

**MINUTES of a Regular Rochester Hills City Council Work Session** held at 1700 W. Hamlin Road, Rochester Hills, Michigan, on Wednesday, July 23, 2003 at 7:30 PM.

**1. CALL TO ORDER**

President Dalton called the Regular Rochester Hills City Council Work Session to order at 7:37 p.m. Michigan Time.

**2. ROLL CALL**

Present: President John Dalton; Members Bryan Barnett, Lois Golden, Melinda Hill, Barbara Holder

Absent: Members Jim Duistermars, Gerald Robbins

**QUORUM PRESENT**

Others Present: Pat Somerville, Mayor  
Jane Leslie, Deputy Clerk  
John Staran, City Attorney  
Scott Cope, Director of Building/Ordinance Enforcement  
Derek Delacourt, Planner II  
Roger Rouse, Director of DPS  
Bob Spaman, Director of Finance

President Dalton stated Members Duistermars and Robbins provided previous notice that they would absent and asked to be excused.

**3. PLEDGE OF ALLEGIANCE**

**President Dalton** made two announcements:

- The League of Women Voters - Oakland Area is hosting a candidate's night for the Rochester Hills Primary election on August 4th at Rochester College. All residents were invited to attend with proceedings to be broadcast on WOW Channel 10 and Comcast Channel 55.
- The United States Attorney for the Eastern District of Michigan is presenting a program concerning the USA Patriot Act to be held Wednesday, July 30, 2003, at Wayne State University. The City Attorney and all members of Council were invited to attend.

**4. PUBLIC COMMENTS**

**Mr. Lee Zendel**, 1575 Dutton Road, discussed the map presented during a PowerPoint presentation at a previous meeting that described the waste hauling fees under a single hauler plan. Mr. Zendel questioned the accuracy of the fees outlined, citing anecdotal statistics to illustrate what he considered inconsistencies in the data presented.

**Ms. Suzanne White**, 1598 Parke, offered an update of the Holiday Helpers. She listed several fund raising events coming up, including a Back-to-School program, a Premier Jewelry party and a Bowling fundraiser on September 5th at Classic Lanes.

**Ms. Vanessa Jakubowski**, 177 Fontainebleau Court, continued the update of the Holiday Helpers with a brief description of the Back-to-School program that supplies needy children with backpacks, binders, crayons, etc. She mentioned the location of collection bins throughout the city as well as contact numbers.

5. **ADOPTION OF RESOLUTION** to adjourn to Closed Session at the conclusion of tonight's meeting (July 23, 2003) for the purpose of discussing an Attorney/Client Privileged Communication (A0008) (Members received an Agenda Summary Sheet dated July 16, 2003, from Susan Galeczka, City Council Liaison)

Resolution A0008-2003-R0262

**MOTION** by Golden, seconded by Barnett,

**Resolved** That the Rochester Hills City Council hereby agrees to meet in Closed Session, as permitted by State Statute MCLA 15.268, Section 8(a), at the close of business of the Regular City Council Work Session held Wednesday, July 23, 2003 and will not return to Open Session at its conclusion. The purpose of the Closed Session is to discuss a confidential attorney/client privileged communication.

**ROLL CALL VOTE:**

Ayes: Dalton, Holder, Barnett, Golden, Hill

Nays: None

Absent: Duistermars, Robbins

**MOTION CARRIED**

6. **ADMINISTRATION**

- 6a. **Planning Department** - PUD pre-application presentation on Historic Lorna Stone Village, multiple properties consisting of approximately 24 four acres, located near the northeast corner of Adams and South Boulevard; zoned R-4 (One-Family Residential); Lorna Stone Development, Applicant (A0678) (Members received an Agenda Summary Sheet dated July 14, 2003, from Derek Delacourt, Planner II, with attachments)

Introduced by **Mr. Derek Delacourt**, Planner II, **Mr. Robert Gibbs**, Gibbs Planning, 330 East Maple, Birmingham, Michigan, and **Mr. Joe Maniaci**, Lorna Stone Development LLC, 50215 Schoenherr, Shelby Township, Michigan, presented a detailed PowerPoint presentation that outlined their proposed mixed-use development at Adams Road and South Boulevard.

**Mr. Gibbs** described the development as approximately twenty-four (24) acres of a mix of single- and multi-family dwellings for sale. He emphasized that there would be no rental units in the development. He spoke at length about the existing historic house at the site describing the architectural style and how it would be integrated into the development. He described the surrounding uses--an assisted living facility, an American House complex, a Baptist church--and how they would also be integrated into the development. Mr. Gibbs PowerPoint presentation included many photos of similar developments throughout the United States, and he noted the popularity of such developments. He also stated that these homes often increase in value very quickly. He spoke of the natural surroundings of the site.

Mr. Gibbs described the unique design of the homes emphasizing the placement of garages at the rear of the structures. He stated that they would be requesting a change in the ordinance that requires lots of at least seventy (70) feet. He indicated that with garages in the rear of the home, the same distances between homes can be maintained on the smaller lot size of fifty (50) feet.

With regard to the commercial aspect of the development, Mr. Gibbs noted that the Rochester Hills 1999 Master Plan calls for mixed use in strategic areas of the city. In particular, retail should be restricted to major intersections. He indicated that the appropriate convenience retail would be patronized by both residents and outside consumers. This easy accessibility to all residents within and adjacent to the development would encourage physical fitness and would reduce, rather than contribute to, automobile traffic.

#### **RESIDENT COMMENTS:**

**Ms. Patricia Turner**, 2407 Culbertson, stated that she finds this development plan very interesting and hoped the City Council would allow it to proceed.

#### **COUNCIL COMMENTS:**

**Mr. Barnett** stated that he was happy to see the level of detail presented by Mr. Gibbs and Mr. Maniaci. He asked Mr. Gibbs if he had any data on the occupancy rates of similar communities. He went on to question whether there would be any difficulties from a utility or garbage pickup standpoint with regard to the rear garage design.

**Mr. Gibbs** indicated that the contrary would be true, utilities and fire departments would have easier access to both the front and rear of the home due to the alleyways. He assured Mr. Barnett that all streets would be built to city standards.

**Mr. Barnett** questioned the visibility of the homes from South Boulevard.

**Mr. Gibbs** explained that all homes on South Boulevard would face the road, so passing traffic will only see the fronts of houses.

**Mr. Barnett** questioned whether the residents of the corner parcel had been contacted and given the opportunity to voice any opposition to this development.

**Mr. Maniaci** stated that the developer's have purchased the resident's yard, but the residents insist that they want to stay in their home. He further indicated that they were attempting to move the residents into one of the new homes in the development.

**Mr. Gibbs** showed further examples of similar local development and advised the Council to visit these sites.

**Mr. Barnett** questioned the plans for the commercial use at the intersection. He expressed concern that there be a balance between what is supportable and what is appropriate for a residential development such as this. He noted that, for example, a 7 Eleven would not be appropriate.

**Mr. Gibbs** assured Mr. Barnett that potential residents would likely have the same concerns regarding the commercial aspect of the development and will want protection from inappropriate commercial operators.

**Mr. Barnett** expressed a desire to see more information on the commercial aspect of this development. He then expressed curiosity about the two lots that appear to back up to the commercial area.

**Mr. Gibbs** explained that those particular units are multi-family and, thus, do not have the same backyards as single-family homes. Multi-family units have the park access instead.

**Mr. Barnett** indicated that he would be willing to change the variance in the case of this development from seventy (70) feet to fifty (50) feet due to the unique layout of the development. He expressed his belief that this design maintains the spirit and integrity of that ordinance.

**Ms. Hill** expressed enthusiasm for the development and stated that the community needs some diversity. She indicated that this type of development is ideal for those citizens who want to downsize to smaller homes without having to leave the community. She suggested more of a mix between the multi- and single-family units. She too expressed her support for allowing a deviation from the variance, and felt it would not set a precedent for future developments. She felt that the commercial use would be an asset, greatly appreciated by residents and adjacent residents alike.

Ms. Hill went on to comment on the historic home, noting her hope that the developer will keep within the guidelines for a historic restoration dictated by the city ordinances. She hoped they would respect the "core balance" of the historic

building while allowing it to compliment the development. She indicated that the historic building will be an asset.

**Ms. Holder** questioned whether there are any plans for more commercial to be developed in that area.

**Mr. Maniaci** stated that the surrounding areas were all residential.

**Ms. Holder** expressed her appreciation that the nearby senior citizens would be able to walk within the development. She encouraged the developer to widen the sidewalks to accommodate electric scooters. She also questioned whether the sidewalks would run all the way to the senior housing.

**Mr. Gibbs** assured Ms. Holder that the sidewalks would link all of the surrounding uses to the development.

**Ms. Golden** stated that she likes to encourage this sort of development which encourages physical fitness by allowing adults and children to walk and ride bicycles as opposed to using automobiles for transportation at all times.

**Mr. Gibbs** stated that the average suburban house generates ten (10) automobile trips per day. This development would generate between six (6) and seven (7) trips and many people will not use their cars at all on the weekend.

**Mayor Somerville** expressed her belief that this is "the best plan to come forward in twenty years."

**President Dalton** echoed the positive response of his fellow Council Members. He then asked for information about the developer.

**Mr. Maniaci** gave a brief description of his career as a developer, citing fifteen (15) years in the business. He stated that he and his brother have developed eight (8) projects and normally follow the standards of the local community. He expressed his excitement for this development and stated that he feels this is a wonderful opportunity for use of the City's PUD because of the historic house on the site.

**Ms. Hill** reiterated her desire to see more of a mix of the housing uses (multi- and single-family) in the development layout. She expressed her desire to see diversity as opposed to one entire block with the same type of housing.

**Mr. Gibbs** assured the Council that all of the housing will be built equally well, and expressed his belief that it will be a "great community."

(Recess 9:10 pm. – 9:28 pm.)

**6b. Public Services -**

- i. Presentation on Roads (A0016) (Members received an Agenda Summary Sheet dated July 18, 2003, from Roger Rousse, Director of DPS, with attachments)

**Mr. Rousse**, using a brief PowerPoint presentation, summarized the problems with the local roads indicating that fifty-five (55) miles of local roads are rated poor. He cited drainage as the single greatest detriment to roads. He contended that if the City were to act immediately they may be able to extend the life of the roads for six or eight years. He estimated that repairs would cost \$750,000 to \$1,000,000 per mile of road, but that there are no provisions in the City Charter to address these issues and the road fund will be broke by 2005. He noted that the five-year local road program maintained the status quo, but the roads are now deteriorating faster than they can be repaired.

As a possible solution, Mr. Rousse suggested appointing a citizen's advisory panel to address the issue. He noted that this had been done in 1998 and felt it would be appropriate again.

**Ms. Golden** asked for clarification of the past millages.

**Mr. Rousse** did not have the specific information, but indicated that millages have been successful in neighboring communities that are experiencing similar road problems. He encouraged a very intense communication campaign targeted toward citizens. He suggested giving residents a choice of the level of action to be taken: stop gap program, good program, best program. He noted that Farmington Hills determined the average amount each household would pay per month for a road repair millage.

**Ms. Golden** indicated that state law requires that the City maintain Class C roads. She wondered if it is possible to evaluate an SAD program to address people's concerns regarding paying for "other people's" roads.

**Mr. Rousse** suggested conducting surveys resulting in statistical analysis to determine a plan of action. He suggested polling the residents to determine their expectations and their willingness to support the necessary financial solution. He estimated the City would need between \$7 and \$8 million dollars annually. He indicated that that level of funding would provide a base program, neither the best nor the worst. With this budget, in time, the City could begin to improve the roads faster than they deteriorate. He noted that when roads begin to deteriorate that deterioration is very rapid, thus there is definitely a financial incentive to an accelerated repair program. Mr. Rousse stated that the evaluation and planning has all been done. The only thing lacking is the funding.

**Ms. Golden** and **Mr. Spaman** (Director of Finance) discussed the funds that have been spent under the previous road plan, noting that there is approximately a \$2.5 million dollar deficit.

In response to an inquiry by **Mr. Barnett, Mr. Spaman** estimated that the \$7 or \$8 million a year towards adequate roads would equal \$2.5 million in millage terms.

**Mr. Barnett** then questioned how that amount translates to the homeowner. He indicated that he likes the idea of an information campaign and allowing residents to choose the level of improvement and spending.

**Mr. Rouse** reiterated that a great deal of the planning has already been completed and the only outstanding issue is the funding. Again, he stressed a statistically significant survey that would identify the electorate and how to address them.

**Mr. Barnett** expressed his concern that there was no time for such an approach. He stated that a Council directed citizens committee would need to be organized immediately.

**Ms. Holder** stated that voters do not like programs that last indefinitely. She stated that they need to establish the quickest way to poll the citizens and address this problem.

**Ms. Hill** agreed with the idea to seek a proposal from an outside consultant to poll the residents. She also expressed her support for a program to educate the public. She suggested a public relations group that can help the City disseminate the necessary information to the public. She determined that a "tax situation" is unavoidable.

**Ms. Golden** felt that previous millage elections were an indication of what could be expected from the public. She suggested examining statistics from other communities. It was her contention that an education campaign would take at least two years and she was not in favor of the situation carrying over to a potentially new Council.

**President Dalton** expressed his support for soliciting proposals for statistical studies to determine the best approach. He feels that the previous approaches failed and are not worth repeating.

**Ms. Hill** agreed and stated that any information campaign will have to go beyond the use of Channel 55 and the *Hills Herald*.

**Mr. Rouse** suggested that requesting a millage that will likely fail, may actually be beneficial in that a post voter poll may be possible and could garner much needed citizen feedback on this specific subject.

**Ms. Holder** pointed out that many citizens confuse the tax issues associated with the City Council with those of the school system or OPC. She expressed a desire to include a clarification of this situation in any educational campaign.

The Council determined that requesting proposals for statistical analysis and resident polling would be a good first step in the process of addressing this issue.

(Recess 10:35 p.m. – 10:49 p.m.)

- ii. Update on DPS Facility (A0263) (Members received an Agenda Summary Sheet dated July 18, 2003, from Roger Rouse, Director of DPS)

**Mr. Roger Rouse** briefly updated Council on the status of the evaluation and remediation of soil conditions at the DPS garage, indicating that an area of only 200 feet would require the necessary cleanup.

He also stated that an architectural firm and construction manager has been chosen for the DPS Facility project and the project is progressing steadily.

**Mr. Spaman** stated that RFBs (requests for bids) would be sent early next week for the sale of the Letica building. He also noted that there are already approximately six interested parties.

**Resident Lee Zendel**, 1575 Dutton Road, questioned why the previous company responsible for cleaning the DPS site was not being held accountable for the current contamination.

**Mr. Rouse** stated that it was not possible to determine if the previous company missed this contamination or if it is new contamination.

**7. COMMENTS & ANNOUNCEMENTS**

**7a. City Council Members**

**Mr. Barnett** noted that the Community Development & Viability Committee (CDV) is meeting Thursday, July 24, 2003 to discuss student applications for committee youth representatives, and he would provide an update at the next Regular City Council meeting.

**7b. Mayor**

**Mayor Somerville** had nothing to report.

**7c. Attorney**

**Mr. Staran** had nothing to report.

**8. ANY OTHER BUSINESS**

No other business was presented.

**9. NEXT MEETING DATE - Wednesday, August 6, 2003 - Regular Meeting 7:30 p.m.**

**10. ADJOURNMENT**

There being no further business to discuss before Council, President Dalton adjourned the meeting at 10:58 p.m.

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**JOHN L. DALTON, President**  
Rochester Hills City Council

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**MARGARET STRATE**  
Administrative Secretary

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**BEVERLY A. JASINSKI, Clerk**  
City of Rochester Hills