



**NOTICE OF PUBLIC MEETING
CITY OF WALLED LAKE
SPECIAL COUNCIL MEETING
Tuesday, January 6, 2026 | 7:30 P.M.**

This special meeting requested by Mayor Gunther will be held in-person at 1499 E. West Maple Road, Walled Lake, MI 48390. The following items are on the agenda for your consideration:

- WELCOME & INTRODUCTION *Special Council Meeting of Tuesday, January 6, 2026*
- PLEDGE TO FLAG &
INVOCATION
- ROLL CALL & DETERMINATION
OF A QUORUM
- AUDIENCE PARTICIPATION *Audience to approach the Podium, state their name and address before being
authorized by the Chair to speak.*
- CORRESPONDENCE
- ATTORNEY'S REPORT
- NEW BUSINESS
1. Proposed Resolution 2026-01 Adopting 180 Day Moratorium on Proposed Planned Unit Development and Commercial Planned Development Options P. 2
 2. Discussion on Amending the City's Current Planned Unit Development & Commercial Planned Development Ordinances
 3. Motion to Appoint Mayor Gunther to the WOCCCA Board
 4. Discussion on Grant Writing
- ADJOURNMENT

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF WALLED LAKE

A RESOLUTION ADOPTING 180 DAY MORATORIUM ON
PROPOSED PLANNED UNIT DEVELOPMENT AND
COMMERCIAL PLANNED DEVELOPMENT OPTIONS

RESOLUTION 2026-01

At a special meeting of the City Council of the City of Walled Lake, County of Oakland, State of Michigan, held on the 6 day of January, 2026, at 7:30 p.m., Council, upon consideration of the following factors set forth in the recitals, approved the following resolution adopting a 180-day moratorium on all proposed Planned Unit Developments (“PUD”) under Article 16.00 of the zoning ordinance and Commercial Planned Development Options (“CPD”) under Article 30.00 of the zoning ordinance.

WHEREAS, the city offers optional, discretionary zoning review and approval for certain proposed residential, mixed use and commercial land uses and developments under Article 16.00 and Article 30.00 of the City of Walled Lake zoning ordinance.

WHEREAS, developers proposing a residential, commercial or mixed-use development may seek required zoning approval for the proposed development under Article 16.00 Planned Unit Development (“PUD”) and Article 30.00 Commercial Planned Development (“CPD”) subject to the eligibility and qualification criteria and design standards set forth in the PUD and CPD ordinance provisions. The CPD and PUD ordinances provide an optional means of obtaining required zoning approval as an alternative to pursuing zoning approval through straight conventional zoning approval processes and procedures provided by the City’s zoning ordinance.

WHEREAS, the CPD and PUD zoning review and approval options provide limited discretionary flexibility from strict compliance with certain zoning ordinance requirements but are not intended as a device for ignoring the zoning ordinance and specific standards set forth therein, or the planning upon which it has been based. To that end, provisions of the PUD and CPD options are intended to result in land development substantially consistent with the zoning standards generally applied to the proposed uses, allowing for modifications and departures from generally applicable standards in accordance with guidelines under the PUD and CPD ordinances to ensure appropriate, fair, and consistent decision making

WHEREAS, following a change in leadership at the November 2025 local election, the new City Council has determined that a complete and comprehensive review and potential update of the city’s CPD and PUD ordinances would further the purposes underlying the CPD and PUD development options and the best interests of the city and its inhabitants by ensuring the applicable qualifications, eligibility criteria and design standards are up to date and consistent with modern design standards and planning objectives based on present and future development and land use needs and patterns that change and evolve over time.

WHEREAS, the City Council finds a 180-day moratorium on proposed CPD and PUD applications and proposals is needed, reasonable and appropriate to complete the city's comprehensive review and potential update of the CPD and PUD zoning approval options under Article 30.00 and Article 16.00 of the city's zoning ordinance to avoid potential conflicts and inconsistencies with any changes, amendments or updates to the CPD and PUD ordinances undertaken pursuant to the city's comprehensive review of the respective ordinances.

WHEREAS, during the pendency of a 180 day moratorium on proposed PUD and CPD zoning approval options, proposed developments may be reviewed and acted upon under straight conventional zoning review procedures for purposes of obtaining required zoning approval and therefore developers and land owners seeking to develop property within the city will not be unduly or unreasonably burdened by placing a 180-day moratorium on proposed PUD and CPD zoning approval options.

NOW, THEREFORE, IT IS HEREBY RESOLVED that, for the reasons and based on the findings and recitals set forth above, the city's comprehensive review, study, analysis and potential update and amendment of the city's PUD and CPD ordinances necessitates a 180-day moratorium on any and all proposed zoning reviews, approvals or denials under either the PUD and/or CPD development options under Article 16.00 and/or Article 30.00 of the city's zoning ordinance.

IT IS FURTHER RESOLVED that for the reasons and based on the findings and recitals set forth above, a 180-day moratorium on all proposed developments seeking zoning review and approval under either the CPD and/or PUD development option is hereby adopted.

Motion to approve Resolution offered by @ and seconded by @.

AYES:

NAYS:

ABSENT:

ABSTENTIONS:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

JENNIFER A. STUART
City Clerk

RICHARD GUNTHER
Mayor