

1. CALL TO ORDER

Mayor Bikson at 7:00 p.m.

2. ROLL CALL

PRESENT: Mayor Stuart Bikson, Mayor Pro Tem Nancy Salvia, Councilmembers Christian Hauser, Debbie Jones, Sara King, Steve Sage and Marilyn Trent.

ABSENT: None.

3. PLEDGE OF ALLEGIANCE

Mayor Bikson led the Pledge of Allegiance.

Mayor Bikson offered Rochester's best wishes to the City of Rochester Hills after a recent shooting.

Mayor Bikson requested a moment of silence for the passing of Marye Miller, former director for the Older Persons' Commission.

4. PUBLIC COMMENT SCHEDULED/NON SCHEDULED/PRESENTATIONS

Paula Potter and Diane Freeborn-Fletcher both commented on the recent flooding on Griggs Street.

5. MINUTES

5A. Consideration of the Minutes of the Regular Meeting held June 10, 2024.

MOTION: Trent moved, Jones seconded,

To approve the Minutes of the Regular Meeting held June 10, 2024.

VOTE: YES: Bikson, Salvia, Hauser, Jones, King, Sage and Trent.

NO: None.

Motion Carried.

6. CONSENT AGENDA

NONE.

7. OLD BUSINESS/ TABLED ITEMS.

NONE.

8. PUBLIC HEARINGS

8A. Public Hearing for an Ordinance Amendment for the Zoning Code, Article 11 – CBD, Central Business District, Article 13 – B-1, General Business District, Article 14 – O-1, Limited Office District and Article 15 – O-2 Restricted Office District, to provide for short term rentals as Special Exemption Uses; and for an Ordinance Amendment for the City Code, Chapter 12 – Businesses

and Business Regulations, Article IX, Rental Property, to provide regulations and prohibitions regarding short term rentals. Both Ordinance Amendment are to be considered for Introduction and First Reading following the Public Hearing.

City Attorney Jeff Kragt highlighted points in the Ordinance Amendments saying that Short Term Rentals will be only allowed in the CBD - Central Business District, B-1 – General Business District, O-1 – Limited Office District and O-2 – Restricted Office District and would be prohibited in all residential districts; the property will be required to be licensed and inspected by the Fire Department; rentals shall be for 28 days or less with a minimum of 48 hours.

City Council discussed questions they had.

Mayor Bikson opened the Public Hearing at 7:25 p.m.

James Cunningham, Parkdale, preferred allowing short term rentals in residential districts with the same protections as the Central Business District.

Nancy Dossin, Ludlow, noted there is has been a rental next to her home for many years that had problems and asked the process to complain regarding rentals. She does not support short term rentals.

Woman on E. University does not want short term rentals.

Man who has rentals mostly for professionals and prefers that there only be punishment for people doing a bad job and not take away the ability for those that are doing a good job.

Judy Pallazolo, W. Second Street, would prefer a limit on the number of short term rentals in the City.

Mayor Bikson closed the Public Hearing at 7:32 p.m.

City Council continued discussion.

MOTION: Salvia moved, Trent seconded,

To give Introduction and First Reading to an amendment to the Zoning Code, Article 11 – CBD, Central Business District, Article 13 – B-1, General Business District, Article 14 – O-1, Limited Office District and Article 15 – O-2 Restricted Office District, to provide for short term rentals as Special Exemption Uses; and to give Introduction and First Reading to and amendment to the City Code, Chapter 12 – Businesses and Business Regulations, Article IX, Rental Property, to provide regulations and prohibitions regarding short term rentals.

VOTE: YES: Bikson, Salvia, Hauser, Jones, King, Sage and Trent.

NO: None.

Motion Carried.

8B. Public Hearing for a rezoning request from Champion Development for the property at 704 Woodward to be rezoned to RM-1 (Multiple Family Residential) from I-1 (Limited Industrial District). The Planning Commission approved their site plan for 45 luxury townhomes on the 3.81 acre parcel contingent on the approval of the rezoning.

City Planner Vidya Krishnan reviewed the request and stated that their opinion is that the rezoning meets the Zoning Ordinance standards for such a rezoning based on nine findings of fact:

1. The proposed rezoning is not a conditional rezoning but has been presented in conjunction with a site plan application for consideration by the applicant.
2. The proposed rezoning, while not consistent with the future land use plan recommendation, is in keeping with the City's revised vision for the area.
3. The proposed RM-1 zoning has greater building height limitations and setback requirements than the RT district proposed by the Master Plan.
4. The proposed rezoning is compatible with the site's physical, geological, hydrological and other environmental features.
5. The proposed rezoning and development of the site is compatible with the surrounding area.
6. The proposed rezoning will not impact the City's ability to provide services to the site.
7. The proposed rezoning will likely result in fewer trips in and out of the site and lesser traffic than if the parcel were to be developed under the current I-1 designation.
8. The proposed rezoning and subsequent development will comply with the development standards for the RM-1 districts.
9. The proposed rezoning will not create an isolated or spot zone.

City Council discussed the item.

Mayor Bikson opened the Public Hearing at 8:06 p.m.

Rick Zappella, member of the Fraternal Order of Eagles located adjacent to the parcel, expressed concerns over the development of residences so close to their location which holds many fundraising events that include music and outdoor activities.

Cody Smith, Ludlow, gave Council a lengthy presentation opposing the rezoning request and the development.

Mile Lopez, Woodward, does not support the rezoning.

Mayor Bikson closed the Public Hearing at 8:32 p.m.

Council continued discussion. Trent and Jones preferred rezoning to the RT district as suggested in the Master Plan.

MOTION: Salvia moved, Hauser seconded,

To approve the rezoning request and amend the Zoning Map for the property at 704 Woodward to be rezoned to RM-1 (Multiple Family Residential) from I-1 (Limited Industrial District) based on nine findings of fact:

01. The proposed rezoning is not a conditional rezoning but has been presented in conjunction with a site plan application for consideration by the applicant.
02. The proposed rezoning, while not consistent with the future land use plan recommendation, is in keeping with the City's revised vision for the area.
03. The proposed RM-1 zoning has greater building height limitations and setback requirements than the RT district proposed by the Master Plan.
04. The proposed rezoning is compatible with the site's physical, geological, hydrological and other environmental features.
05. The proposed rezoning and development of the site is compatible with the surrounding area.
06. The proposed rezoning will not impact the City's ability to provide services to the site.
07. The proposed rezoning will likely result in fewer trips in and out of the site and lesser traffic than if the parcel were to be developed under the current I-1 designation.
08. The proposed rezoning and subsequent development will comply with the development standards for the RM-1 districts.
09. The proposed rezoning will not create an isolated or spot zone.

VOTE: YES: Bikson, Salvia, Hauser, King and Sage.

NO: Jones and Trent.

Motion Carried.

9. LEGISLATIVE DELIBERATIONS

NONE.

10. REPORTS AND REGULAR BUSINESS

10A. Agreement for Solid Waste Collection assignment from Green For Life (GFL) to Priority Waste.

MOTION: Sage moved, Jones seconded,

To approve the assignment of the Agreement for Solid Waste Collection to Priority Waste from GFL (Green For Life).

VOTE: YES: Bikson, Salvia, Hauser, Jones, King, Sage and Trent.

NO: None.

Motion Carried.

10B. Check Register Reports for June 6 and 13, 2024.

11. BOARDS AND COMMISSIONS REPORTS.

11A. City Beautiful Commission -

11B. Asset Management Committee -

11C. Paint Creek Trailway Commission -

11D. Downtown Development Authority –

12. PUBLIC COMMENT.

13. GENERAL MISCELLANEOUS.

City Manager Banda

Bikson reminded of the commented on the Police Department Open House and Music in the Park concerts.

14. ADJOURN

Mayor Bikson adjourned the meeting at 9:25 p.m.

Lee Ann O'Connor, City Clerk

Stuart Bikson, Mayor