



CITY OF WALLED LAKE
REGULAR COUNCIL MEETING
TUESDAY, APRIL 15, 2025
7:30 P.M.

City Clerk Stuart welcomed everyone to the regularly scheduled April 15, 2025, City Council meeting then introduced Council Member Casey R. Ambrose, Council Member Mindy Fernandes, Council Member Tamra Loch, Council Member Bennett Lublin, Council Member John Owsinek, and Mayor Pro Tem Ryan Woods.

The meeting was called to order at 7:30 p.m. by Mayor Pro Tem Woods.

PLEDGE TO FLAG & INVOCATION

Invocation by Council Member Lublin.

ROLL CALL

Mayor Pro Tem Woods, Council Member Ambrose, Council Member Fernandes, Council Member Loch, Council Member Lublin, and Council Member Owsinek

OTHERS PRESENT

City Manager Whitt, Assistant to the City Manager Jaquays, Finance Director Pesta, HR Director Sears, Public Safety Deputy Director Shakinas, Deputy Police Chief Kolke, DPW Superintendent Ladd, City Attorney Vanerian, and City Clerk Stuart

CM 04-01-25 MOTION TO EXCUSE MAYOR ACKLEY FROM TONIGHT'S MEETING

Motion by Lublin, seconded by Loch, CARRIED UNANIMOUSLY: To excuse Mayor Ackley from tonight's meeting.

REQUESTS FOR AGENDA CHANGES

City Manager Whitt explained correspondence regarding agenda items was received Mr. Daniel Stakhiv representing Watermark Terrace, LLC after council packets were prepared. The correspondence was distributed to City Council members. City Manager Whitt said thank you to council members for their work with the Watermark Terrace Commercial Planned Unit Development proposal. City Manager Whitt said majority of the City Council members did not support the development as presented, staff made that clear to developers, further discussions were held, and result was a withdrawal of a proposal.

**CM 04-02-25 MOVE TO RECEIVE, FILE, AND APPROVE THE
FORMAL WITHDRAWAL REQUEST OF SITE PLAN REVIEW
FROM MR. DANIEL STAKHIV ON BEHALF OF
WATERMARK TERRACE, LLC / MOMENTA**

Motion by Lublin, seconded by Loch, CARRIED UNANIMOUSLY CARRIED: Move to receive, file, and approve the formal withdrawal request of site plan review from Mr. Daniel Stakhiv on behalf of Watermark Terrace, LLC / Momenta.

Discussion

City Manager Whitt explained there was no support from the council for the proposal as it stood. City Manager Whitt said the city provided due process, the withdrawal letter submitted is clear and the project is dead.

Roll Call Vote

Ayes (6) Fernandes, Loch, Lublin, Owsinek, Woods, Ambrose
Nays (0)
Absent (1) Ackley
Abstain (0)

City Manager Whitt thanked Council Members Fernandes and Owsinek, and Mayor Pro Tem Woods for their efforts in this proposal and requested the letter be read on the record.

Ms. Jaquays read the formal withdrawal letter into the record.

*April 8th, 2025 Hana Jaquays
Assistant City Manager City of Walled Lake
1499 East West Maple Road Walled Lake, Michigan 48390*

**RE: Formal Withdrawal of Site Plan Review –
Watermark Terrace Proposed Mixed Use Development Parcel
ID: 17-34-410-002, 17-34-410-003, 17-34-410-004
Site Address: 323 East Walled Lake Drive, Walled Lake, MI**

Ms. Jaquays,

After careful consideration, we regret to inform you that Watermark Terrace, LLC is formally withdrawing our site plan review application for the proposed mixed-use development at 323 East Walled Lake Drive. At this time we have decided to invest our time and money in a different market and do not see a way forward with this administration.

We respectfully request that all files and applications related to this development be closed with the City of Walled Lake.

We also request the release of any remaining escrow funds associated with the project. Please mail the refund check to our office at the address below:

Watermark Terrace, LLC

31150 Northwestern Hwy, Suite 100 Farmington Hills, MI 48334

We sincerely appreciate the time and effort of City staff throughout this process.

If you have any questions or require further information to finalize the withdrawal, please don't hesitate to contact us.

Sincerely,

Daniel Stakhiv

On behalf of Watermark Terrace, LLC / Momenta

248-763-0401

AUDIENCE PARTICIPATION

Mr. Jerry Millen, owner of Green House and member of the Downtown Development Authority (DDA) Board, addressed the City Council regarding recent discussions at the DDA meeting related to the Banks Dolbeer Foster Farmhouse and potential renovation efforts. He noted that his business has already contributed over \$35,000 toward the restoration and upkeep of the historic building. Mr. Millen expressed appreciation for the City's continued efforts to clean up the site and presented a donation check for \$1,000 to assist with painting the home. He also thanked the City Council and administration for their support and for recommending him again as Master of Ceremonies for the City's annual Memorial Day Parade. Additionally, Mr. Millen extended his gratitude to Council Members Lublin and Owsinek for connecting him with members of the Hospitality House, a local organization working to raise awareness and collect non-perishable food items. Mr. Millen announced that his business is now partnering with the Hospitality House to support these efforts.

City Manager Whitt explained the Banks Dolbeer site will be painted; it is hard to keep looking presentable, but we are going to clean it up. Mr. Whitt explained DPW Superintendent Ladd is obtaining quotes.

DPW Superintendent Ladd said the quote received was in the amount of \$3500 to paint the entire exterior.

Mr. Millen owner of Green House said they will pay the entire \$3500; it is time our local businesses step up for the community.

Kristin Roubie, 917 E Walled Lake Drive – said thank you to City Council and she appreciated them for their efforts regarding the proposed downtown development. Mrs. Roubie explained she has concerns with neighboring property at 923 E. Walled Lake Drive. Mrs. Roubie explained vehicles are parked with for sale signs and when sold, a new one appears immediately, it is an ongoing operation. Mrs. Roubie said there is one car sold at a time, but this is a business running continuously out of the home. Mrs. Roubie said when people are test driving the cars, the seller places a dealer plate on the car and provided pictures to City Council. Mrs. Roubie said there is a constant flow of strangers parking next to her home and in her driveway, people approach her home in search of the seller, there is an increase in street traffic, and people are test driving cars in a residential area. Mrs. Roubie said this business potentially impacts her property values and she just recently remodeled her home and does want to live next to a car lot. Mrs. Roubie said it is not the property owner who is selling the cars, it is another neighbor, but they are using the 923 E. Walled Lake Drive location. Mrs. Roubie said they want to the residential zoning laws abided by and respectfully requested the city to investigate the issue.

Daniel Martin, 239 E Walled Lake Drive – said he wished to speak on the old downtown business district parking. Mr. Martin said the parking ordinance allows shared parking, which has been successful for the last 40 years, however, the city has granted shared parking to too many businesses over time. Mr. Martin said we only have so many spots, parking has always been working fine because the businesses have different hours. Now we seem to have problems with people being unneighborly. Mr. Martin opined the city allows for new development and the parking ordinance is being used in a way it should not be used to grant parking. Mr. Martin asked for the parking ordinances to be reviewed including new developments. Mr. Martin said he would like to see the business owners develop a plan, the people downtown need to come together and come up with something.

Dennis O'Rourke, 371 Osprey – said following up with Mr. Martin's comments, the City Attorney's memorandum in the council packet, item #4, it is important to state what he wrote. Mr. O'Rourke said item #4, "the city is in the process of finalizing engineering plans...for infrastructure and street improvements in the area". Mr. O'Rourke said the historic downtown district and surrounding areas need attention for the purpose of coordinating site and development related infrastructure improvements with future city improvements. Mr. O'Rourke said the city receives proposals, applicants spend a lot of money and time on their proposals, they request variances in zoning districts that have zoning restrictions in place, and they are in place for a reason. Mr. O'Rourke said let's work on the infrastructure needs, let's figure out what the traffic looks like. Mr. O'Rourke said there is a big parking issue downtown, between Memorial Day and Labor Day with beach parking. Mr. O'Rourke explained the parcels downtown across from the beach will eventually have a structure on them, people are going to have to park elsewhere. Mr. O'Rourke said we have a good opportunity to put a plan together, figure out the infrastructure, invite the businesses to come in.

Debra Meyers, 1275 E. Lake Drive – said she has been at her residence for 43 years. Ms. Meyers asked about the fence details for the lots across from the beach downtown, material and how tall the fence was, it is unclear to her what was approved. Ms. Meyers says she understands the property is being infringed upon by people who do not own it and doing things they should not be, keeping it gated to keep people out because there will be future construction on it. Ms. Meyers said as an owner of lakefront property in Novi, they are not permitted to place fences across the front of their lots because of obstruction to views. Ms. Meyers thanked the council for their efforts on the Watermark Terrace proposal.

Randy Champe, 1275 Leon – said he is happy with council decision and said thank you for not approving the Watermark project cart blanche. Mr. Champe said developments should be required to provide their own parking. Mr. Champe thanked the council again for not allowing the development to go beyond its means.

APPROVAL OF MINUTES

1. Regular Council Meeting of March 18, 2025

CM 04-03-25 MOTION TO APPROVE REGULAR COUNCIL MEETING MINUTES OF MARCH 18, 2025

Motion by Fernandes, seconded by Ambrose, CARRIED UNANIMOUSLY: To approve regular council meeting minutes of March 18, 2025.

Roll Call Vote

Ayes (6)	Loch, Lublin, Owsinek, Woods, Ambrose, Fernandes
Nays (0)	
Absent (1)	Ackley
Abstain (0)	

COUNCIL REPORT

Council Member Fernandes reported on Parks and Recreation Commission items. This weekend, Saturday April 19th is the annual egg hunt from 11 am to 1 pm at Hiram Sims park. There will be a special guest, bounce houses, petting zoo, Kona shave ice, snacks, and a magician.

City Manager Whitt said there will also be face painting provided by Ms. Loretta Whitt and it is free, at no charge.

Council Member Fernandes reminded all that May 7th is opening day of the Walled Lake Market Place, there will be live music, return vendors and new vendors. The Summer Concert series begins June 25th at Hiram Sims park. Council Member Fernandes said the Parks and Recreation

Commission is doing a great job, she thanked Mr. O'Rourke for his work as chairman and appreciates his leadership.

Council Member Lublin said the Library Board met last Friday, and the board continues to come in under budget. Council Member Lublin said the participation in adult programs has increased with the hire of an adult program director. He said the summer reading program begins June 17th and there will be face painting, professional storytellers, and a bounce house provided by Oakland County Parks and Recreation.

Council Member Ambrose said the DDA met last week, and we continue to look forward to working with Boss Engineering, our third-party engineering firm on the comprehensive study of the downtown district providing infrastructure information above and below. What we can do moving forward with process of new curbs, sidewalks and everything in between.

Council Member Owsinek said the Planning Commission did not meet last week, there were no agenda items.

Mayor Pro Woods said Jennifer Whittaker, who was part of DTE as a government liaison, who was helping the city get the overhead street lights fixed, had recently passed away. He wanted to send out condolences to her family and DTE.

MAYOR'S REPORT

None

CITY MANAGER'S REPORT

- 1. Consent Agenda of Written Departmental / Divisional Statistical Reports**
 - a. Police**
 - b. Fire**
 - c. Finance**
 - Warrant**
 - d. Code Enforcement**

CM 04-04-25 APPROVAL OF CITY MANAGER'S CONSENT AGENDA ITEMS

Motion by Loch, seconded by Owsinek, CARRIED UNANIMOUSLY: To approve City Manager's Consent Agenda items.

Roll Call Vote

Ayes (6)	Lublin, Owsinek, Woods, Ambrose, Fernandes, Loch
Nays (0)	
Absent (1)	Ackley
Abstain (0)	

City Manager Whitt provided several updates to City Council:

- **Ladd Road Sidewalks:** Installation of sidewalks along Ladd Road will begin this week.
- **Downtown Plans:** The City is still awaiting finalized plans from the engineers for the downtown area. These plans are expected to be presented to the City Council at next month's meeting.
- **Public Input & Ordinance Work:** City Manager Whitt acknowledged the comments made by several audience members and noted the importance of taking their input into consideration. He emphasized that it is time to review and update city ordinances in conjunction with work on the City's Master Plan. A draft will be prepared by the administration and brought to Council for review.
- **Downtown Parking:** Whitt stated that downtown parking should be prioritized for patrons visiting the area, rather than tenants who rent the second story apartments or employees of businesses.
- **Downtown Development Proposal:** The recent downtown development proposal has been withdrawn. Although feedback from individual Council members varied, the consensus did not support the proposal as presented.

CORRESPONDENCE

None

ATTORNEY'S REPORT

1. **Memorandum Watermark Terrace, LLC**
2. **Request for Closed Session to discuss Confidential Attorney Client Communications pursuant to Section 8 (e) of the Open Meetings Act**

City Attorney Vanerian said what he had on the agenda has been rendered, he has nothing to add.

UNFINISHED BUSINESS

None

NEW BUSINESS

1. **Second Reading C-374-25 Amendment to Chapter 18 "Businesses" to adopt Article XIII "Smoking Lounges"**

CM 04-05-25 MOTION TO APPROVE SECOND READING C-374-25 AN ORDINANCE TO AMEND CHAPTER 18 "BUSINESSES" OF THE CITY OF WALLED LAKE CODE OF ORDINANCES TO ADOPT A NEW ARTICLE XIII "SMOKING LOUNGES" TO REGULATE AND REQUIRE LOCAL LICENSING OF SMOKING LOUNGE BUSINESSES AND ESTABLISHMENTS

Motion by Owsinek, seconded by Ambrose, CARRIED UNANIMOUSLY: To approve second reading of C-374-25 an ordinance to amend Chapter 18 "Businesses" of the City of Walled Lake Code of Ordinances to adopt a new Article XIII "Smoking Lounges" to regulate and require local licensing of smoking lounge businesses and establishments.

Roll Call Vote

Ayes (6) Owsinek, Woods, Ambrose, Fernandes, Loch, Lublin
Nays (0)
Absent (1) Ackley
Abstain (0)

COUNCIL COMMENTS

Council Member Fernandes said this was a great meeting, good comments from the audience and we appreciate that. She reminded everyone that April 26th is opportunity to get rid of prescription drugs no longer being used they can be brought to the Walled Lake Police Department for disposal. She encouraged all to come out for the egg hunt, it is a great community event.

Council Member Lublin said administration does a lot of work organizing the Memorial Day parade and making sure it is well set up and runs smoothly. He is looking forward to it. Council Member Lublin said reviewing the parking ordinances is a great idea. Council Member Lublin congratulated Fire Chief Gonzalaz on response time of 3 minutes 44 seconds.

Council Member Ambrose said he is excited for annual egg hunt, and for the continual downtown building of the comprehensive study. Council Member Ambrose encouraged all to follow the DDA meetings, they meet on the second Tuesday of every month.

Council Member Loch said thank to everyone in attendance for their patience, their input, we cannot make everyone happy, maybe this time we made most happy. Hopefully we will see everyone at the Spring Egg Hunt this Saturday.

Council Member Owsinek said what we try to do and what we have been doing as a council for many years, is improvement in this city. Each year the City Council installs sidewalks, organize roads improvements, beach front improvements, and do something every year to improve the city. Council Member Owsinek said thank you to Mr. Millen for the generous donation to fund the painting of the Banks Dolbeer home. He thanked the DPW for cleaning up the trail, the staff for being the council's team, and the council works together to keep this place moving forward. Thank you.

Council Member Lublin said we have done sidewalks, beach improvements, road improvements all without any debt, we save the money before we spend, and our financial position has never been better. The police, fire, city administration, council, DPW all work together.

Mayor Pro Tem Woods said he agrees with the comments of his fellow council members. Mr. Woods said his career is in engineering, decisions are made at a different pace than with city government. Mr. Woods said city government has to go through procedures and processes, the developer's, property owner's, and residents' sometime have difficulty, but the city has a process to follow.

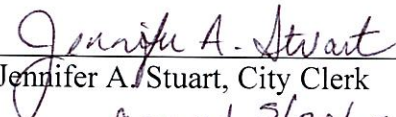
MAYOR'S COMMENTS

None


ADJOURNMENT

CM 04-06-25 ADJOURNMENT

Motion by Lublin, seconded by Fernandes: CARRIED UNANIMOUSLY: To adjourn the meeting at 8:35 P.M.



Jennifer A. Stuart, City Clerk
Approved 5/20/25



Ryan Woods, Mayor Pro Tem