



Rochester Hills

Minutes

City Council Regular Meeting

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

*David J. Blair, Jason Carlock, Ryan Deel, Carol Morlan, Theresa Mungioli,
Marvie Neubauer and David Walker*

Vision Statement: *The Community of Choice for Families and Business*

Mission Statement: *"Our mission is to sustain the City of Rochester Hills as the premier community of choice to live, work and raise a family by enhancing our vibrant residential character complemented by an attractive business community."*

Monday, January 13, 2025

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

President Deel called the Regular Rochester Hills City Council Meeting to order at 7:00 p.m. Michigan Time.

ROLL CALL

Present 7 - David Blair, Jason Carlock, Ryan Deel, Carol Morlan, Theresa Mungioli, Marvie Neubauer and David Walker

Others Present:

*Bryan Barnett, Mayor
Dan Christ, City Attorney
Matt Einheuser, Natural Resources Manager
Bill Fritz, Public Services Director
Isabella Lakely, Rochester Hills Government Youth Council
Chris McLeod, Planning Manager
Leanne Scott, City Clerk*

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

A motion was made by Carlock, seconded by Neubauer, that the Agenda be Approved as Presented. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Hills Government Youth Council (RHGYC):

President Deel introduced the RHGYC Representative, **Isabella Blakely**.

Ms. Blakely stated that she is an 11th grader at the International Academy and that

Approved as presented at the September 22, 2025 Regular City Council Meeting.

she has served on the Youth Council for the past year and also serves on the Pathway Committee. She shared that this past month, the Youth Council has been finalizing plans for the Social Reset event, a free event that is aimed at teen mental health but is open to the public. She explained that three panelists from the Oakland County Health Division and Kind Mind Counseling, as well as therapy dogs from Fur Angels, will be present. She also shared that the event will include raffles to win prizes such as Amazon gift cards and Squishmallows, and healthy snacks and drinks. The Social Reset event is Saturday, January 18th from 12:00 p.m. to 2:00 p.m. in the multipurpose room of the Rochester Hills Public Library.

Ms. Blakely also provided the following updates:

- In celebration of Earth Day, the Youth Council will be teaming up with the Clinton River Watershed Council to clean up parts of the Clinton River, tentatively scheduled for April 19th.*
- The Youth Council is beginning planning and outreach for their annual Cultural Fair.*
- On Wednesday, February 18th, Legislative Day, the Youth Council will be visiting the Hall of Justice Museum and meeting with State Representative Tisdell and Senator Webber.*
- The next RHGYC meeting is Wednesday, February 5th.*

Rochester Area Youth Assistance (RAYA):

Mrs. Mungoli shared that RAYA is seeking nominations for their Youth Recognition Ceremony to recognize youth in the community who have done an outstanding job. She noted that individuals who were nominated last year are not eligible again this year. She explained that eligible individuals may be part of church groups, library youth groups, or community organizations with a youth component, and encouraged the public to fill out an application and submit it to RAYA by the deadline to nominate an individual. Mrs. Mungoli highlighted the great opportunity in the Youth Recognition Award, as it could aid with scholarships and college applications.

PLANNING AND ECONOMIC DEVELOPMENT

- 2024-0604** Request for Preliminary One Family Residential Detached Condominium Approval for the Cambridge Knoll Condominium development, a proposed development of sixteen (16) detached single family residences on approximately 4.7 acres of land located at 165 and 185 E. Avon Rd., located on the north side of Avon Rd. and east of Rochester Rd., zoned R-3 One Family Residential with the MR Mixed Residential Overlay; Mark Gesuale, Wolverine Building Company, Applicant

Attachments: [011325 Agenda Summary.pdf](#)
[PC Minutes 121024 \(Draft\).pdf](#)
[Staff Report 121024.pdf](#)
[Reviewed Plans.pdf](#)
[PEA Letter 102824.pdf](#)
[Nunez Design Letter 102824.pdf](#)
[Environmental Impact Statement.pdf](#)
[Development Application.pdf](#)
[Streets Review 112524.pdf](#)
[WRC Letter 071224.pdf](#)
[Public Comment Received 121024.pdf](#)
[Public Meeting Notice.pdf](#)
[CC Minutes 091420.pdf](#)
[PC Minutes 081820.pdf](#)
[Resolution \(Draft\).pdf](#)

Chris McLeod, Planning Manager, **Jim Polyzois**, representing Wolverine Building Company, applicant, and **Ralph Nunez**, Nunez Design, were present.

Mr. McLeod presented a request for preliminary condominium approval for a one-family residential detached condominium development. He explained that the developer made this request just over four years ago, but that timeframe of the development did not occur. He continued that the developer is back with essentially the same proposal in hopes of bringing it to market and providing more housing opportunities within the city. Mr. McLeod displayed the MR Overlay District, which is also zoned R-3. He explained that R-3 is the base underlying zoning district and is essentially composed of 12,000-square-foot lots. He added that this property itself is just short of five acres. He also shared that the Planning Commission granted the tree removal permit at their December meeting and recommended approval of the preliminary condominium plan to City Council. Mr. McLeod shared that this development contains 16 single-family units and that because they are technically detached condominiums, most of the open area will be common space to the development; however, the houses themselves will be traditional single-family units. He highlighted that at this point, the houses are 1,900-2,000 square feet, and the prices are in the mid-\$500,000 range. He continued that the overall development includes a pathway system, an exercise system, and a gazebo space adjacent to the detention pond. He then shared that the Planning Commission approved a modification to the MR District, explaining that although most of the properties within the MR District do not qualify for the 10-acre minimum, the Planning Commission felt that the modification was warranted in this instance. He added that there was also a Greenbelt modification since the developer will be shifting some trees around, but there will be no fewer trees on the site than would normally be required by ordinance. He also pointed out that Avon Road is to the south of the site and that in response to an issue raised about headlights coming onto the property on the south side of Avon, the developer is proposing to provide landscape improvements on the adjacent side directly to the south if the landowner is conducive to it. Mr. McLeod concluded by stating that if the developer is successful in receiving approval tonight, they will go back into engineering, reaffirm their engineering plans, get some new permits to replace expired ones, and then come back before Council with their finalized documents and master deed for final condominium approval.

President Deel requested confirmation of his understanding that the proposal is nearly identical to what was approved back in 2020.

Mr. McLeod explained that the developer has updated the plans to meet updated review standards, but aside from that, the proposal is exactly the same.

Mrs. Morlan inquired whether the floor plans were final and whether they could be changed after purchasing. She also questioned whether the utilities were all set.

Mr. Polyzois explained that there may be some internal modification, but the size and scope of the building envelope and the unit are not going to change. He continued that they may reconfigure a flex room into a bedroom, but what they have provided to the Planning Commission so far is 99% accurate. He explained that if you inquired about one of the units prior to digging the basement, they could possibly make some modifications to customize the unit. He also confirmed that all the utilities are present.

Mrs. Mungioli inquired about the difference between a site condo and a condo.

Mr. McLeod shared that a site condo has a lot that includes an outside yard, making it like a subdivision. He explained that with a detached condominium, however, you do not necessarily have your own yard; you typically just have that building envelope, and everything outside of that is common to the entire development. He continued that the two concepts do not differ visually but rather in how the legal documents are drafted up and technically how much property you own for yourself versus what the condo as a whole owns.

Mrs. Mungioli inquired whether she would need to get permission for a deck out her back door.

Mr. Polyzois responded that although there will be a defined space for a deck, the key is to try to maintain consistency and prevent disruption to the existing neighbors surrounding this development.

Mrs. Mungioli questioned whether the Fire Department was okay with the T-shape of the development, noting it was similar to the Walton Oaks development.

Mr. McLeod shared that as part of the standardized review process, the Fire Department is involved with every step of the review. He continued that the Fire Department provided some additional comments on the 2020 version and is fully vested in the plan. He added that Walton Oaks was different in that they created the situation to do the T-turn, whereas in the current development, the roads themselves create the T-turn.

Mrs. Mungioli thanked the developer for staying with the city and ensuring that a great development goes in.

Mrs. Neubauer commented that the residents of the city have been asking for

single-story homes, making this a wonderful development for the community.

A motion was made by Mungioli, seconded by Neubauer, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

Enactment No: RES0001-2025

Resolved, that the Rochester Hills City Council hereby approves the Preliminary One Family Residential Detached Condominium Plan, based on plans dated received by the Planning Department on November 4, 2024, with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that the proposed development will promote the intent and purpose of the ordinance, as well as other City Ordinances, standards, and requirements; and those requirements can be met with the exception of the acceptable modifications shown below and subject to the conditions listed below.
2. The site plan and supporting documents demonstrate that the proposed development will be designed, constructed, operated, maintained and managed so as to be compatible, harmonious and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use, and the community as a whole. The proposed project will be accessed from Avon Road, thereby promoting safety and convenience of vehicular traffic both within the site and on adjacent roadways. The preliminary plan represents a reasonable street, building and lot layout and orientation.
3. The development will be served adequately by essential public facilities and services, such as major roadways, streets, police and fire protection, drainageways, refuse disposal, and utilities.
4. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or the public welfare.
5. The proposed development will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.
6. The proposed improvements should have a satisfactory and harmonious relationship with the development onsite as well as existing development in the adjacent vicinity and act as a transitional use from the nonresidential development to the west and the residential development to the east.
7. The proposed modification to the landscape buffer required along the eastern property line has been found acceptable since the number of evergreen trees proposed, which are in excess of the ordinance requirements, exceeds the number of deciduous trees that are deficient and the resultant effective screening will be greater than the Zoning Ordinance requirements.
8. The proposed reduction in the required amount of land area to utilize the MR Mixed Residential Overlay District has been found acceptable due to the limited number of units and overall consistency of land use to the east and the presence of nonresidential uses to the west, which allows the MR Mixed Residential Overlay District to be utilized as a

logical transition of land uses.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, including the Fire Department Streets review, prior to final detached condominium approval.
2. Provide a landscape bond in the amount of \$92,738, plus the cost of inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.

PUBLIC COMMENT for Items not on the Agenda

None.

LEGISLATIVE & ADMINISTRATIVE COMMENTS

President Deel welcomed everyone to 2025 and wished everyone a wonderful year.

Mrs. Mungoli extended her thanks to the DPS team, who were out salting, plowing, and ensuring that the neighborhoods were safe this weekend. She also thanked Mr. Fritz, Public Services Director, for the email regarding the plowing of bike paths. She continued that DPS does not clear pathways until major roads and local roads are done, and questioned what it would take to put in pathways leading to schools, specifically a mile and a half to West, Reuther, Adams, and Van Hoosen and a mile to the elementary schools that are on major or local roads. She referred to residents' comments about the safety of their children in cases where sidewalks were not plowed, causing the children to walk in the street. She inquired whether this was a policy change and, if so, what the cost would be. She emphasized her desire for students to be able to walk to school safely, especially on major roads.

Mr. Blair stated that the City loves welcoming new businesses and shared that Harbor Freight Tools is now in Rochester Hills, located at 145 East Auburn Road. He listed some interesting facts he learned after speaking with their manager and team:

- *They were founded in 1977 and have over 1,500 stores.*
- *In 2023 and 2024, they were voted one of the best places to work in America with a 91% employee satisfaction rate.*
- *They offer employees comprehensive benefits and treat their workers right.*
- *As a corporation, they donate \$1.5 million in tools every year to support skilled trade schools and education.*
- *They offer a lifetime warranty on most of their tools.*
- *They have premium product lines that compete head-to-head with more expensive brands like DeWalt and Milwaukee.*
- *If you sign up for their email newsletter, they offer a 20%-off coupon all the time.*

Mrs. Neubauer wished the Orthodox community a very merry Christmas, as they celebrated Christmas six days ago. She also shared that a new Resiliency Center in connection with Common Ground will be opening up in Rochester Hills

and that they are holding open houses Monday through Friday of this week. She explained that the Resiliency Center aims to provide emotional and mental health support, restore the community's sense of safety and security, and help each other heal. She continued that the Rochester/Auburn Hills Community Coalition is working with them and that the Resiliency Center is paid for by a grant through the State of Michigan. She encouraged the public to reach out to them for extra support should they need it, noting that the New Year is challenging for many people.

Mayor Barnett provided the following City updates:

- Rapid beacon flashing lights have been added to improve the crosswalk by the Brooklands Splash Pad.
- The Brooklands Park expansion, which will be presented to Council later this month or early next month, will be a great addition to that part of the community.
- This week, Bill Fritz and his team had a meeting with the South Brooklands community to discuss traffic patterns. The City learned from their traffic study that many yield signs have been changed to stop signs and that the south side is different from the north due to the presence of a school and cut-through traffic. The Mayor noted that the South Brooklands community members are relatively pleased with the direction this is going to improve traffic in District 4, specifically in the Brooklands.
- He shared Plowtracker, which shows the roads and routes and what percent the City has completed.

He then referred to Mrs. Mungioli's comment about snow plowing and explained that for decades, the DPS team has done a lot to try to synergize their efforts. He also mentioned that the post Mrs. Mungioli sent featured a sidewalk and not a pathway but could still be looked at for consideration. He continued that the City generally has the same amount of resources, and pulling resources off the streets leads to complaints about sidewalks being addressed before all the roads are done. However, he explained that the City prioritizes school roads and routes when a snow occurs. He mentioned that the snow policy, as well as Plowtracker, can be found on the City website. He expressed his thanks to the DPS team for heading out to take care of the streets when everyone else is hunkering down in cozy conditions.

- He shared a graphic illustrating how to minimize the chances of snow blocking your private drive, explaining that if you clear a bit to the direction the City plows, that void will often accept much of the plow excess and allow it not to block your driveway. He mentioned that this tool is on the City website.
- Innovation Hills now offers ice skating on their lake pond. The more traditional ponds at Spencer Park are also up and running. Those interested in ice skating should always check on the City website or when they arrive that the ice is safe.
- The Oakland County Sheriff's Department is getting some extensive interior remodeling done, so the Welcome Center is now in an outside standalone building. They are sharing some space with the Courts, but all business with the Sheriff's Department can still be taken care of. The renovations should be done in under six months.
- The Resiliency Center is open, and he reminded everyone that the Center is not just for those who may have had an experience with the Brooklands Splash Pad but is open for the entire community free of charge. He encouraged

residents to take advantage of this resource and voiced his appreciation to the County for their support in getting the Center off the ground.

ATTORNEY'S REPORT

City Attorney Dan Christ had nothing to report.

NEW BUSINESS

- 2025-0002** Request for Acceptance of Grant - Recommendation to accept the terms of the National Fish and Wildlife Foundation Grant Agreement between the City of Rochester Hills and the National Fish and Wildlife Foundation for Protection of Green Spaces through Long-Term Invasive Species Management

Attachments: [011325 Agenda Summary.pdf](#)
[Grant Agreement.pdf](#)
[Resolution \(Draft\).pdf](#)

Matt Einheuser, Natural Resources Manager, requested that City Council accepts the terms of a National Fish and Wildlife Foundation grant of \$300,000 over the next three years to supplement Green Space stewardship efforts. He explained that the City received this grant by leveraging a portion of the Green Space projects and funds they had already budgeted for over the next three years. He continued that it allows their Green Space funds to go further and for them to be able to do more invasive species management into the future or allocate those funds to other projects like stream bank restoration.

President Deel thanked Mr. Einheuser and his colleagues for pursuing this grant for the City.

Mayor Barnett thanked Mr. Einheuser for his dedication and great work in seeking this grant. He noted that he did not think the City had ever gotten one quite like this before.

A motion was made by Mungioli, seconded by Morlan, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

Enactment No: RES0002-2025

Whereas, Rochester Hills Parks and Natural Resources prepared and submitted an application to receive a grant under the National Fish and Wildlife Foundation (NFWF) for invasive species management in the City's Green Spaces and the application has been accepted.

Now, Therefore Be It Resolved, that the Rochester Hills City Council accepts the terms of the Grant Agreement between the City and the National Fish and Wildlife Foundation Grant Agreement (NFWF Grant ID 0501.24.082905) for \$300,000.00 over the next three (3) years for invasive species management in the City's Green Spaces with the City providing matching funds, of which the funds, are already budgeted, in the amount of \$375,000.00 for the next three (3) years, under the City's annual Green Space stewardship budget.

Be It Further Resolved, that the Rochester Hills City Council authorizes the Mayor as the

Approved as presented at the September 22, 2025 Regular City Council Meeting.

City's Subrecipient Signer and further authorizes the Mayor to execute the agreement and any subsequent required documentation on behalf of the City.

- 2025-0003** Request for Purchase Authorization - FLEET: Purchase Authorization of Compact Wheel Loader with snow pusher attachment in the amount of \$115,510.26; Tri County Equipment, Sandusky, OH

Attachments: [011325 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, stated that he is seeking authorization to purchase a compact loader, which will be his first equipment purchase of the year. He explained that this loader is going to be dedicated to and operated by the Parks Department to help move equipment around and move snow.

A motion was made by Neubauer, seconded by Morlan, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

Enactment No: RES0003-2025

Resolved, that the Rochester Hills City Council hereby authorizes the purchase of a compact wheel loader with 8-foot snow pusher attachment in the amount of \$115,510.26 to Tri County Equipment, Sandusky, Ohio.

Further Resolved, that the City's acceptance of the proposal and approval of the award of a contract shall be contingent and conditioned upon the parties' entry into and execution of a written agreement acceptable to the City.

- 2025-0004** Request for Purchase Authorization - NATURAL RESOURCES: Blanket Purchase Order/Contract for 2025 street tree planting in the amount not-to-exceed \$210,000.00 through December 31, 2025; Michigan Lawn Maintenance, Inc., dba Sherman Nursery Farms, St. Clair, MI

Attachments: [011325 Agenda Summary.pdf](#)
[Proposal Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)

Matt Einheuser, Natural Resources Manager, stated that this request is to contract with Sherman Nursery Farms for the City's 2025 Street Tree Planting project. He explained that this is budgeted through the Tree Fund for planting trees along the City's roads and streets.

President Deel commented that this is always a popular program and that the City gets many applicants every year for these trees, which go quickly.

A motion was made by Carlock, seconded by Neubauer, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

Enactment No: RES0004-2025

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for 2025 street tree planting to Michigan Lawn Maintenance dba Sherman Nursery Farms, St. Clair, Michigan in the amount not-to-exceed \$210,000.00 through

Approved as presented at the September 22, 2025 Regular City Council Meeting.

December 31, 2025 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

Further Resolved, that the City's acceptance of the proposal and approval of the award of a contract shall be contingent and conditioned upon the parties' entry into and execution of a written agreement acceptable to the City.

ANY OTHER BUSINESS

NEXT MEETING DATE - Regular Meeting - January 27, 2025 - 7:00 p.m.

ADJOURNMENT

There being no further business before Council, it was moved by Neubauer and seconded by Mungioli to adjourn the meeting at 7:40 p.m.

*RYAN DEEL, President
Rochester Hills City Council*

*LEANNE SCOTT, MMC, Clerk
City of Rochester Hills*

*EMMA BOWEN
City Clerk's Office*

Approved as presented at the September 22, 2025 Regular City Council Meeting.