



# Rochester Hills

## Minutes - Draft

### City Council Regular Meeting

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

*David J. Blair, Jason Carlock, Ryan Deel, Carol Morlan, Theresa Mungoli, 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."*

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Monday, October 7, 2024

7:00 PM

1000 Rochester Hills Drive

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#### 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 Mungoli,  
Marvie Neubauer and David Walker

#### Others Present:

*Dan Christ, City Attorney  
Lieutenant Jason Dalbec, OCSO  
Bill Fritz, Public Services Director  
Chief Todd Gary, Fire/Emergency Services Director  
Chris McLeod, Planning Manager  
Sara Roediger, Planning & Economic Development Director*

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

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

**Aye** 7 - Blair, Carlock, Deel, Morlan, Mungoli, Neubauer and Walker

#### COUNCIL AND YOUTH COMMITTEE REPORTS

##### Rochester Hills Government Youth Council (RHGYC):

**President Deel** introduced the RHGYC Representative, Yuna Woo.

**Ms. Woo** stated that she is a junior at Stoney Creek High School. This is her

third year serving on the Rochester Hills Government Youth Council (RHGYC). She is currently serving as secretary. She shared that in September, the RHGYC helped out at the State of City and in October, they collected raffle tickets and counted votes at the Rochester Hills Bike show. She shared that Giffels Webster presented the Rochester Hills Master Plan at their regular meeting in October. They also discussed plans for a mental health event, legislative day, cleanup day, and a cultural affair. Later in October, she stated that the Youth Council plans to participate in the Community Foundation Tailgate, at the Fire September Open House and the Pumpkin Festival lighting event.

**OPC Social & Activity Center Committee:**

**Vice President Walker** announced that there will be an Artisan Holiday Market at the OPC on Saturday, November 9th from 9:00 a.m. to 3:00 p.m. He encouraged everyone to check out the unique holiday gifts that will be available from local artists and crafters. He stated that this annual event supports the arts at the OPC. He informed everyone that the OPC will be closed Friday, October 11 - Monday, October 14 for heating, cooling and electrical updates, and will reopen Tuesday, October 15.

**Advisory Traffic & Safety Board:**

**Mr. Blair** stated that the Advisory Traffic & Safety Board did not meet on Tuesday. He encouraged anyone to reach out with questions or concerns about traffic issues in the city whether it is signage, bike lanes, street parking, speed limits, or even issues within your subdivision. He confirmed that they meet at 7:00 p.m. on the second Tuesday of each month at the City Hall.

**Rochester-Avon Recreation Authority (RARA):**

**Ms. Mungoli** acknowledged that Rochester-Avon Recreation Authority's (RARA) hard work has earned them recognition at the Chamber's Pinnacle Awards ceremony which will be held later this week. She reminded everyone that October is Breast Cancer Awareness Month. She stated that if anyone is lacking resources, she will help them find free or low-cost resources for mammograms for early detection. She thanked the DPS team for the re-striping of Barclay Circle and for responding to the residents' concerns.

**Museum Foundation Board:**

**Ms. Morlan** encouraged everyone to attend the Stonewall Pumpkin Festival at the Rochester Hills Museum at Van Hoosen Farm on October 12th from 10:00 a.m. to 4:00 p.m. She highlighted the fun event offers food, games, and pumpkin carving for only \$5 for members and \$10 for non-members. She explained that individuals can return to see the lighting of the carved pumpkins from 7:00 p.m. to 9:00 p.m.

She also encouraged everyone to attend the Masquerade Ball at the Rochester Hills Museum at Van Hoosen Farm October 19th from 7:00 p.m. to 11:00 p.m. She reminded everyone to wear a masquerade mask or to dress up in their

favorite vintage or fancy clothing.

**Historic Districts Commission:**

**Ms. Neubauer** shared that the Vintage Bike Show was held at Van Hoosen Farm yesterday. She noted that the Dime Store donated all the delicious food - steak and cheese sandwiches, grilled cheese, tomato soup, and homemade potato chips. She stated that one hundred percent of all the proceeds will go to the Splash Pad survivors. She added that the support, the community coming together and everyone helping out could not have gone any better. She thanked the Oakland County Sheriff's Office, the Fire Department, the City's staff, the Rochester-Avon Recreation Authority (RARA), the Rochester Hills Government Youth Council, the sponsors, and all of the participants.

She reported that she and Jason Carlock participated in the Fire Ops on Friday, October 4th and stated that the Fire Department and first responders are amazing.

## PLANNING AND ECONOMIC DEVELOPMENT

**2024-0439**

Request for Conditional Use Approval to operate a drive-through pharmacy as an accessory use to a permitted use for a Meijer grocery store, located at 1495 N. Rochester Rd., located at the southwest corner of Rochester Rd. and Tienken Rd., zoned NB Neighborhood Business with the FB Flex Business Overlay, Meijer Inc., c/o Paul Furtaw, Colliers Engineering & Design, Applicant

**Attachments:** [100724 Agenda Summary.pdf](#)  
[Staff Report 091124.pdf](#)  
[Updated Elevations.pdf](#)  
[Reviewed Plans.pdf](#)  
[Environmental Impact Statement.pdf](#)  
[Development Application.pdf](#)  
[PC Minutes 091724 Draft.pdf](#)  
[Public Comment After PC.pdf](#)  
[Public Comment for PC.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Chris McLeod**, Planning Manager, **Matt Levitt**, Real Estate Manager for Meijer, **Paul Ferta**, Civil Design Consultant with Collier's Engineering and Design, and **Ade Marcus**, shopping center owner and future landlord for the Meijer Fresh store were present.

**Mr. McLeod** shared that this is a conditional use request for a drive-through pharmacy at the Meijer Fresh grocery store that is slated to open in the former Hollywood Market site at the southwest corner of Tienken and North Rochester Road. This will be a smaller concept store for Meijer, at 47,047 square feet, about a quarter size of a traditional Meijer and half the size of other Meijer Fresh locations.

He stated that the proposed drive-through facility will be located on the north end

of the building, adjacent to Tienken and will include a full maneuvering lane in addition to the drive-through lane. The store's general operating hours will be 6:00 a.m. to 10:00 p.m., seven days a week, with the drive-through exclusively for pharmacy purposes. While the retail and grocery use of the site is already permissible under the current NB (neighborhood business) zoning, the drive-through requires this conditional use approval.

He further stated that significant site improvements are planned to address potential impacts, particularly for the residential properties to the west of the site. Meijer will be replacing the fence along the western boundary and providing additional screening for dumpsters and loading areas. Other improvements include a small 500-square-foot addition to the building, new parking islands with landscaping, landscaping around the site boundaries, new pedestrian connections to Tienken, and curbing on the west side of the parking lot to manage stormwater and soil erosion. The generator will also be replaced to reduce noise.

He explained that to improve traffic flow and safety, a no left turn in, no left turn out restriction will be implemented at the easternmost driveway on Tienken, which will also become a stop sign intersection. The drive-through itself is designed with four stacking spaces and a dedicated lane, anticipating a relatively low traffic volume of about 50 cars daily, with a peak of six or seven vehicles per hour. The pharmacy will utilize a modern tube system to deliver prescriptions to customers. Additionally, the site will feature designated curbside pickup parking at the northwest corner for online orders. The new building facades will incorporate the Meijer branding while fitting in with the existing shopping center's architecture. He stated that the Planning Commission has recommended approval of the conditional use, having already approved the overall site plan.

**Mr. Levitt** expressed his gratitude to Mr. McLeod and the city staff for their assistance with the project and stated that he and his team are available to answer any questions.

**President Deel** stated it was his understanding that pharmacy drive-throughs are typically low-volume operations, unlike fast-food drive-throughs. He referenced other establishments in the city that have a pharmacy drive-throughs and noted that traffic at these locations tend to be evenly spaced out.

**Vice President Walker** questioned what type of structure will be put in at the eastern most entrance of the site to encourage people to abide by the right in, right out directive. He inquired when they intend to open for business and whether the drive-through will be limited to pharmacy items only.

**Mr. Ferta** responded that the structure will be a raised curbed island.

**Mr. Levitt** stated that the drive-through is linked directly to the pharmacy which is an enclosed space within the store for legal reasons. He stated the only interaction that can take place in the drive-through would be with pharmacy personnel; therefore, it is limited to dropping off and pickup prescriptions. He stated they anticipate opening Spring-Summer of 2026.

**Ms. Mungioli** expressed her concern about the residents not having access to a grocery store at that location from January 2025 until Spring-Summer 2026, and questioned if there was a way to connect them to one of the other Meijers in the city during that time. She inquired whether the pharmacy hours will be the same as the store hours.

**Mr. Levitt** responded that has not yet been determined.

**Ms. Mungioli** requested that once they determine the drive-through hours, to let Mr. McLeod know so that information can be shared with the residents.

**Mr. Blair** mentioned that the community recently lost three pharmacies, and expressed his gratitude for Meijer bringing in a drive-through pharmacy to this location.

**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: RES0274-2024

**Resolved**, that the Rochester Hills City Council hereby approves the Conditional Use to allow for a drive through facility, ancillary to a pharmacy, located at 1495 S. Rochester Rd., based on documents received by the Planning Department on August 2, 2024 with the following findings and conditions:

**Findings**

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The existing building and proposed conditional use have been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposed drive through pharmacy, ancillary to the larger retail grocery store, should provide additional services being sought within the greater Rochester Hills community.
4. The existing development and proposed use are served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The existing development and proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare as the existing tenant space is already a retail grocery store and the proposed ancillary drive through facility is for a pharmaceutical purpose which should have limited usage and traffic patterns. In addition, the associated site plan proposes additional improvements to the site for the purposes of defining maneuvering lanes and controlling traffic movements.
6. The proposal will not create additional requirements at public cost for public facilities

and services that will be detrimental to the economic welfare of the community.

### **Conditions**

1. If, in the determination of City staff, the intensity of the drive-through changes or increases, in terms of traffic, queuing, noise, hours, lighting, odor, or other aspects that may cause adverse off-site impact, City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for re-examination of the conditional use approval and conditions for possible revocation, modification or supplementation.
2. The drive-through is to be utilized for pharmacy services and items only.

## **PUBLIC COMMENT for Items not on the Agenda**

**Ms. Liz Loria**, 3039 Rolling Green Circle S, stated that she is here to support her neighbor and to address the delivery truck noise issues they both endure since they reside behind Trader Joe's.

**Mrs. Neena Paul**, 3053 Rolling Green Circle S, stated that she lives behind Trader Joe's and she is here to address the issue of delivery trucks idling behind her home for three hours until their scheduled 7:00 a.m. delivery time. She reported that the noise level at 4:00 a.m. from the idling trucks ranges between sixty and eighty decibels which is equivalent to the noise of a vacuum cleaner or a busy street corner. She remarked that the noise and ground vibrations awaken her and she cannot go back to sleep. She explained that according to a letter last May from Ordinance Manager Jodi Welch, the store owners were instructed to require the delivery trucks to idle in front of the plaza where there is plenty of space. She added that this was never followed. She continued that last summer the city instructed the mall to place signs that stated these are residential alleys with a quiet zone from 10:00 p.m. to 7:00 a.m. She stated this was also never followed. She explained that she is here to ask for City Council's help to find a lasting solution.

**Mr. Dawn Paul**, 3053 Rolling Green Circle S, stated that the noise is not just limited to the morning but continues throughout the day. He explained that the noise from the trucks and compressors make it difficult to enjoy their yard. He continued that they also have to use heavy curtains to block the bright plaza lights. He stated that he respectfully asks for City Council's help to resolve this issue.

## **CONSENT AGENDA**

All matters under Consent Agenda are considered to be routine and will be enacted by one motion, without discussion. If any Council Member or Citizen requests discussion of an item, it will be removed from Consent Agenda for separate discussion.

### **2024-0456**

Request for Purchase Authorization - FACILITIES: Blanket Purchase Order/Contract for service and overhead door maintenance services at City owned property in the amount not-to-exceed \$40,000.00 through September 30,

2025; Garret Door Company, Pontiac, MI

**Attachments:** [100724 Agenda Summary.pdf](#)  
[Tabulation.pdf](#)  
[Resolution \(Draft\).pdf](#)

**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0275-2024

**Resolved**, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for service and overhead door maintenance services at City owned property to Garrett Door Company, Pontiac, Michigan in the amount not-to-exceed \$40,000.00 through September 30, 2025 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

### **Passed the Consent Agenda**

**A motion was made by Neubauer, seconded by Carlock, including all the preceding items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:**

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

### **LEGISLATIVE & ADMINISTRATIVE COMMENTS**

**Ms. Mungioli** responded to the public comments stating that she understands their concerns about the delivery truck issues at 4:30 a.m. especially when the City's ordinance states no deliveries before 7:00 a.m. She noted that she will be working with the Mayor's Office and the Ordinance Division to find a solution.

**Vice President Walker** announced the ribbon cutting for Bmax on September 24th and explained that they are an innovative, high-tech company.

**Mr. Blair** reported that Pokeworks opened last weekend at the Village. He explained that a poke bowl is an Asian dish with raw fish or other proteins that you build like a subway sandwich.

**Mr. Nathan Mueller**, Senior Advisor, Strategy & Communications, provided the following City updates:

- The Fire Department Open House is Wednesday, October 9th from 4:00 p.m. to 9:00 p.m. He extended his appreciation to Jennifer Conklin, Fire and Life Safety Educator, and her team for the phenomenal job they do on this event. The Fire Department is requesting that individuals bring a box of cereal to be donated to the Neighborhood House.
- He displayed pictures of the State of the City. He thanked everyone for making it an awesome evening including Deborah's Stage Door for providing the talent and Baxter Denny, Borden Assistant Park Ranger, for providing the graphic designs. On behalf of the Brookland's neighborhood, Carrie Beckwith and Jared Schmidt received the Community Excellence Award.
- The National Fish and Wildlife Foundation awarded a \$300,000 grant to treat invasive species in the City's green spaces. This will aid in restoring 130 acres of suburban green space and permanently preserving woodlands and wetlands around the city.
- He displayed pictures of the recent DPS staff enjoying a team building luncheon. He thanked them for their hard work.

- He displayed pictures of the restriped Barclay Circle. He thanked Director Fritz and his team for their efforts in getting the striping company to return in a timely manner to correct the striping. He thanked the residents for their patience in this matter.
- He displayed pictures of Leach Road which should be completed in the spring.
- He displayed pictures of the Adams Road pedestrian crossing at Marketplace Circle which should be operational late October.
- He displayed pictures of Innovation Hills Park. The restroom should be completed in the spring. The Rope Bridge should be ready late October; unlocking green space and providing a connect to nice trails to enjoy and escape from the city.

## ATTORNEY'S REPORT

*City Attorney Dan Christ had nothing to report.*

## NEW BUSINESS

2024-0459

Request for Nonprofit Designation from Cadman Foundation d/b/a Healing Complex Kids

**Attachments:** [100724 Agenda Summary .pdf](#)  
[Bylaws.pdf](#)  
[Articles of Incorporation.pdf](#)  
[IRS Determination Letter.pdf](#)  
[Bylaws Provision.pdf](#)  
[Financial Statement.pdf](#)  
[Board Members.pdf](#)  
[Nature and Purpose.pdf](#)  
[Board of Director's Resolution.pdf](#)  
[Charitable Gaming License Policy.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Clerk Scott** explained that Cadman's, co-founders of Healing Complex Kids are requesting a resolution from City Council recognizing the Cadman Foundation d/b/a Healing Complex Kids as a nonprofit organization operating in the City for the purpose of obtaining a Charitable Gaming License from the State.

**Mrs. Julie Cadman**, President of Healing Complex Kids, and **Mr. Dana Cadman**, Vice-President of Healing Complex Kids, were present.

**Ms. Cadman** shared that they started this business 20 years ago to help families who have children with special needs, specifically Autism and Attention Deficit Disorder (ADD). She displayed the resource guide she wrote entitled Pathway to Hope and noted that they have already sold 4,000 copies in Oakland County alone. She explained that they are applying for this license so that they can raise money for the publication and distribution of this resource guide, ensuring that they will be able to provide them free of cost to those who cannot afford to purchase one. She mentioned the event they are planning to hold will be a Book Exchange Fundraiser, with raffle prizes, on November 2nd.



**Mr. Blair** thanked the Cadman's for the work they are doing in the community and stated this is a population that is often underserved. He acknowledged other organizations within the City who also serve this population, such as Dutton Farm

**A motion was made by Blair, 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: RES0276-2024

**Resolved**, that the request from Cadman Foundation d/b/a Healing Complex Kids located at P.O. Box 71201, Rochester Hills, Michigan, Oakland County, asking that they be recognized as a nonprofit organization in the community for the purpose of obtaining a charitable gaming license, be considered for approval.

**2024-0452**

Request for Purchase Authorization - DPS/GAR: Blanket Purchase Order for dirt and debris hauling in the amount not-to-exceed \$100,000.00 through September 30, 2026; Peterson Brothers Company, Roseville, MI

**Attachments:** [100724 Agenda Summary.pdf](#)  
[Bid Tabulation.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Bill Fritz**, Public Service Director, stated that he requests authorization to enter into a contract to remove excess dirt and debris from City grounds.

**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: RES0277-2024

**Resolved**, that the Rochester Hills City Council hereby authorizes a blanket purchase order for dirt and debris hauling to Peterson Brothers, Roseville, Michigan in the amount not-to-exceed \$100,000.00 through September 30, 2026.

**ANY OTHER BUSINESS**

*None.*

**NEXT MEETING DATE - Regular Meeting - October 21, 2024 - 7:00 p.m.**

**ADJOURNMENT**

*There being no further business before Council, it was moved by Mungioli and seconded by Neubauer to adjourn the meeting at 8:04 p.m.*

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*RYAN DEEL, President  
Rochester Hills City Council*

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

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*Denise Mills  
Administrative Coordinator  
City Clerk's Office*

*Approved as presented at the (insert date, or dates) Regular City Council Meeting.*