

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, JANUARY 12, 2015 AT 7:00 P.M.
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 TEN MILE ROAD**

Mayor Gatt called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Gatt, Mayor Pro Tem Staudt, Council Members Casey, Markham, Mutch, Poupard, Wrobel

ALSO PRESENT: Peter Auger, City Manager
Victor Cardenas, Assistant City Manager
Thomas Schultz, City Attorney

APPROVAL OF AGENDA:

CM 15-01-002 Moved by Wrobel, seconded by Poupard; CARRIED UNANIMOUSLY:

To approve the Agenda as presented.

Roll call vote on CM 15-01-002 **Yeas: Staudt, Casey, Markham, Mutch,
Poupard, Wrobel, Gatt**
Nays: None

PUBLIC HEARING:

1. Public hearing regarding the possible dissolution of the Lake Improvement Board for Walled Lake as set forth in the City Council resolution to establish the Lake Board on January 12, 2009.

Public Hearing opened at 7:01 p.m.

Jerry Anderson, 127 S. Pontiac Trail, noted he was also President of Lakes Area Homeowners Association and urged Council to maintain the Lake Board. With two lakefront parks and beaches, there are a lot of issues with weeds and e-coli. The health of the lake has vastly improved with the Lake Board. He thanked all the volunteers on the Lake Board and encouraged Council to extend the Lake Board.

Michael Condon, 1411 West Lake Drive, stated the lake used to be filled with weeds which shut the beaches down. Now everything was sanitary and safe. He urged Council to continue the Board.

Gary Zack, 359 South Lake Drive, stated that the lake was a natural resource. The Lake Board had helped with that; he noted the weeds used to clog up everywhere and that the stench was horrible when the weeds collected on the shore. It was a great lake; he was strongly in favor of continuing the Lake Board.

Public Hearing closed at 7:05 p.m.

PRESENTATIONS – None

REPORTS:

1. MANAGER/STAFF – None
2. ATTORNEY – None

AUDIENCE COMMENT – None

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 15-01-003 Moved by Casey, seconded by Wrobel; CARRIED UNANIMOUSLY:

To approve the Consent Agenda as presented.

- A. Approve Minutes of:
 1. December 22, 2014 – Regular meeting
- B. Approval to award a two-year Façade/Architectural Consulting Services Contract to DRN and Associates (with option for two additional one-year renewals) and adoption of revised fee schedule, effective January 13, 2015.
- C. Approval to award an engineering services agreement with URS Corporation for design engineering services related to the 2015 Chip Seal Program in the amount of \$16,784.
- D. Approval to award engineering design services to URS Corporation for the design of the Nine Mile Road Water Main Extension between Novi Road and Center Street in the amount of \$31,074.
- E. Acceptance of West Park Place subdivision streets and adoption of Act 51 New Street Resolution accepting Brush Park Court and Martell Court as public, adding 0.17 miles of roadway to the City's street system.
- F. Approval of Traffic Control Orders 15-01 and 15-02 for traffic control signs installed in West Park Place subdivision.
- G. Acceptance of a warranty deed from Varsity Lincoln Properties, LLC. for the master planned 60-foot right-of-way along the east side of Wixom Road (parcel 22-17-101-029) as part of the Varsity Lincoln Display Lot development.

- H. Approval of an agreement with Harbor House Publishers to produce a fifth edition Community Profile and accompanying Economic Development complimentary pieces at no cost to the City of Novi.
- I. Approval of Claims and Accounts – Warrant No. 931

Roll call vote on CM 15-01-003

**Yeas: Casey, Markham, Mutch, Poupard,
Wrobel, Gatt, Staudt**

Nays: None

MATTERS FOR COUNCIL ACTION

- 1. Consideration of Zoning Ordinance Text Amendment 18.273 to amend the City of Novi Zoning Ordinance at Article 4, R-1 through R-4 One-Family Residential Districts, Section 402, Principal Uses Permitted Subject to Special Conditions in order to allow additional height for places of worship, subject to certain standards. **FIRST READING**

Mayor Gatt commented the Planning Commission was concerned with the ordinance and would like to amend it to allow a building to be built on 13 Mile and Meadowbrook Road.

CM 15-01-004

Moved by Wrobel, seconded by Poupard; MOTION CARRIED: 6-1

To approve the Zoning Ordinance Text Amendment 18.273 to amend the City of Novi Zoning Ordinance at Article 4, R-1 through R-4 One-Family Residential Districts, Section 402, Principal Uses Permitted Subject to Special Conditions in order to allow additional height for places of worship, subject to certain standards. FIRST READING

Member Mutch said he didn't have any problem amending the zoning ordinance to accommodate places of worship. The petitioner had provided a detailed explanation why they needed the additional height of the building. He was concerned, in general, with the potential for buildings of this size in the Residential Districts. He felt a 65 foot building adjacent to a residential district is a significant structure even though the setbacks have been increased. The way the language is written, it will be allowed in all of our Residential Zoning Districts. The Special Land Use provisions give the Planning Commission the ability to hold the project to higher standards. He would be more comfortable with restricting it to the RA zoning District. It would limit the number of locations in the City where this use could be built. He noted the R-1 to R-4 Districts may have minimal zoning setbacks for the adjacent residential uses. He thinks this will set a precedent by allowing taller buildings into the other zoning districts. He requested some analysis from Administration of limiting this at the final reading to RA districts. Member Casey echoed much of what Member Mutch had said. Her concerns were with the ordinance and not the project. There are other places of worship on RA lots and this amendment is so specific for the applicant in one incident. It would exclude other

places of worship from having the same opportunity if they needed it. She too would feel comfortable with it being addressed as Residential Acreage rather than R-1 through R-4.

Roll call vote on CM 15-01-004

**Yeas: Staudt, Casey, Mutch, Poupard, Wrobel,
Gatt**

Nays: Markham

2. Approval of a Resolution Regarding Continuation of the Walled Lake Improvement Board.

Mayor Gatt explained that there is a provision for Council to review the continuation of the Improvement Board.

Mayor Pro Tem Staudt asked if the motion has to be required for 5 years or can it be reconsidered on another term. City Attorney Schultz said they are not required to adopt it another 5 years. They have the authority to look at the dissolution and it is a statutory process and it will not have a mandatory review after 5 years. The five years would be a reminder to review the issue.

CM 15-01-005

Moved by Staudt, seconded by Poupard; CARRIED UNANIMOUSLY:

To approve a resolution regarding continuation of the Walled Lake Improvement Board.

Member Markham said Walled Lake did not have the 5 year review and she asked about residents being notified when treatment occurs. Mr. Hayes, Director of Public Services confirmed they notify the residents around the Lake of the weed treatment. Member Mutch thought the 5 year review was appropriate at the time. The Board has been a success. The work the Board is doing needs to be ongoing and this is the best vehicle to address the needs of the Lake area. Member Poupard echoed Member Mutch and noted the consistent application and the harvesting of weeds is why it's successful and encouraged the consistent, continuous monitoring and improvement the Board is doing.

Roll call vote on CM 15-01-005

**Yeas: Mutch, Poupard, Wrobel, Gatt, Staudt,
Casey, Markham**

Nays: None

3. Second Quarter Budget Amendment

CM 15-01-006

Moved by Staudt, seconded by Poupard; CARRIED UNANIMOUSLY:

To approve the second Quarter Budget Amendment.

Roll call vote on CM 15-01-006

**Yeas: Poupard, Wrobel, Gatt, Staudt, Casey,
Markham, Mutch**

Nays: None

AUDIENCE COMMENT – None

COMMITTEE REPORTS – None

MAYOR AND COUNCIL ISSUES – None

CONSENT AGENDA REMOVALS FOR COUNCIL ACTION – None

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 7:23 P.M.

Robert J. Gatt, Mayor

Maryanne Cornelius, City Clerk

Transcribed by Jane Keller

Date approved: January 20, 2015