



Rochester Hills Minutes

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Community Development & Viability Committee

Ed Anzek, Bryan Barnett, Scott Cope, Frank Cosenza, Jim Duistermars, Kristina Hurst, Michael Kaszubski, Elise Pawlowski, James Rosen, Roger Rouse

Thursday, February 23, 2006

5:30 PM

1000 Rochester Hills Drive

DRAFT

CALL TO ORDER

Chairperson Barnett called the CDV Committee meeting to order at 5:35 p.m.

ROLL CALL

Present: Bryan Barnett, Frank Cosenza, Michael Kaszubski and James Rosen

Absent: Jim Duistermars

Non-Voting Members Present: Scott Cope, Roger Rouse and Elise Pawlowski

Non-Voting Members Absent: Ed Anzek and Kristina Hurst

APPROVAL OF MINUTES

2006-0150 Community Development & Viability Committee Regular Meeting - May 26, 2005.

Attachments: CDV 052605 draft minutes.pdf; Resolution.pdf

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

Resolved that the Community Development & Viability Committee hereby approves the Minutes of the Regular Meeting of May 26, 2005 as presented.

The motion carried by the following vote:

Aye: Barnett, Cosenza, Kaszubski and Rosen

Absent: Duistermars

COMMUNICATIONS

2006-0078 National Twist Drill Corporation - Sewer Collapse

Roger Rouse, Director of DPS, provided an update on National Twist Drill noting the following:

** The City is currently in the process of filing a civil suit against the property owner on the Northeast corner of Tienken and Rochester Roads to recover damages amounting to \$433,000 plus legal fees for the replacement of a sewer, he noted the following:*

* *The building has only sewer service.*

* *Damage was caused by two (2) cleaning companies who leased space in the building.*

* *Automotive rags, which were laundered, contained volatile compounds that softened the plastic pipe causing its collapse.*

Mr. Rousse suggested that the City strengthen its Ordinance language. He noted the application for discharge is applied for directly through DWSD. The City of Rochester Hills has no discharge permitting process. He further noted that DWSD had cited the building for failure to treat and adjust the PH level and for discharging volatile compounds.

Mr. Rousse referenced the City's weakness is in ordinance which states "...if the owner of the building wishes to have the responsibility for the sewer and water charges placed on someone else, they have to come in, give us all that information and put money in escrow...". He explained that the City has informed the owner he is also the user and is in non compliance with City Ordinance. He concluded that the City is trying to work with the owner's insurance companies to resolve this issue without going to court.

Follow-Up

2006-0034

Single Hauler Solid Waste Program Reevaluation

Attachments: Agenda Summary.pdf; Supp Info - Citizen Cmnts - 032906 Work Sess.pdf; David Grossman Bio.pdf; 20030327 CDV Powerpoint presentation.pdf; 20040721 CC Powerpoint Presentation.pdf; 20040128 CC Powerpoint presentation.pdf; Citizens Flyer to Reject Single Haule

Scott Cope, Director of Building, stated he is waiting on pending direction from Community Development & Viability Committee regarding the Solid Waste issue.

Jim Rosen, City Council, stated Solid Waste discussion will be held on March 29, 2006 City Council Workshop.

Mr. Rosen discussed the possibility of introducing a problem understanding software called "Mind Mapping" at the workshop.

Discussed

UNFINISHED BUSINESS

2006-0006

Election of Community Development & Viability Committee Chairperson for 2006

Attachments: Resolution Chair.pdf

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

Resolved that a unanimous ballot be cast and that Bryan Barnett be elected as Chairperson of the Community Development & Viability Committee for 2006.

The motion carried by the following vote:

Aye: Barnett, Cosenza, Kaszubski and Rosen

Absent: Duistermars

Present: Bryan Barnett, Frank Cosenza, Jim Duistermars, Michael Kaszubski and James Rosen

2006-0007 Election of Community Development & Viability Committee Vice Chairperson for 2006

Attachments: Resolution Vice Chair.pdf

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

Resolved that a unanimous ballot be cast and that Jim Duistermars be elected as Vice Chairperson of the Community Development & Viability Committee for 2006.

The motion carried by the following vote:

Aye: Barnett, Cosenza, Kaszubski and Rosen

Absent: Duistermars

2004-0163 Proposed Street Lighting Policy

Attachments: 021606 Draft Street Lighting Policy.pdf; Street Lighting Policy.pdf; 2nd Revision Street Lighting Policy.pdf; Street Lighting Policy FS 101305.pdf

Roger Rousse, Director of DPS, discussed the proposed Street Lighting Policy noting the following:

** The Policy will address prioritizing street lighting issues based on health, safety and welfare of the community.*

** The Policy will help the City avoid incurring costs for new street lights that do not benefit the public.*

** The City has the responsibility for street lighting whether its out of necessity or for decorative reasons due to their placement in the right-of-ways.*

** The City incurs liability if subdivisions do not maintain street lights due to their placement in the right-of-way. City would then decide whether to maintain them or remove them.*

** The first draft copy suggested the following three (3) tier approval process:*

- * Engineering Department*
- * Advisory Traffic Safety Board*
- * City Council*

Melinda Hill, resident, suggested omitting individual City Council approval due to City Council approval at budget process.

Mr. Rosen agreed that the Advisory Traffic Safety Board should not have final approval because that Board is not a policy decision maker; he further stated that Engineering should have the final approval.

Mr. Rousse in response to questions indicated that street lighting is an ongoing cost for energy and maintenance.

** Street lighting policy has flexibility built in. The lights are taxed; the City collects and issues payment to DTE or DTE could bill directly*

Mr. Rouse indicated he will make revisions to the Policy as requested by the Committee and bring it forward for recommendation and for approval by City Council.

Discussed

2005-0300

Conservation Easements

Attachments: Standard 11 Conservation Easement Stewardship.pdf; Memo to CDV Conservation Easement 106(ver2).pdf; Memo Roger Conservation Easements.pdf; Info Packet Conservation Easements.pdf; Oakland Land Conservancy Proposal.pdf; Conservation Easement Supplemental In

Roger Rouse, Director of DPS, discussed the handout "Land Trust Alliance" which deals with procedures that are available regarding Conservation Easements should the City choose to adopt them noting the following:

** Some of things the City can do to raise awareness of Conservation Easements are as follows:*

** When land changes ownership, the easement is identified on the deed and the City sends Land Trust Alliance notification that there is a Conservation Easement.*

** Determine maintenance management before City acquisition takes place.*

** In house, the City can raise the awareness of Conservation Easements.*

** Consensus of the Planning Commission is for the City to acquire Conservation Easements due to them being valuable assets to the community, such as wetland preservation, tree preservation or native grass preservation.*

** It was stated that there are multiple jurisdictions in place, in some cases the City does have ownership and in others its an easement across property.*

** Largest portion of the easements are wetlands.*

** Developers and/or homeowners associations are assessed a cost to maintain Conservation Easements.*

** Some subdivisions own the property and the City might have an overlay of Conservation Easement on top of the ownership.*

** In some cases homeowner has ownership of the property and there is a Conservation Easement which the City has negotiated property rights to that states it is a protected area.*

** Originally Conservation Easements were made as part of the site plan and showed ownership; whether it was property owned or separately owned, it was identified.*

** Currently Conservation Easements do not show on the GIS tracking system.*

Mr. Rouse suggested the City perform a complete inventory of Conservation Easements. He further stated that the engineering department is spread out between sewer, water, drains and roads and that he cannot justify adding Conservation Easement enforcement.

Chairperson Barnett, directed Mr. Rouse to move forward with the inventory with the

understanding that it is a multi-year program.

Discussed

YOUTH COMMENTS

Mr. Barnett recapped the RHGYC upcoming 2006 projects.

ANY OTHER BUSINESS

None Presented

NEXT MEETING DATE

Thursday, March 23, 2006 at 5:30 p.m.

ADJOURNMENT

There being no further business to discuss, Chairperson Barnett adjourned the meeting at 6:12 p.m.

Minutes prepared by Sue Busam

Minutes were approved as presented/amended at the _____, 2006 Regular Community Development & Viability Committee Meeting.