CITY COUNCIL
CITY OF ROCHESTER
400 SIXTH STREET, ROCHESTER MICHIGAN

REGULAR MEETING
AUGUST 11, 2025
7:00 P.M.

1. CALL TO ORDER
Mayor Salvia at 7:00 p.m.

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

3. PLEDGE OF ALLEGIANCE
Mayor Salvia led the Pledge of Allegiance.

Mayor Salvia announced that Item 9A. Quote from Peerless Midwest Inc. in the amount of $94,792.97 to overhaul pump #5 and upgrade both aerators at the Water Treatment Plant is postponed and referred to the budget committee.

4. PUBLIC COMMENT SCHEDULED/NON SCHEDULED/PRESENTATIONS
Public Comment.
Dr. Pierre Attallah, property owner North Main, commented on property maintenance.

Nick DiMino, Wilcox, commented on rental property maintenance for rentals on Wilcox.

Deb LeRoiux, Griggs, commented on the property maintenance at 543 N. Main.

Pat Kane, W. Fourth, commented on parking and e-bikes on sidewalks.

Ann Peterson, N. Alice, commented on the changes for the Zoning Ordinance.

5. CONSENT AGENDA
5A. Minutes of the Regular Meetings held July 14, 2025 and July 28, 2025.

MOTION: Jones moved, Trent seconded,
To approve the Minutes of the Regular Meetings held July 14, 2025 and July 28, 2025.

VOTE: YES: Salvia, Bikson, Hauser, Jones, King and Trent.
NO: None.
ABSENT: Sage
Motion Carried.

5B. Special Event Application from Scouting America Cub Scout Pack 188 to hold a Soapbox Derby on October 15, 2025 on Third Street between East and Water Streets.

MOTION: Jones moved, Trent seconded,
To approve the Special Event Permit for Scouting America Cub Scout Pack 188 to hold a Soapbox Derby on October 15, 2025 on Third Street between East and Water Streets.

VOTE: YES: Salvia, Bikson, Hauser, Jones, King and Trent.
NO: None.
ABSENT: Sage
Motion Carried.

5C. Check Register Reports for July 24 and 31, 2025.

MOTION: Jones moved, Trent seconded,
To approve the Check Register Reports for July 24 and 31,2025.

VOTE: YES: Salvia, Bikson, Hauser, Jones, King and Trent.
NO: None.
ABSENT: Sage
Motion Carried.

6. OLD BUSINESS/ TABLED ITEMS.
NONE.

7. PUBLIC HEARINGS
7A. Special Project and Site Plan Review revisions for 210 Diversion.

City Planner Vidya Kirshnan reviewed the revisions with Council.

Mayor Salvia opened the Public Hearing at 7:44 p.m.

Jim Epic and Joe LoChirco were available for questions.

Mayor Salvia closed the Public Hearing at 7:46 p.m.

MOTION: Hauser moved, Trent seconded,
To approve the revised Special Project Site Plans for the development at 210 Diversion.

VOTE: YES: Salvia, Bikson, Hauser, Jones, King and Trent.
NO: None.
ABSENT: Sage
Motion Carried.

B. Implementation of new Zoning Ordinance and Zoning Map to align with the City's Master Plan.

City Planner Vidya Kirshnan reviewed the revisions to the Site Plan.

City Clerk O'Connor noted there was correspondence from: Jeff Russell for the properties at 322 and 326 Albertson objecting to the rezoning of the properties from Industrial to Residential; Lakeshore Environmental objecting to the rezoning of 322 and 326 Albertson also; and Williams Williams Rattner & Plunkett objecting to the rezoning of 322 and 326 Albertson too; and finally from Trident Milltown objecting to the rezoning of 340 Mill Street to MU-1.

Mayor Salvia opened the Public Hearing at 8:39 p.m.

Resident, Albertson, supported the rezoning of the Albertson properties.

Pat Kane, W. Fourth, asked why the height restrictions were increased.

Tom Turnbull, Soave Development owners of Mill Street property, was present to reiterate their objections for rezoning of 340 Mill Street.

Resident, Griggs, supported leaving the rezoning of Albertson as residential.

Via Zoom, Jeff Russell, Lysander and owner of property on Albertson, reiterated his objections filed by correspondence to rezoning 322 and 326 Albertson to residential.

Lauren Coleman, Griggs, supported rezoning the Albertson properties to residential.

Paula Filar, Griggs, supports rezoning Albertson properties to residential.

Resident, Albertson, supported rezoning Albertson properties to residential.

Mayor Salvia closed the Public Hearing at 8:58

Council postponed a decision on the Zoning Ordinance and Map for further consideration.

8. LEGISLATIVE DELIBERATIONS

8A. Ordinance Amendment to the City Code, Chapter 20 Environment, Article Iv Blight to amend the language of the City's Blight Ordinance – Introduction and First Reading.

MOTION: Jones moved, Trent seconded,
To give Introduction and First Reading to an Ordinance Amendment to the City Code, Chapter 20 Environment, Article Iv Blight to amend the language of the City's Blight Ordinance.

VOTE: YES: Salvia, Bikson, Hauser, Jones, King and Trent.
NO: None.
ABSENT: Sage
Motion Carried.

8B. Schedule a Public Hearing for September 8, 2025 regarding an Ordinance Amendment to the Zoning Ordinance, Article 17 I-1 Industrial 1 District, Section 1703 Special Exception Uses and Article 18 I-2 Industrial 2 District Section 1803 Special Exception Uses to add language allowing for limited retail.

MOTION: Bikson moved, Trent seconded,
To Schedule a Public Hearing for September 8, 2025 regarding an Ordinance Amendment to the Zoning Ordinance, Article 17 I-1 Industrial 1 District, Section 1703 Special Exception Uses and Article 18 I-2 Industrial 2 District Section 1803 Special Exception Uses to add language allowing for limited retail.

VOTE: YES: Salvia, Bikson, Hauser, Jones, King and Trent.
NO: None.
ABSENT: Sage
Motion Carried.

9. REPORTS AND REGULAR BUSINESS

9A. Quote from Peerless Midwest Inc. in the amount of $94,792.97 to overhaul pump #5 and upgrade both aerators at the Water Treatment Plant. This item was postponed.

10. BOARDS AND COMMISSIONS REPORTS.

10A. Historical Commission – no report.

10B. Paint Creek Trailway Commission – no report.

10C. Planning Commission – Hauser noted they held a Public Hearing regarding 401 S. Main Site Plan, Façade changes and parking in lieu requests, all were approved and they referred to City Council the Zoning Ordinance and Zoning Map.

10D. Sister City Committee – Trent said they had a cemetery discussion with Rochester Hills City Clerk Leanne Scott.

10E. Principal Shopping District – Jones said they discussed Halloween events and advised that Rochester Posed event is October 2.

11. GENERAL MISCELLANEOUS.

Public Comment.
Pat Kane, W. Fourth, commented on traffic and the Blight Ordinance amendment.

City Clerk O'Connor announced a Candidate Forum will be hosted by the League of Women Voters on Thursday, September 11 at 7:00 pm (the time was changed to 6:30 pm).

City Manager Banda praised DPW for their management of the downtown road repaving projects.

Bikson also commented on the well done paving projects.

Jones reminded all of the Art and Apples Festival September 5 to 7 in the Municipal Park.

Trent thanked the volunteers who worked on the public gardens.

Mayor Salvia announced her office hours "Walk with the Mayor" on Wednesdays.

12. ADJOURN

Mayor Salvia adjourned the meeting at 9:44 p.m.

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Lee Ann O'Connor, City Clerk Nancy Salvia, Mayor