



# Rochester Hills Minutes City Council Regular Meeting

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*Erik Ambrozaitis, Bryan K. Barnett, Jim Duistermars, Barbara Holder,  
Linda Raschke, James Rosen, Ravi Yalamanchi*

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Wednesday, March 1, 2006

7:30 PM

1000 Rochester Hills Drive

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**DRAFT**

## CALL TO ORDER

*President Rosen called the Regular Rochester Hills City Council Meeting to order at 7:33 p.m. Michigan Time.*

## ROLL CALL

**Present:** Erik Ambrozaitis, Bryan Barnett, Barbara Holder, Linda Raschke, James Rosen and Ravi Yalamanchi

**Absent:** Jim Duistermars

Others Present:

*Derek Delacourt, Deputy Director of Planning  
Jane Leslie, City Clerk  
Roger Rousse, Director of DPS/Engineering  
John Staran, City Attorney  
Kelly Winters, Deputy Director of Building/Ordinance Enforcement  
Richard Young, Supervisor of Inspection Services*

## PLEDGE OF ALLEGIANCE

## APPROVAL OF AGENDA

**Resolved that the Rochester Hills City Council hereby approves the Agenda of the Regular Rochester Hills City Council Meeting of March 1, 2006 as amended as follows:**

**Remove File #2006-0125 - Report from Administration & Information Services Committee regarding the request for Consideration from Council Member Yalamanchi regarding proposed resolutions be presented at least seven (7) working days prior to a Council meeting by City Council Members.**

**A motion was made by Raschke, seconded by Barnett, to Approve Agenda as Amended.**

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

**Aye:** Ambrozaitis, Barnett, Holder, Raschke, Rosen and Yalamanchi

**Absent:** Duistermars

## PUBLIC COMMENT

*Mr. Lee Zendel, 1575 Dutton Road, disputed a number of claims made by a Council member.*

**Ms. Melinda Hill**, 1481 Mill Race, noting her experience as a former Council member and Planning Commission member, and current position as Chair of the Historic Districts Commission, requested that she be permitted to continue her involvement with the Master Land Use Plan Update Technical Committee.

**President Rosen** read a letter into the record from the following resident:

\* **Ms. Deanna Hilbert**, 3234 Quail Ridge Circle, criticized City staff and Council members for relying too heavily on information and claims provided by developers. She disputed several claims regarding the environmental issues relating to the REI development, citing the Michigan Department of Environmental Quality (MDEQ) as her source. She compared that situation to the Adams/Hamlin rezoning matter and questioned whether the City would, again, rely on information provided by the developer to influence their decisions.

**Mr. Paul Miller**, 1021 Harding Avenue, noted that he agreed with many of Ms. Hilbert's comments. He spoke in support of new ideas, noting that "having leadership without new ideas is empty and incomplete."

## LEGISLATIVE & ADMINISTRATIVE COMMENTS

**President Rosen** noted that 911 emergency cellular calls would continue to be routed to the Sheriff's Department and 911 emergency land-line calls would continue to be routed to the Fire Department. He indicated that the Fire Department and Sheriff's Department "have taken steps to further improve their cooperation to address issues or concerns in the future." Next, President Rosen announced that Avondale Youth Assistance presented the City with a plaque of appreciation.

**Mr. Barnett** reminded residents about the upcoming fundraiser for the Rochester/Auburn Hills Community Coalition to be held on March 11th at the Outback Steakhouse on Rochester Road. He also noted that the Michigan Political Leadership Program (MPLP) was hosting a dinner in March.

**Mr. Ambrozaitis** stated he would continue to follow-up on the \$1.7 million dollar variance transfer from the Capital Improvement Fund to the Local Road Fund. He requested, for the sake of improving communication with residents, that all City Council meetings be televised and that the City begin televising Planning Commission meetings as well. He also asked if it were legal to have the Chairperson of the Planning Commission attend closed session meetings when the subject relates specifically to planning issues. Mr. Ambrozaitis then asked Mr. Staran why the Knights of Columbus are not permitted to sell Tootsie Rolls on the streets of Rochester Hills to raise funds.

**City Attorney John Staran** explained that this type of fund raising had been permitted in the past, however, it was technically illegal and, following complaints from residents, it was discontinued. He stressed that this policy should not be changed to accommodate a single organization.

**Mr. Ambrozaitis** suggested that the City consider employing the services of Plante Moran to conduct surveys with regard to the proposed new DPS Facility. Noting that the "arduous process" will likely take a couple of years to complete, he thanked people for supporting his efforts to amend the City Charter to eliminate dedicated millages. He also noted that he had attended a Financial Services Committee meeting where a presentation was made of a road technology that could save the City a great deal of money.

**Ms. Holder**, referring to Ms. Hilbert's letter, noted that she would like the name of the person Ms. Hilbert has contacted at the Michigan Department of Environmental Quality (MDEQ), as she would like to discuss the varying opinions of the experts. She then noted the added

expense to the City if Planning Commission meetings were televised. She stressed that the Financial Services Committee, of which she is Chair, is working diligently to address the local roads matter. Ms. Holder announced that the Fire Department would be hosting their annual Vegas Night fundraiser to benefit the Muscular Dystrophy Association and that the Lifetime Channel would soon be broadcasting a movie about the fight for women to gain to right to vote.

**Mr. Yalamanchi** requested that Mr. Staran provide information to the Council with regard to the process for amending the tax structure in the City Charter.

## ATTORNEY MATTERS

**City Attorney John Staran** had nothing to report.

## PRESENTATIONS

**2006-0175** Rochester Hills Government Youth Council (RHGYC) Bi-Annual Report - 2006

**Attachments:** Agenda Summary.pdf

**Mr. Barnett** briefly described the Rochester Hills Government Youth Council (RHGYC) and introduced Vice Chair Andy LeBlanc, noting that Chair Kelley Kosuda was unable to attend due to illness.

**Mr. Andy LeBlanc**, Vice Chair of the RHGYC, reported that the primary focus of the program over the previous six months was three projects. He noted the following accomplishments of the Youth Council:

- Updating the Youth portion of the City's website.
- Creating informational videos to promote various projects.
- Voter registration drives scheduled at Rochester High School on March 8th and Adams High School on March 9th.
- Participation in a mock council meeting at the Michigan Municipal League conference in Lansing on March 22nd.

**Mr. LeBlanc** also noted that Youth Council members attend their individual City Council Committee meetings and have hosted several department directors at their monthly group meetings.

**Mr. Ambrozaitis** praised Mr. LeBlanc for his involvement in the Youth Council.

**Mr. Barnett** stated that he is privileged to work with this group of young people and acknowledged the time that Jamie Smith and Jason Dale of Rochester Hills Television have devoted to assisting the Youth Council with their video projects.

**Presented**

## 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.

**2006-0171** Approval of Minutes - Special City Council Budget Work Session Meeting - August 25, 2006

**Attachments:** CC Min 082505.pdf; 0171 Resolution.pdf

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

**Resolved that the Minutes of a Special Rochester Hills City Council Budget Work Session Meeting held on August 25, 2006 be approved as presented.**

**Enactment No:** RES0072-2006

**2006-0172**

Approval of Minutes - Regular City Council Meeting - September 7, 2005

**Attachments:** CC Min 090705.pdf; 0172 Resolution.pdf

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

**Resolved that the Minutes of a Regular Rochester Hills City Council Meeting held on September 7, 2005 be approved as presented.**

**Enactment No:** RES0073-2006

**2006-0159**

Request for Blanket Purchase Authorization - DPS: Preventive Maintenance and Repair Services for the SCADA System

**Attachments:** Agenda Summary.pdf; SCADA Agreement.pdf; Equipment Quote.pdf; Astrum Proposal.pdf; 0159 Resolution.pdf

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

**Resolved that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order to Astrum Technologies of Rochester Hills, Michigan, for the Preventive Maintenance and Repair Services for the SCADA System in the amount of \$43,617.00 plus a 15% contingency for unforeseen circumstances.**

**Resolved that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order or Internet Order to EDS through the State of Michigan Commodity Pricing in the amount of \$3,951.92 for equipment plus a 10% contingency.**

**Enactment No:** RES0074-2006

### **Passed The Consent Agenda**

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

**Aye:** Ambrozaitis, Barnett, Holder, Raschke, Rosen and Yalamanchi

**Absent:** Duistermars

### **The following Consent Agenda Item was discussed and adopted by separate Motion:**

**2006-0077**

Request for Purchase Authorization - DPS/Facilities: Lawn Mowing and Landscape Services 2006 Season Blanket Purchase Order in the not-to-exceed amount of \$54,400.00; Lead Outdoor Services, LLC, Warren, MI

**Attachments:** Agenda Summary.pdf; Bid Tabulation Spreadsheet.pdf; 0077 Resolution.pdf

***Mr. Roger Rouse, Director of DPS/Engineering, explained that these lawn services are needed for those boulevards and road areas where specialized equipment is not required.***

A motion was made by Yalamanchi, seconded by Barnett, that this matter be Adopted by Resolution.

Whereas, sealed proposals for Lawn Moving and Landscape Services were solicited and awarded to Lead Outdoor Services, LLC; and

Whereas, the contract with Lead Outdoor Services, LLC, offers value to the City through price and the quality of service; and

Whereas, the City wishes to exercise its option to renew through December 31, 2006.

Resolved that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order to Lead Outdoor Services, LLC, of Warren, Michigan, for the purchase of Lawn Mowing and Landscape Services for the 2006 Season in the amount not-to-exceed Fifty Four Thousand Four Hundred (\$54,400.00) Dollars through December 31, 2006.

Further Resolved that the Mayor is authorized to execute the contract on behalf of the City.

The motion carried by the following vote:

**Aye:** Ambrozaitis, Barnett, Holder, Raschke, Rosen and Yalamanchi

**Absent:** Duistermars

**Enactment No:** RES0075-2006

## ORDINANCE FOR ADOPTION

**2006-0045**

Acceptance for Second Reading and Adoption - City File No. 05-037 - An Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to rezone a portion of Parcel No. 15-35-100-035 totaling approximately 0.50 acres, located east of Rochester Road, north of M-59, from R-4, One Family Residential, to B-3, Shopping Center Business District; Rochester Avon Properties, LLC., applicant

**Attachments:** Agenda Summary Second Reading.pdf; Map.pdf; Staff Report.pdf; 021506 Agenda Summary First Reading.pdf; Letter Gaber 101205.pdf; Letter Motte 101905.pdf; Parcel Information.pdf; Ordinance.pdf; First Reading Resolution.pdf; 0045 Second Reading Resolution.pdf

***Mr. John Gaber*** of Williams, Williams, Ruby & Plunkett, PC, 380 North Old Woodward Avenue, Birmingham, appeared on behalf of the applicant and indicated to Council that they are still in the process of working out the details of conveying the non-rezoned land abutting the neighborhood to the adjoining homeowners. He assured Council that that was still the intention of the applicant "assuming the parties are amenable."

**PUBLIC COMMENT:**

***Ms. Debbie Geen***, 3128 Walton Boulevard, Chairperson of the Residential Vision Committee, expressed her concern that this development would create extra traffic on Rochester Road. She stressed that Council should ensure that the Master Plan reflects the vision of the citizens and preserves the residential nature of the community.

A motion was made by Barnett, seconded by Holder, that this matter be Accepted for Second Reading and Adoption by Resolution.

Resolved that an Ordinance to Amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to rezone a portion of one parcel of land totaling approximately 0.50 acre, known as Parcel No. 15-35-100-035 from R-4, One Family Residential, to B-3, Shopping Center Business District, and to prescribe penalties for the violation thereof - City File No. 05-037 - Rochester Avon Properties, L.L.C., applicant, is hereby accepted for second reading and adoption, and shall become effective on Friday, March 10, 2006, the day following its publication on Thursday, March 9, 2006 in the Rochester Eccentric newspaper.

The motion carried by the following vote:

**Aye:** Ambrozaitis, Barnett, Holder, Raschke, Rosen and Yalamanchi

**Absent:** Duistermars

**Enactment No:** RES0076-2006

**2006-0044**

Acceptance for Second Reading and Adoption - An Amendment to Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to rezone one parcel of land totaling approximately 9.6 acres, known as Parcel No. 15-22-226-016, from SP (Special Purpose) to PUD (Planned Unit Development) and to prescribe penalties for the violation thereof - City File No. 05-016, Lombardo of Rochester Hills, LLC; applicant

**Attachments:** Agenda Summary Second Reading pdf; Map aerial.pdf; Ordinance.pdf; 011806 Agenda Summary.pdf; Staff Report.pdf; First Reading Resolution.pdf; 0044 Second Reading Resolution.pdf

*Mr. Derek Delacourt, Deputy Director of Planning, indicated that the PUD agreement had been reviewed by the City Attorney who had identified some clarification issues and typographic errors. He assured Council that all of the issues had been addressed and none of these corrections resulted in substantive changes to the text.*

*City Attorney John Staran confirmed Mr. Delacourt's assertions and noted that he was satisfied that all the changes were made and that the applicant's attorney addressed this matter promptly and fully.*

*Mr. Anthony Lombardo and Mr. Greg Windingland of Lombardo Companies, 6303 26 Mile, Washington, were present to answer questions.*

**A motion was made by Barnett, seconded by Raschke, that this matter be Accepted for Second Reading and Adoption by Resolution.**

Resolved that an Ordinance to Amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to rezone one parcel of land totaling approximately 9.6 acres, known as Parcel No. 15-22-226-016, from SP (Special Purpose) to PUD (Planned Unit Development) and to prescribe penalties for the violation thereof - City File No. 05-016, Lombardo of Rochester Hills, LLC, applicant, is hereby accepted for second reading and adoption, and shall become effective on Friday, March 10, 2006 the day following its publication on Thursday, March 9, 2006 in the Rochester Eccentric newspaper.

The motion carried by the following vote:

**Aye:** Ambrozaitis, Barnett, Holder, Raschke, Rosen and Yalamanchi

**Absent:** Duistermars

**Enactment No:** RES0077-2006

2005-0851

Final Planned Unit Development and Rezoning Request Recommendation - City File No. 05-016 - Sheffield Development, a proposed PUD on approximately 9.6 acres, located west of Rochester Road and south of Avon, known as Parcel No. 15-22-226-016. Approval of the PUD constitutes an Amendment to Chapter 138 of the Code of Ordinances of the City of Rochester Hills to rezone the parcel from SP, Special Purpose, to PUD Planned Unit Development, Lombardo Rochester Hills, LLC, applicant.

**Attachments:** Agenda Summary.pdf; Map aerial.pdf; 021606 Sheffield Revised PUD Plan .pdf; 011506 Agenda Summary.pdf; Staff Report.pdf; 010906 PUD Plan.pdf; 0851 Resolution - PUD Agreement Approval .pdf

**A motion was made by Barnett, seconded by Yalamanchi, that this matter be Adopted by Resolution.**

**Resolved that the Rochester Hills City Council hereby approves the Final Planned Unit Development Agreement for Sheffield of Rochester Hills, City File No. 05-016 dated received by the Planning and Development Department January 9, 2006 based on the following eight (8) findings and subject to the following one (1) condition:**

**Findings:**

1. The proposed Final PUD is consistent with the proposed intent and criteria for utilization of the PUD Process.
2. The proposed Final PUD is consistent with the Preliminary Approval for utilization of the process and the Preliminary PUD plan.
3. The proposed plan has not been utilized to avoid applicable requirements of the City's Ordinance. The proposed use is consistent of the intent of the Special Purpose Zoning District.
4. The proposed plan will not add facility loads above those contemplated by the Master Plan. The proposed use is less intense then several uses allowed in the Special Purpose District.
5. The proposed plan promotes the goals and objectives of the Master Plan.
6. The proposed use is consistent with existing and future land use patterns.
7. The proposed plan provides appropriate transition between the existing land uses surrounding the property.
8. That utilization of the PUD process allows the City additional controls to ensure quality building design and site development.

**Condition:**

1. The time frame for construction shall not exceed two years, unless otherwise approved by City Council at a later date.

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

**Aye:** Ambrozaitis, Barnett, Holder, Raschke, Rosen and Yalamanchi

**Absent:** Duistermars

**Enactment No:** RES0078-2006

2005-0861

Request for Site Plan Approval - City File No. 05-016 - Sheffield of Rochester Hills PUD, Lombardo of Rochester Hills, LLC; applicant

**Attachments:** Agenda Summary.pdf; 0861 Resolution - Site Plan Approval.pdf

A motion was made by Barnett, seconded by Yalamanchi, that this matter be Adopted by Resolution.

Resolved that the Rochester Hills City Council hereby approves the Site Plans dated received by the Planning Department on December 12, 2005, for Sheffield of Rochester Hills, City File No. 05-016, a 58-unit Planned Unit Development (PUD) on approximately 9.6 acres, located south of Avon and west of Rochester Road, known as Parcel No. 15-22-226-016, Lombardo of Rochester Hills, applicant, with the following findings and conditions.

**Findings:**

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City ordinances, standards, and requirements can be met subject to the conditions noted below.
2. The location and design of driveways providing vehicular ingress to and egress from the site will promote safety and convenience of both vehicular and pedestrian traffic both within the site, and on adjoining streets.
3. Automobile parking areas have been designed to avoid common traffic problems and promote safety. Further, deferred parking spaces have been identified on-site for future consideration.
4. There will be a satisfactory and harmonious relationship between the development on the site and the existing and prospective development of contiguous land and adjacent neighborhoods.
5. The proposed development does not have an unreasonably detrimental, nor an injurious, effect upon the natural characteristics and features of the parcel being developed and the larger area of which the parcel is a part.

**Conditions:**

1. That any remaining engineering issues identified in the HRC letter dated November 28, 2005 be addressed prior to issuance of a Land Improvement Permit
2. That the Landscape Calculations and Plant Schedule shall be adjusted to conform with the corrections identified in the City Landscape Architect's Memo dated December 15, 2005.
3. Provision of a performance guarantee in the amount of \$76,765.00, as adjusted if necessary by the City, for the proposed buffering/general landscaping and provision of a performance guarantee in the amount of \$15,950.00, as adjusted if necessary by the City, for the parking island trees. Such guarantees to be provided by the applicant prior to issuance of a Land Improvement Permit.
4. Appropriate approvals from the Oakland County Drain Commissioner, the Road Commission for Oakland County, and the Michigan Department of Transportation are obtained prior to issuance of a Land Improvement Permit for this project.
5. Add decking detail (wood steps, platform) to the plan, as shown at December 20, 2005 meeting, to be reviewed by Staff.



6. Indicate on plans, and in Master Deed, a potential emergency fire lane access easement, as approved by Staff, to be located on the northeast corner of the plan between Buildings 11 and 12.

The motion carried by the following vote:

**Aye:** Ambrozaitis, Barnett, Holder, Raschke, Rosen and Yalamanchi

**Absent:** Duistermars

**Enactment No:** RES0079-2006

## NOMINATIONS/APPOINTMENTS

**2006-0122**

Appointment of Historic District Commission (HDC) Representative to the Historic Districts Study Committee (HDSC) to a two-year term to expire December 31, 2007

**Attachments:** Agenda Summary.pdf; 0122 Resolution.pdf

**President Rosen** stated that Mr. Michael Sinclair had expressed interest in serving on this committee.

**Mr. Barnett** nominated Mr. Sinclair.

**A motion was made by Barnett, seconded by Yalamanchi, that this matter be Adopted by Resolution.**

**Resolved that the Rochester Hills City Council concurs with the recommendation of the Historic District Commission and appoints Michael Sinclair as a Historic Districts Commission representative to the Historic Districts Study Committee for a two-year term to expire December 31, 2007.**

The motion carried by the following vote:

**Aye:** Ambrozaitis, Barnett, Holder, Raschke, Rosen and Yalamanchi

**Absent:** Duistermars

**Enactment No:** RES0080-2006

**2006-0154**

Nomination/Appointment to the Zoning / Sign Board of Appeals to fill three (3) three-year terms to expire March 31, 2009

**Attachments:** Agenda Summary.pdf; Nomination Form.pdf; M Brennan Candidate Questionnaire.pdf; G Verschuere Candidate Questionnaire.pdf; P Weisberger Resignation.pdf; Notice of Vacancy.pdf; 0154 Resolution.pdf

**President Rosen** explained that Mr. J. Martin Brennan and Mr. Gerard Verschuere had expressed interest in being reappointed to this board, however, Mr. Paul Weisberger had resigned.

**Ms. Holder** nominated Mr. Brennan and Mr. Verschuere.

**Mr. Barnett** noted that Mr. Jeffrey Shane had indicated interest in serving on either the Zoning Board of Appeals (ZBA) or the Leisure Activities Committee. He asked Mr. Shane, who was present in the audience, which he preferred.

**Mr. Jeffrey Shane** indicated that he preferred the Leisure Activities Committee, but was willing to serve on both.

*President Rosen* noted that he was comfortable allowing a vacancy on the ZBA while the Council investigated other candidates.

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

Resolved that the Rochester Hills City Council appoints **Mr. J. Martin Brennan** and **Mr. Gerard Verschuere** as Citizen Representatives to the Zoning/Sign Board of Appeals to serve three-year terms to expire March 31, 2009.

Be It Further Resolved that the third and final appointment be made following the identification of an appropriate and willing candidate(s).

The motion carried by the following vote:

**Aye:** Ambrozaitis, Barnett, Holder, Raschke, Rosen and Yalamanchi

**Absent:** Duistermars

**Enactment No:** RES0081-2006

**2006-0140**

Resolution to Waive City Council Rules of Procedure, Article VII, Section .02(a)(ii), requiring a two (2) week waiting period in order to proceed with voting to appoint a candidate to the Leisure Activities Committee

**Attachments:** Agenda Summary.pdf; Hafeez letter 022106.pdf; Stein Questionnaire - Supplemental.pdf; 021506 Agenda Summary.pdf; LAC Nomination Form.pdf; S White Resignation.pdf; Questionnaires on file 012706.pdf; Notice of Vacancy.pdf; 0140 Resolution.pdf

*Ms. Holder* clarified that *Mr. Mohammed Hafeez*, who had been nominated for this committee at the previous Council meeting, had since indicated that he was ineligible to serve, therefore, *Jennifer Stein* would be the only candidate.

*Mr. Ambrozaitis* nominated *Mr. Jeffrey Shane*.

*Ms. Holder* suggested that Council waive its Rules of Procedure to allow Council to vote on this matter immediately.

A motion was made by **Holder**, seconded by **Raschke**, that this matter be Adopted by Resolution.

Resolved that the Rochester Hills City Council hereby waives City Council Rules of Procedure, Article VII, Section.02(a)(ii), requiring a two (2) week waiting period in order to proceed with voting to appoint a candidate to the Leisure Activities Committee.

The motion carried by the following vote:

**Aye:** Ambrozaitis, Barnett, Holder, Raschke, Rosen and Yalamanchi

**Absent:** Duistermars

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

Resolved that the Rochester Hills City Council appoints Mr. Jeffrey Shane as a Citizen Representative on the Leisure Activities Committee to fill the unexpired term of Suzanne White; term to expire December 31, 2006.

The motion carried by the following vote:

**Aye:** Ambrozaitis, Barnett, Holder, Raschke and Rosen

**Nay:** Yalamanchi

**Absent:** Duistermars

**Enactment No:** RES0082-2006

## NEW BUSINESS

2006-0058

Discuss Revisions to PUD - City File No. 03-010 - Historic Lorna Stone Village, a PUD on eleven parcels located at the northeast corner of Adams and South Boulevard, zoned PUD, Mondrian Properties Lorna Stone, LLC, applicant

**Attachments:** Agenda Summary.pdf; Map.pdf; Letter Bogaerts 010606.pdf; Historic Lorna Stone.pdf

**Mr. Paul Nine**, Paul L. Nine & Associates, PC, 100 West Long Lake Road, Bloomfield Hills, attorney; **Mr. Mark Abanatha**, Alexander V. Bogaerts & Associates, PC, 2445 Franklin Road, Bloomfield Hills, architect; and **Mr. Joe Maniaci**, Mondrian Properties Lorna Stone, LLC, 1111 West Long Lake Road, Troy; provided City Council with a description of the significant changes to the Lorna Stone project noting the following:

\* The developer is in the process of acquiring additional land at the corner of the development.

\* The plans now include a City gateway at the corner as part of the project.

\* The retention pond will be moved to the corner just behind the gateway sign.

\* The developer intends to purchase the back thirty feet of property of the three houses that abut the development, but are not part of the development.

\* A two-story stacked ranch building will be erected instead of the originally proposed four-story building.

\* The total number of planned residential units has been reduced from over 300 units to 108 units.

\* The developer will request approval for outdoor seating should a restaurant be included in the final project.

\* There will be a rejuvelling of office/work space and live space resulting in approximately 8,500 square feet with a 2,000 to 3,000 square foot mezzanine.

\* The project is based on a neo-traditional design where walking is brought back into the community.

\* A market component has been added that "finishes off this critical window off Adams Road."

\* The live/work building has been turned to front east/west along the main boulevard.

\* *The three single-family homes will be joined architecturally to the project at the expense of the developer.*

**Mr. NINE** stressed that he and his colleagues were seeking support from Council as the purchase of two parcels and the necessary engineering will be expensive and they cannot move forward without a positive response from Council.

**Mr. Derek Delacourt**, Deputy Director of Planning, noted that the applicant had been encouraged by the City to "incorporate a cohesive development for the entire corner" and the City is pleased with their efforts. He further indicated that the Planning Commission was supportive of the plans with these changes. He explained that, if Council is also supportive, the next steps in the process are final site plan review, and then the applicant can return to the Planning Commission and City Council for an amended final PUD agreement and final site plan approval.

**PUBLIC COMMENT:**

**Ms. Debbie Geen**, 3128 Walton Boulevard, Chairperson of the Residential Vision Committee, noted that there is no need for more retail in this area. She stated that the City's "desirability is due to our residential nature," and urged Council to "follow the established residential nature of our community."

**COUNCIL DISCUSSION:**

City Council members praised the changes to the plan and expressed their continued support for the development.

**Discussed**

**(Recess 9:03 p.m. - 9:15 p.m.)**

**2006-0166**

Request for Purchase Authorization - DPS: Nine (9) new vehicles. One (1) vehicle from Buff Whelan Chevrolet, Sterling Heights, MI, for \$12,103.54; three (3) vehicles from Signature Ford/Jeep, Owosso, MI for \$54,617.13; two (2) vehicles from Bill Snethkamp's Lansing Dodge, Inc., Lansing, MI for \$30,268.34; and three (3) vehicles from Red Holman Pontiac GMC Toyota, Westland, MI for \$43,503.00

**Attachments:** Agenda Summary.pdf; Vehicle Purchase Explanation.pdf; Vehicle Specs-Buff Whelan.pdf; Vehicle Specs-Red Holman (CargoVan).pdf; Vehicle Specs-Red Holman (GMC).pdf; Vehicle Specs-Signature Ford.pdf; Vehicle Specs-Snethkamp.pdf; 0166 Resolution.pdf

**Mr. Roger Rouse**, Director of DPS/Engineering; **Mr. Kelley Winters**, Deputy Director of Building/Ordinance Enforcement; and **Mr. Richard Young**, Supervisor of Inspection Services; provided an overview of the vehicle replacement procedures according to the City's Fleet Equipment Policy:

\* *Vehicles are purchased at a bulk rate, resulting in a purchase price considerably lower than that paid by private citizens.*

\* *When fully depreciated, the vehicles are sold for a very good price.*

\* *It is a unique feature exclusive to municipalities that vehicles are bought at a low price and sold at a high price.*

\* *When a vehicle reaches its maintenance threshold (i.e. replacement of brakes, tires, radiator, etc.) it is a good time to replace the vehicle rather than invest a great deal of money in its maintenance.*

\* When, according to the replacement schedule, a vehicle is ready for replacement it is determined by the various department directors to determine whether a specific vehicle will be replaced.

\* Some vehicles, when they reach their replacement time, are moved to the vehicle pool to be used for light use such as travel to seminars, etc.

**Mr. Rouse** explained that this request is not for the entire year, but rather is the first round of estimated purchases. He indicated that any monies not spent are returned to the Fleet Fund.

**Mr. Ambrozaitis** asked staff to investigate the possibility of employees using their own vehicles in the course of their duties and eliminating or reducing the need for City vehicles.

It was noted by **Mr. Rouse** and **Mr. Young** that a change of that sort would require union negotiations and would likely raise questions of City liability. It was also noted that there are times when a four-wheel drive vehicle is necessary and employees' personal vehicles may not always be appropriate.

**Ms. Raschke** expressed concern with regard to City employees being properly identified by their vehicles.

**Ms. Holder** noted that there is a process in place wherein when an employee utilizes his or her own vehicles in the course of their duties the employee is reimbursed by the City for mileage.

**Mr. Yalamanchi** expressed his concern that the projected expenditures from the Fleet Fund for the coming budget years would result in a deficit by 2009 or 2010.

**Mr. Rouse** explained that the different departments are charged a depreciation fee each year for their vehicles, which serves to build the Fleet Fund for the eventual replacement of those vehicles. However, he did note that some vehicle replacements have been deferred into the future resulting in the appearance of a big lump sum in the projected budget. Mr. Rouse noted that the lifecycle of vehicles would be extended with the utilization of the proposed new DPS Facility, as vehicles would be stored in doors and protected from the elements.

**A motion was made by Yalamanchi, seconded by Raschke, that this matter be Adopted by Resolution.**

**Resolved that the Rochester Hills City Council hereby approves a purchase order for nine (9) new vehicles: One (1) Chevrolet Malibu Sedan from Buff Whelan Chevrolet, Sterling Heights, Michigan, in the amount of \$12,103.54; and two (2) GMC cargo vans and one (1) GMC pickup from Red Holman Pontiac GMC Toyota, Westland, Michigan, in the amount of \$43,503.00, utilizing the Oakland County Cooperative Purchasing Program; three (3) Jeep Libertys from Signature Ford/Jeep, Owosso, Michigan, in the amount of \$54,617.13; and two (2) Dodge Dakota pickups from Bill Snethkamp's Lansing Dodge, Inc., Lansing, Michigan, in the amount of \$30,268.34, utilizing the State of Michigan's MiDeal Extended Purchasing Program.**

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

**Aye:** Ambrozaitis, Barnett, Holder, Raschke, Rosen and Yalamanchi

**Absent:** Duistermars

**Enactment No:** RES0083-2006

**2006-0167**

Adoption of Resolution to Reschedule the March 22, 2006 City Council Work Session due to the Michigan Municipal League Legislative Conference being held on the same date to March 29, 2006

**Attachments:** Agenda Summary.pdf; 0167 Resolution.pdf

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

**Whereas, the Michigan Municipal League Legislative Conference is being held on Wednesday, March 22, 2006, the same day City Council has scheduled a Regular Work Session.**

**Resolved that the Rochester Hills City Council hereby agrees to change the Regular Work Session of Wednesday, March 22, 2006 to Wednesday, March 29, 2006.**

**Further Resolved that the City Clerk shall provide proper notice of the Meeting Schedule change pursuant to 15.265, Section 5(3) of the Michigan Open Meetings Act, Public Act No. 267 of 1976 as amended.**

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

**Aye:** Ambrozaitis, Barnett, Holder, Raschke, Rosen and Yalamanchi

**Absent:** Duistermars

**Enactment No:** RES0084-2006

## COUNCIL COMMITTEE REPORTS

**2006-0125**

Report from Administration & Information Services Committee regarding the Request for Consideration from Council Member Yalamanchi regarding proposed resolutions be presented at least seven (7) working days prior to a Council Meeting by City Council Members

**Attachments:** Agenda Summary.pdf; 020706 Referral to CC.pdf; 020206 Memo Galeczka.pdf; 122005 Request Yalamanchi - item #3.pdf; 0125 Resolution.pdf

**Removed from Agenda**

### **Leisure Activities Committee (LAC)**

*It was noted by members of the LAC that there may be a need to dissolve the Committee, noting the redundancy of issues being discussed. They also noted the frequency of cancelled meetings due to a lack of agenda items.*

***Mr. Barnett** noted that the purpose of the Council communication committees is to review issues before they come before Council "so everything isn't completely new when it comes forward." He acknowledged that the process will, by its nature, result in some redundancy.*

***Ms. Holder** suggested that there may be more issues that should be brought before the LAC, such as grant requests and the Festival of the Hills preparation plans, that are not currently being discussed at that level.*

***Ms. Raschke** suggested the creation of a Parks & Recreation Board with more resident participation.*

*Mr. Yalamanchi concurred with Ms. Raschke's suggestion, noting that a meeting body could be created similar to the Green Space Advisory Board.*

*President Rosen indicated that this matter could be discussed in greater detail at a future Council Work Session.*

**Community Development & Viability (CDV) Committee**

*Mr. Barnett, Chair of the CDV Committee, noted that the Solid Waste issue would be brought before Council on March 29th after having been re-evaluated by the CDV Committee. He further indicated that the matter of conservation easements was being examined.*

## ANY OTHER BUSINESS

*President Rosen asked Council members if they had any suggestions regarding Ms. Melinda Hill's request that she attend Master Land Use Plan Update meetings as the Historic District Commission representative.*

*Mr. Ambrozaitis noted that he was "not against it."*

## NEXT MEETING DATE

*Special Budget Work Session - Wednesday, March 8, 2006 at 7:30 p.m.*

## ADJOURNMENT

*There being no further business before Council, President Rosen adjourned the meeting at 10:07 p.m.*

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*JAMES ROSEN, President  
Rochester Hills City Council*

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*JANE LESLIE, Clerk  
City of Rochester Hills*

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*MARGARET A. MANZ  
Administrative Secretary  
City Clerk's Office*

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