

Ms. D'Agostini responded that it would be a business similar to Beyond Juice, which would not require ventilation as this building is not equipped for a high-volume food business.

Mr. Walker questioned if there are any tenants yet for this building.

Ms. D'Agostini stated they do not have any leases currently, but because the construction has progressed, they currently have tenants interested in the building.

A motion was made by Bowyer, seconded by Hetrick, that this matter be Adopted by Resolution. The motion CARRIED by the following vote:

Aye 7 - Blair, Bowyer, Deel, Hetrick, Mungioli, Walker and Morlan

Enactment No: RES0261-2021

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use to allow for a drive-through operation, associated with a two-story 29,000 sq. ft. mixed use building with retail, office and restaurant use on approximately 2.6 acres located on the west side of Rochester Rd and north of South Blvd., Parcel No. 15-34-477-018, zoned B-3 Shopping Center Business District, subject to the following findings and conditions.:

Findings:

- A. The proposed use will promote the intent and purpose of the Zoning Ordinance.
- B. The building has 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.
- C. The proposal should have a positive impact on the community as a whole and the surrounding area by further offering jobs.
- D. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
- E. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
- F. 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.

2021-0465 Request for Approval of the Purchase Agreement for 2977 Eastern Avenue

located on the east side of Eastern Avenue, south of Auburn Road

Attachments: [11152021 Agenda Summary.pdf](#)
[Purchase Agreement.pdf](#)
[Location Map.pdf](#)
[Resolution \(\).pdf](#)

Sara Roediger, Planning and Economic Development Director, explained the Auburn Road Corridor project has continued to evolve and a public parking lot on the south side of Auburn Road was recently approved. She added that another opportunity has presented itself to expand that public parking lot and almost double the amount of parking spaces. She stated the request is for the approval to purchase 2977 Eastern to expand the parking lot.

Mr. Lee Zendel, 1575 Dutton, inquired what the purchase price for the property is.

Ms. Roediger responded the parcel purchase price is \$160,000. She explained that the cost of construction was \$600,000 for the original parking lot, and with the addition of this parcel it will add an additional \$150,000 in construction costs.

President Deel commended Ms. Roediger and Ms. Valentik and pointed out most of the work done on the Auburn Road Corridor is based on the relationships that they have built with the business owners and the residential community along Auburn Road.

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

Aye 7 - Blair, Bowyer, Deel, Hetrick, Munglioli, Walker and Morlan

Enactment No: RES0262-2021

Resolved, that the Rochester Hills City Council hereby approves the Purchase Agreement for the 0.279 acres of land at 2966 Eastern Avenue, Parcel #15-36-226-062, located on the east side of Eastern Avenue, South of Auburn Road.

Be It Further Resolved, that the Mayor is authorized to undertake such actions and to execute and deliver on the City's behalf such additional documents that are necessary and appropriate to consummate this transaction.

2021-0437 Request for Purchase Authorization - PLANNING: Blanket Purchase Order/Contract for Planning Consulting Services in the amount not-to-exceed \$175,000 through November 30, 2024; Giffels Webster, Birmingham, MI

Attachments: [11152021 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(\).pdf](#)

Sara Roediger, Planning and Economic Development Director, stated Giffels Webster has been under contract as the City's Planning Consultants for the last five years, allowing \$25,000 per year for three years to assist the Planning Department with zoning ordinance amendments, special studies, and areas that go beyond the expertise of the limited Planning staff. She pointed out every five years the City's Master Plan has to be updated per state law and Giffels Webster will assist with that update.