage is set to expire this year.*
- \* *Pathway Committee has been established and meets with Paul Davis, City Engineer.*
- \* *Need to look at the possibility for Pathway Millage and Road Millage to be combined.*
- \* *Suggestion was made to run Pathway Millage as a "Renewal".*
- \* *Pathway Millage amounts to .18 of a mil.*
- \* *This would be a minimal amount coming out of Road Millage.*
- \* *An appropriate amount would be used annually to continue pathway development maintenance.*
- \* *There are three (3) aspects to the Pathway:*
  - \* *Acquisition*
  - \* *Maintenance*
  - \* *Construction*
- \* *City's goal was to have pathways on all Major Roads.*

**New Tax Explanation Sheet**

*Committee discussed a New Tax Explanation Sheet for Rochester Hills residents.*

- \* *Planning Department generated a list of residents who have called in regarding the following:*
  - \* *The First snowfall.*
  - \* *Wanting to help promote Road Millage.*
  - \* *Their Taxes are too high.*
- \* *Equalizer software program created tax explanation sheets for each resident on list reflecting the following:*

- \* Name
- \* Sidwell
- \* School District
- \* Millage established
- \* State Equalized Value
- \* Taxable Value

\* Tax explanation sheet show residents formula on where their tax dollars are used.

\* City of Rochester Hills is the Tax Collector.

\* Two-thirds (2/3) of City Tax dollars go to the County and the State.

\* List of residents have been invited to attend upcoming meeting and will receive a copy of their tax explanation.

**Discussed**

## **NEXT MEETING DATE**

February 24, 2005

## **ADJOURNMENT**

*There being no further business to discuss, Chairperson Barnett adjourned the meeting at 6:30 p.m.*

*Minutes prepared by Sue Busam*