

City Council Regular Meeting
Madison Heights, Michigan
December 12, 2022

A City Council Regular Meeting was held on Monday, December 12, 2022 at 7:30 PM at Fire Station 1 Training Room - 31313 Brush Street

PRESENT

Mayor Roslyn Grafstein
Councilwoman Toya Aaron
Mayor Pro Tem Mark Bliss
Councilman Sean Fleming
Councilor Emily Rohrbach
Councilman David Soltis
Councilor Quinn Wright

OTHERS PRESENT

City Manager Melissa Marsh
City Attorney Larry Sherman
City Clerk Cheryl Rottmann

Councilor Wright gave the invocation and the Pledge of Allegiance followed.

CM-22-337. Addition to the Agenda.

Motion by Councilor Rohrbach, Seconded by Councilor Wright, to add to the agenda:

Consent Agenda, Resolution in Support of DNR Spark Grant.

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss,
Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor
Wright

Motion carried.

CM-22-338. Special Approval Request PSP 22-10 - 32751 Concord Drive - Gasoline Service Station

City Manager Marsh reviewed Special Approval Request PSP 22-10 - 32751 Concord Drive for a gasoline service station in a B-3, General Business district.

Mayor Grafstein opened the public hearing at 7:37 p.m.

Timothy Brodoski, architect, stated the applicant is wishing to relocate their existing convenience store business to the former Steak and Shake facility, and construct an associated gas station. They had preapplication meeting and met with staff and they agree with the recommended conditions. He stated that the applicant has been in business many years and relocation will benefit both residents and commuters. He noted that in addition

to employees who are family members they also have employees from the tower where they are currently located across the street. After discussion, Mr. Brodoski stated the applicant is amenable to outdoor dining and a second bike rack. City Planner Lonnerstater noted that a convenience store and restaurant are permitted by right in the Zoning district.

Seeing no one further wishing to speak, Mayor Grafstein closed the public hearing at 7:44 p.m.

Original Motion:

Motion by Councilor Rohrbach, Seconded by Councilman Fleming, to approve the Special Approval Request PSP 22-10 – 32751 Concord Drive for a gasoline service station with the conditions based on the findings listed within the staff report.

In response to Councilman Soltis, City Planner Lonnerstater stated that all work relating to fuel storage would have to undergo site plan and full engineering review and would be based on Oakland County and LARA standards.

In response to Councilman Soltis, Corrigan Oil Representative Chris Conklin noted that all storage tanks are double walled as well as all product lines are double walled. There will be monitors and sensors with automatic shutoffs. The new technology falls in line with the toughest environmental standards and is compliant with California standards. The tank life averages 30-40 years. He noted that maintenance of the system is key, and LARA heavily monitors and regulates these sites. The plan will have to be approved by the State of Michigan as well.

In response to Councilman Soltis, City Planner Lonnerstater answered that it is possible to close the tanks or remove them to redevelop site. Typically, the Special Use runs with the land if it is consistent with the initial Special Use approval. Any new owner would have to comply with Special Use conditions, and any future modifications would be required to meet zoning ordinance standards. Mr. Lonnerstater stated that the hours of operation were voluntarily offered by applicant, and it is the City's desire to be cognizant of existing housing in the area. Mr. Lonnerstater also stated that the City does not anticipate huge increase in trip traffic due to the use.

In response to Councilman Soltis, applicant Avis Antoun stated that when they first opened, they did not have plexiglass partitions; however, since Covid, they do use plexiglass and employees feel safer. They do plan to have sliding plexiglass in the new location. In response to Mayor Pro Tem Bliss, Mr. Antoun stated that he was not sure about the amount of time allotted for free automobile charging, but believed it was 30 minutes. The proposed restaurant is a grab and go concept; but sit-down and/or outdoor dining may be possible depending on the demand.

Substitute Motion:

Motion by Mayor Pro Tem Bliss, Seconded by Councilman Fleming, to approve PSP 22-10 for a gasoline service station at 32751 Concord Drive, with the following conditions:

- 1) To reduce excess impervious surface on the site, a minimum of twenty-five (25) out of the existing eighty-three (83) parking spaces shall be removed and replaced with greenbelt and interior landscaping.

- 2) A minimum of four (4) Electric Vehicle (EV) charging stations (Level 2 or Level 3) shall be provided, the final location of which shall be determined during final site plan review.
- 3) A maximum of six (6) fueling pumps (12 fueling stations) shall be permitted.
- 4) The pedestrian connections to Concord Drive and Barrington Street shall be improved with an alternate paving material (e.g. stamped concrete/asphalt) where they cross vehicular drive aisles. The material shall be different from the remainder of the drive aisle and shall not simply consist of a painted surface.
- 5) Building elevations submitted for final site plan review shall be substantially consistent with the renderings provided; the applicant shall have the ability to work with the Community & Economic Development Department to develop alternative elevations that meet the spirit of the renderings.
- 6) The gas station, convenience store, and restaurant shall not operate past 12 am midnight.
- 7) The use shall comply with all use-specific requirements of Section 10.319(2), exclusive of item (c).
- 8) Any future modification of the gas station site that results in an increase in the number of fuel pumps or pumping stations shall require special approval in accordance with the Zoning Ordinance.
- 9) A total of eight (8) bike parking spaces will be provided.

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss,
Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor
Wright

Motion carried.

MEETING OPEN TO THE PUBLIC:

There were no members of the public wishing to speak.

CONSENT AGENDA:

Motion by Councilwoman Aaron, Seconded by Councilor Wright, to approve the Consent Agenda as read.

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss,
Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor
Wright

Motion carried.

CM-22-339. Community Development Block Grant Public Notice Resolution.

Motion made by Councilwoman Aaron, Seconded by Councilor Wright, to approve the Community Development Block Grant Public Notice Resolution, as follows:

A RESOLUTION ALLOWING THE PUBLIC HEARING NOTICE FOR
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) TO BE POSTED ON
THE CITY WEBSITE AND AT CITY HALL WITH AT LEAST 10 DAYS NOTICE
PRIOR TO THE HEARING

WHEREAS, Oakland County is preparing an Annual Action Plan to meet application requirements for the Community Development Block Grant (CDBG) program, and other Community Planning and Development (CPD) programs, and

WHEREAS, Oakland County has request and CDBG-eligible projects from participating communities for inclusion in the Action Plan, and

WHEREAS, Oakland County requires that participating communities to advertise a Public Hearing for the CDBG application, and

WHEREAS, Oakland County requires that Public Hearing Notice appear in a newspaper of general local circulation at least 10 days prior to the hearing, unless the community approves an ordinance or resolution allowing for the CDBG public hearing notice to be posted at city hall and on the city website at least 10 days before the hearing

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MADISON HEIGHTS, MICHIGAN THAT:

1. The City Council of Madison Heights allows for the public hearing notice to appear in a posting at the City Hall and on the city website at least 10 days before the hearing.

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss, Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

CM-22-340. Special City Council Meeting Minutes of November 10, 2022.

Motion made by Councilwoman Aaron, Seconded by Councilor Wright, to approve the City Council Special meeting minutes of November 10, 2022, as printed.

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss, Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

CM-22-341. City Council Regular Meeting Minutes of November 28, 2022.

Motion made by Councilwoman Aaron, Seconded by Councilor Wright, to approve the City Council Regular meeting minutes of November 28, 2022, as printed.

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss,
Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor
Wright

Motion carried.

CM-22-342. Resolution in Support for DNR Spark Grant.

Motion made by Councilwoman Aaron, Seconded by Councilor Wright, to adopt the Local Support for DNR Spark Grant Resolution, as follows:

RESOLUTION – LOCAL SUPPORT FOR DNR SPARK GRANT

WHEREAS, The Madison Heights City Council supports the City's submission of the DNR Spark Grant application titled "12-Sherry Park Overhaul " to the Department of Natural Resources for Park Upgrades at 1500 Twelve Mile Rd, Madison Heights MI 48071, also known as 12-Sherry Park; and,

WHEREAS, the location of the proposed project is within the jurisdiction of the City of Madison Heights; and,

WHEREAS, The following upgrades will be made to the park if awarded funding, New Play structure, the Addition of a Pavilion, the addition of up 15 trees (depending on space) addition of Pickleball and Basketball courts, parking lot improvements, and Ballfield backstop replacement.

WHEREAS, the proposed project, if completed, will be a benefit to the community; and,

WHEREAS, with this resolution of support, it is acknowledged that Madison Heights City Council *supports the City in this endeavor.*

NOW THEREFORE, BE IT RESOLVED that the Madison Heights City Council hereby supports submission of a Spark Grant Application for 12-Sherry Park Overhaul by the Michigan DNR (Department of Natural Resources).

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss,
Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor
Wright

Motion carried.

CM-22-343. Community Development Block Grant Program Year 2023 Application.

Motion made by Councilor Rohrbach, supported by Councilwoman Aaron, to approve that activities and funding of the PY 2023 CDBG application should be as follows:

- | | |
|---|--------------|
| 1. Edison Park Parking Lot (ADA Accessible) | \$ 70,000.00 |
| 2. Senior Service- (Lawn Cutting Service) | \$ 41,207.70 |
| 3. Minor Home Repair | \$ 26,151.30 |

Anticipated Allocation Total **\$137,359.00**

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss,
Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

CM-22-344. Budget Amendment – Purchase of Security Cameras.

Motion made by Mayor Pro Tem Bliss, Seconded by Councilor Rohrbach, to approve a budget amendment for \$18,561 to 101-228-982-0000 for the purchase of 21 Cisco Meraki security cameras including the licenses subscription of \$3,990.

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss,
Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

CM-22-345. Purchase of Security Cameras.

Motion made by Mayor Pro Tem Bliss, Seconded by Councilor Rohrbach, to approve a the purchase from CDW of 21 Cisco Meraki security cameras including the licenses subscription of \$3,990.

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss,
Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

CM-33-346. Purchase of Fire Gear Washer and Dryer.

Motion made by Councilor Wright, Seconded by Councilman Soltis, to approve the purchase of fire gear washer and dryers under the FEMA FY 2021 AFG in the amount of \$48,273.82.

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss,
Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

COUNCIL COMMENTS:

Councilwoman Aaron stated that she has heard good things and is looking forward to Crispy Chicken coming to Madison Heights. She stated that she had a great weekend and officiated a good friend's wedding and congratulated them on their wedding. She stated that if you want to know something, you must go to the source and shared her experience with visiting the motorcycle club this past weekend, noting that she was welcomed and treated with respect. The next two Saturdays, the motorcycle club is taking donations for coats for those in need in Madison Heights and Hazel Park. She stated that Santa will be at 1335 Dulong and if you donate a can of food, you can get your picture with Santa. She wished everyone a Merry Christmas, Happy Hanukkah, Kwanza, and holidays. Enjoy time off with family and friends and see you next year.

Mayor Pro Tem Bliss echoed the sentiments of Councilwoman Aaron on wishing everyone a happy holiday. He stated that at the last meeting we discussed Charter Amendment Revision committee and noted he will take into consideration volunteers previous service on boards and committees when voting on making appointments. He stated that the City has an opportunity to honor the people who have come before us and made the City as great as it is and he is hoping to get recommendation from Historical Commission to name the rooms at City Hall and possibly renaming Ambassador Park. He stated that, when possible, he would like to honor people while they are alive. This is a chaotic week for his family, and he wished both of his daughters who are celebrating this week, a Happy Birthday.

Councilor Wright wished his youngest daughter who celebrated earlier this month, a Happy Birthday. He stated that it is exciting to see what the HREC is working on for their work plan. He actively encourages antiracism and antisemitism and reminded all to spread love and build bridges where we can.

City Attorney Sherman noted that his twin daughters are celebrating birthdays this month as well. He wished everyone a Happy Holiday season and he hope for peace, more love, increased patience, less vitriol, greater understanding, and less despair. Go Blue and Go lions!

City Manager Marsh stated that there will be one more meeting at Fire Station and then Council should be moving to their new location at City Hall. The project is still under budget, and she has received lots of compliments. The project underwent value engineering to eliminate discretionary items and save money. The City received a grant to renovate the Library and this Friday will be the last day for walk-in patrons. There will still be curb side available and patrons can use other network library locations as well.

City Clerk Rottmann wished everyone Happy Holidays.

Councilor Rohrbach stated that the HREC met on Saturday to produce their work plan. This is a great group of people working hard to have an impact and do good work for the community. On the same day, the Friends of the Library held a Bake Sale at the Library that was successful. Thank you to everyone that contributed and came out to support the Friends of the Library. She wished everyone a Happy Holiday.

Councilman Fleming stated that the Library closes to walk-in patrons on December 16th. All of the libraries in the Michigan Library network are accessible to Madison Heights residents. Some Library staff will also be working at neighboring libraries. If you had your holiday lights up, the

Active Adult Center Advisory Board will be judging the entrants and a presentation will be forthcoming. He wished everyone a Happy Holiday.

Councilman Soltis wished everyone a Happy Holiday, and quoted John Lennon "give peace a chance."

Mayor Grafstein thanked everyone who has come out over the past year to express their thoughts and concerns to City Council and noted that it is important that we get feedback from the residents. If you have anything you'd like us to know, please reach out to any of the Council or the City Manager. Council does what we think is in the best interest of the residents. She stated that this past week there was a horrible antisemitic rant in West Bloomfield and she hopes in the New Year people will be kinder and show more grace to others. Respect other's differences and she encouraged everyone to keep an open mind. You don't know what everyone is going through. She wishes everyone the best and a Happy Holiday.

ADJOURNMENT

Having no further business, the meeting adjourned at 8:45 p.m.

Roslyn Grafstein
Mayor

Cheryl E. Rottmann
City Clerk