



**NOTICE OF PUBLIC MEETING  
CITY OF WALLED LAKE  
REGULAR COUNCIL MEETING  
Tuesday, April 7, 2026 | 7:30 P.M.**

This meeting will be held via in-person hybrid phone in conference. For those who want to participate in person, the meeting will be held in Council Chambers located at 1499 E. West Maple Rd, MI 48390. For those that will attend virtually please review the credentials below. The following items are on the agenda for your consideration:

**Traditional Telephone – Audio Only**

1 312 626 6799 US (Chicago) or

1 888 788 0099 US Toll-free

Meeting ID: 859 7857 8848

**City of Walled Lake’s YouTube channel:**

<https://www.youtube.com/channel/UCDwQJyMCqMbm9Ru-sKMEw/featured>

WELCOME & INTRODUCTION	<i>Regular Council Meeting of Tuesday, April 7, 2026</i>	
PLEDGE TO FLAG & INVOCATION		
ROLL CALL & DETERMINATION OF A QUORUM		
REQUESTS FOR AGENDA CHANGES		
APPROVAL OF MINUTES	1. Regular Council Meeting Minutes of March 3, 2026	Pg.3
AUDIENCE PARTICIPATION	<i>Audience members will be able to speak via electronic means as instructed below.</i>	
MAYOR’S REPORT		
ATTORNEY’S REPORT	1. Nova Residence PUD Application • Walled Lake Consolidated School District – Request for Relief from the current Planned Unit Development (PUD) Mortarium 2. DM Motors - Demand Letter 3. Request for Closed Session to discuss Confidential Attorney Client Communications pursuant to Section 8 (f) of the Open Meetings Act	Pg.14 Pg.17
UNFINISHED BUSINESS		
NEW BUSINESS	1. First Reading C-379-26 Amendment to Chapter 58 Planning Commission	Pg.19
COUNCIL COMMENTS		
MAYOR’S COMMENTS		
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ADJOURNMENT		

Members of the public may also view the broadcast meeting on the City of Walled Lake's YouTube channel: <https://www.youtube.com/channel/UCDwQJiyMCqMbmg9Ru-sKMEw/featured>. Closed captioning will be available after YouTube fully renders the meeting video.

Members of the public who wish to speak during audience participation via virtual means may press \*9 on their telephone keypad. Pressing \*9 will activate the "raise hand" feature. Due to limitations with muting and unmuting members of the public will be called on one at a time. Please introduce yourself by stating your name and address for the record. You will have three (3) minutes to share your comments. At the conclusion of your three (3) minutes, you will be muted and removed from the public comment queue. Participants may also choose to submit written comments to the City Clerk by noon day of the meeting to [clerk@walledlake.com](mailto:clerk@walledlake.com).

The City of Walled Lake government e-mail addresses of the members of all public bodies utilizing this means of the meeting are available on the City's website at: <https://walledlake.us/index.php/contact-us>

**Procedures for participation by persons with disabilities.**

The City will be following its normal procedures for the accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 624- 4847 in advance of the meeting. An attempt will be made to make reasonable accommodations.

**Individuals with Hearing or Speech-Impairments.**

Users that are hearing persons and deaf, hard of hearing, or speech-impaired persons can communicate by telephone by dialing 7-1-1.

- Individuals who call will be paired with a Communications Assistant
- Make sure to give the Communications Assistant the proper teleconference phone number and meeting ID.

For more information please visit:

[https://www.michigan.gov/mpsc/0,9535,7-395-93308\\_93325\\_93425\\_94040\\_94041---,00.html](https://www.michigan.gov/mpsc/0,9535,7-395-93308_93325_93425_94040_94041---,00.html)



**CITY OF WALLED LAKE  
REGULAR COUNCIL MEETING  
TUESDAY, MARCH 3, 2026  
7:30 P.M.**

The meeting was called to order at 7:30 p.m. by Mayor Gunther.

**PLEDGE TO FLAG & INVOCATION**

Invocation by Council Member Schinzing.

**ROLL CALL** Mayor Gunther, Mayor Pro Tem O'Rourke, Council Member Ambrose, Council Member Arnold, Council Member Loch, Council Member Schinzing

**ABSENT** Council Member Woods

**OTHERS PRESENT** City Manager Whitt, Finance Director Pesta, City Attorney Vanerian, HR Director Sears, Deputy Director Public Safety Shakinas

**CM 03-01-26 MOTION TO EXCUSE COUNCIL MEMBER WOODS FROM TONIGHT'S MEETING**

Motion by Loch, seconded by O'Rourke, CARRIED UNANIMOUSLY: To excuse council member Woods from tonight's meeting.

**REQUESTS FOR AGENDA CHANGES**

Council Member Schinzing asked to add the agenda item from prior meetings regarding posting the contracts on the city's website.

Council Member Ambrose requested discussion be had on hosting a town hall meeting for the purpose of the downtown streetscape project and bringing the boards and business owners together.

**AUDIENCE PARTICIPATION**

Rich Greenwell, 395 W. Walled Lake Drive, expressed his animosity towards the direction the city has been going in.

Dena Potter, 1856 Meadowridge, asked if left turns were going to be allowed out of the new development on Maple and Decker. She said she was concerned with the traffic at the intersection of Maple and Decker. She said that D&M Motors already cause safety concerns with

their loading and unloading of vehicles. Ms. Potter expressed her disapproval of the current city manager.

Discussion was held on local business D&M Motors and their continued violations of the city ordinances.

Mayor Gunther said he would go and discuss with D&M Motors this week.

Jeff Rondeau, 1159 Wabasso, said D&M Motors have been a problem since he worked for the city over 8 years ago. He urged council to get rid of the current city manager and said otherwise nothing is going to get done.

Ms. Tracey Millman, 741 Woods Ct, said, first of all, you don't pull somebody's license, you act like a community and you resolve the issue. I have not seen them and I live right here, ok? The cars that were out there today were broken down. I saw them unloading in the city lot. We got three lots back here. Why can't we be a good community? Let them offload over there. If the city wants, if they want to make a payment to the city, that would be lovely. Wouldn't that be lovely? He picks and chooses the businesses to enforce, i.e. Jack's Car Wash is supposed to have drainage. For six months, it has been an ice danger spot. The Copper Mug he made no left turn because he almost got hit at Bazonzoes. Ok, so now you can't turn left to go back into Walled Lake, ok? But you got to drive through the Copper Mug parking lot, which should not be allowed. They don't get ticketed. One minute he can control, the next minute he can't. So you want to control DM, but then you want to drop a 7-11 in the middle of it, but he has no control. Now I'm going to move on. 35 properties i've identified that are owned by the City of Walled Lake. People want to know why their taxes went up, because he took them off the tax rolls so they don't show up on the audit. There are LLCs acquiring city property. They're not licensed. And I can name them and I can name where the payments are going, but we'll let that go for a minute, ok? The minutes are being altered. The minutes are supposed to be posted within 8 days. I don't want to hear that I'm having a diatribe. And he gets to bad mouth me when I'm not there. These are civil offenses. If you guys want to serve, you got to learn the laws because these 2, 3, 4 are running circles around the city. He's taking 7, 8, 9 department heads. I see here we are having more zoning issues. They've split lots in closed meetings. You took \$200,000 stipend in November in a lame duck session. They were not supposed to vote on. So you got people that were outgoing voting after elections to increase their own budget and give him more money. He's supposed to be the Budget Director, the City Manager, the City Clerk, the payrolls do not match the department heads. The checking accounts do not match. He's in control of the Civic Fund, it's tax free. Anybody know where the gambling and beer tent money went? Because near as I can tell, it's a big fat laundry. The DDA falls under City Council. You have the final authority. When I ask where the budget is, that's what I expect to see in the minutes. Not Tracy went into a diatribe. Not my address exposed, those are civil liberties and windfall whistleblower felonies. But you know what? He doesn't know that because he has no licensure. So he signed permits and zoning and planning with no realtor, no broker, no licensure. You want to tell me who signed off on this fraudulent permit across the street for Deca Properties LLC. But wait, the cities owned it for 4 or 5 years, but he's going to sit here and lie to everybody and tell us we have no control over the wetlands. Next, four different topics of mitigation of insurance. And we're all liable. Now, you know this, all contracts are supposed to be public knowledge, period. 19 years

as a Michigan legislature, but you're not quite sure? The vendor contracts, they're going to out-of-state, LLCs. Oh, yeah. Off the porch smiling. I know when he smiles, I got him good. Should we talk about how the addresses match the ones in his residence. Yeah, I'm gonna blow you out of the water tonight because I'm sitting at home, I am so mad at you I come out with no makeup. You want to make me look bad? You want to escort me out of the building and make me look like I have, quote, political ambitions. The permit is illegal that is filed as a minor project, which it is not. He admitted it's a wetland, it's a watershed. Do you understand by him allowing this building, it mitigates our risk insurance? We have no FEMA insurance, we don't qualify, it's fraud and he knows it. And so did McKenna. And so do you. DDA contracts, he's now the consultant. He's dealing on our dime for contracts we know nothing about and he has no business. He's supposed to represent the city, not private LLCs. Not Watermark Terrace, not Forestbrook, not Wild Leaf, not the veterinary clinic. So you guys don't, but they do, ok? You do not have any licensing to be signing off on planning or permitting, period. Now I'm paying Boss Engineering over and over. I'm paying McKenna over and over, but I see \$154,000 budgeted for the Planning Commission. Who's licensed and what's that money for? So you took zoning? You took planning. You're illegally splitting lots. By the way, 615 is city property. He already has it contracted for multi-unit housing. It's a triple wetland. It was given by the school, to the city, to the citizens. He's not supposed to be signing contracts, especially for personal gain. He's mailing out bills that are being mailed to City Hall. He can't use it for personal profit. The Police Department. \$4 million in millages for the first four years have been misappropriated and moved. You know why they put a bridge? Because Mr. Ambrose over here owns Caseys and people can walk right up. That's conflict of interest. He admitted it in city minutes. And he did recuse himself from the vote. So you're profiting off illegal gains. You need to step down. Both of you. You've approved contracts, you've approved budget amendments for LLCs and private contractors along inter fund transfers. I'm sorry, this says you're going to do rezoning tonight. Well, where is the reading? Why are we not allowed to see this and why don't we have public notice? Let me finish and I'll be done. I only got 3 minutes. Now, police and fire. Here's your second mitigation. First of all, don't you dare run a campaign and tell me I'm going to lose my police and fire when we gave you an extra \$1,000,000 and it's proven that you absconded with it when it was supposed to go to police and fire. Don't tell me we don't have winter rescue. He's promoting fishing and polar plunges and softball and fishing on the lake. And there's nobody to rescue you when the six cars that went in this year fall in. That mitigates our risk insurance and it mitigates the local agreement we have with all counties. You don't put in your fair share, you don't get your fair share. So if your kid falls in Walled Lake ice fishing, guess what, you're waiting for Oakland County if they decide to show up because it's not mandatory. I got no scuba gear. I got no float boat. I got nobody trying to go in the water. We live on one of the biggest lakes in Oakland County, in the third richest county in America, and I don't have police and fire. Now, by law, you have to have 4, 5, 6 full time EMS. We have 3 full time. By the fire chiefs, it takes 4 to 5 and every time somebody gets to be transported I see collection money to be paid to collect the ambulance fees, but I sure don't see them in the budget. So, where's the ambulance money going, ok? Are we paying out? Are we paying in? And why don't they have their own fund? That mileage is supposed to go into a public safety fund. I can clearly show you on the budget where it was moved into the General Fund. And my Police Chief and my Fire Chief, you have to ask for equipment. Because it's in the General Fund. These are felonies. They mitigate the insurance leaving it to board members and citizens. And you mitigate this wetland by the way. There's no construction in the winter, let alone putting in gas tanks untethered in a

floodplain. Guess what? It mitigates our insurance yet again. So you got no winter rescue. You got nobody in the police station. I want to see the contract for Oakland County Sheriff of what you're paying because he takes administrative fees on every contract he signs or resigns. Why are we not collecting escrow and where is it? Why am I paying Boss Engineering out of the trust in and escrow fund. And you tell me ma'am I'm costing the city money when you're signing off on this egregious spending. And I have yet to get into you two, but when I start looking into more LLC's and they're out of state. We're not supposed to be sending consulting fees to Florida. Who's in Florida consulting? Are they licensed, because this man is not? How dare he sign planning minutes, planning rezoning, tax assessment? We have no assessment. Max Griffin did not follow through with his licensure. He is now unlicensed. This one signs off on the assessing role. 35 properties he took off the tax roll so he can hide them. We have no inventory and you know it. You need to step down. He is to be removed from the DDA. Where are these contracts? Where are these budgets and where is the Civic Fund? This man just gave himself what they call a superpower. Him and Miss Pesta are the only two supposedly with access to all accounts. How many checking accounts does the city have? How many departments? Because they sure don't match. So the budget says I got a City Clerk. But the payroll says I got a City Clerk and Assistant City Clerk. Why do I need this in a two-mile city? I've got two different accountants and you still can't balance a budget. Every month it's budget this, budget that, budget resolution, budget amendment. So in November it's not posted because apparently Miss Stewart doesn't seem to be able to take full accounting of minutes. This is law. The contracts, there's no question, it's the law. Your 4 masters, it's the law. Signing, permitting, zoning, replanning, and tax assessing, you are not licensed for any of it. And if I get into Walled Lake investments and walled lake properties and wild lake and Decker, Maple, and 1700, and by the way, the 35 properties, when you try to look them up, he's also changed the PIN numbers and they're addressed as 0000, so you can't find them. That ought to give you enough to chew on and stop passing things without reading them. This police thing with the radios. Gives him full. He has full access to your audio, your personal, your video. Every time a car passes by his Flock cameras that weren't passed and the city has no knowledge. There are supposed to be laws. How long does it stay on the record? Who has access to it? What is it used for? Where does it go? So, he went and passed it through the DDA out of the Public Safety Fund without public knowledge. So basically, the taxpayers are paying for him to spy on us. Now he's giving himself audio and video permission and all these little radios they want is so he can sit at home and watch what you're doing, what your kids are doing, what your wife is doing. And I got objection to that. I got no police and fire. But this one is giving my personal information to the state police freely and rattly, along with Oakland County. And I can be tracked anywhere in Michigan, along with my family, friends, and your children. Now these things are supposed to come up as public notice and be posted in a newspaper, not on the back door of City Hall in a little paper, that Stuart decided to get around to. By the way, how much are we paying for internet and consulting fees? Maybe Gem IT sound familiar? How about Wex Bank? That's a real good one. So we have a fleet contract or do we not? Because guess what? It gets rebates. Do you see any rebates in the budget? He took Public Safety Millage and moved it for administrative fees. Sewer and water, \$4 million. That's just been the last 3 or 4 years. Missing. These are felonies. These are enterprise funds, he cannot touch. Then you want to tell me you're not taking any money when it clearly lists administrative fees. But you don't have any hours docked. So tell me, you admitted WRC does the billing but you're taking administrative fees for billing. How many hours do you spend? And by law you're supposed to account for that or you don't get administrative fees out of the sewer fund. All funds

need to be reviewed. All bank accounts need to be frozen. You need access. This one has superpowers and he's sending money out of state to fraudulent LLCs without anybody knowing, under vendor expenditures. Thank you for listening. I appreciate it. And let's get something done. Until you put a leash on him and you control the money and you watch what he's doing. He is not an executive planner. Why am I paying Boss and McKenna but he gets to sign the permits. Why do I have an illegal in a flood zone that negates everybody's risk management insurance and you're letting them get away with it. And he, oh, happy happy. No PUD's no SEV's. This one, Ryan Woods. Yeah, they, they lowball. They've sold properties to themselves for a dollar. Our property, city owned property to fraudulent LLC's. He lowers the SEV value, and then I got to look online and see that people's property taxes went up 30%. How much did yours go up Mayor? Because he's not paying any. Then they resell the property back to the city for extensively raised fees. He took a brownfield. He took our tip. This is not a brownfield, it's a wetland. That's a brownfield that he refuses to address. And it was owned by the city. Yet suddenly it's owned by an LLC. Law. Those cities are to be publicly noticed and auctioned. Not double dipping. Contracting by a lawyer that you're paying and he's working for private entities. And this one's done. All money should be recouped. Full audit. State Treasury and you could stand here and tell me all about calling the FBI and how if there was anything wrong. But all of you, you, you, Woods, you were all very well of corrective action plans and every other bell and whistle he's trying in the city. And yes, I can prove you split plats. 850, by the way, 850 is selling poisonous marijuana and altering the numbers. Could we please remove their license and take them off the streets? Well wait, they're associated with Greenhouse. The Bates family. Shall I go on? No. Yeah it got awfully quiet, didn't it? Your time is up. Your time is up. When is enough enough with your greed. Huh, Miami, Delaware, Indiana. Shall I go on. New York. Thanks. Minnesota. Miss Loch, did you read the budget? Do you read what you sign? Did you give a \$200,000 stipend and he's not licensed? Or any of it.

Mayor Gunther stated we have, you've had a lot of time. Thank you very much. We do have some business.

Ms. Millman stated thank you for listening, appreciate it. Where's my police escort, I need one?

City Manager Whitt said it is a live meeting and posted on the internet, Ms. Millman's attack and false accusations are already out there. City Manager Whitt explained the Mayor and Council need to take appropriate actions to address this, he will not sit through that again. He said what Ms. Millman said was wrong, none of what she said was true.

## **MAYOR'S REPORT**

Mayor Gunther said he received an application for the Board of Review and would like to nominate Ms. Lori Woods to the Board.

### **1. Discussion – Board and Commission Appointments**

City Manager Whitt said the City Clerk prepared individual resolutions to renew each member's term for those currently sitting on a city board and/or commission.

**CM 03-02-26 MOTION TO APPOINT LORI WOODS TO THE BOARD OF REVIEW**

Motion by Ambrose, seconded by O'Rourke, CARRIED UNANIMOUSLY: To appoint Lori Woods to the board of review.

Roll Call Vote

Ayes (6) Ambrose, Arnold, Loch, O'Rourke, Schinzing, Gunther  
Nays (0)  
Absent (1) Woods  
Abstain (0)

No further action was taken.

**ATTORNEY'S REPORT**

- 1. Request for Closed Session to discuss Confidential Attorney Client Communications pursuant to Section 8 (e) of the Open Meetings Act**

**CM 03-03-26 MOTION TO ENTER INTO CLOSED SESSION TO DISCUSS CONFIDENTIAL ATTORNEY CLIENT COMMUNICATIONS PURSUANT TO SECTION 8(E) OF THE OPEN MEETINGS ACT**

Motion by Loch, seconded by Ambrose, CARRIED UNANIMOUSLY: To enter into closed session to discuss confidential attorney client communications pursuant to Section 8(e) of the Open Meetings Act.

Roll Call Vote

Ayes (6) Arnold, Loch, O'Rourke, Schinzing, Gunther, Ambrose  
Nays (0)  
Absent (1) Woods  
Abstain (0)

Council entered into closed session at 8:46 p.m.

Council arose from closed session at 9:36 p.m.

No action was taken.

**NEW BUSINESS**

- 1. First Reading C-377-26 Amendment to Chapter 51 Zoning to amend Article 16.00 Planned Unit Development**

Council Member Schinzing said he has a lot of markups on the proposed amendment.

City Attorney Vanerian said this is just a starting point. Attorney Vanerian said it is easier to take things out than to add things in.

Mayor Gunther said he didn't like the memo from the planning consultant. Mayor Gunther said the planning consultant redlined things that he didn't think were good to redline, and he added language that he did not care for. Mayor Gunther said Mckenna Associates has done this for other communities and when it came to the impact study, they made it more objective rather than subjective.

City Attorney Vanerian said once this is forwarded to the planning commission, the city planner will be more involved. He explained the planning commission members will also probably have some revisions and suggestions as well.

Council Member Schinzing asked if council should make revisions before the first reading or if they can still make them after.

City Attorney Vanerian said if council has identified things they would like to add or remove to send to him or they can do so tonight and approve the first reading based on those changes.

Mayor Gunther stated that we would still be in trouble because we don't have a planning commission to send it back to.

Council Member Schinzing said he would rather take the time to sit down and work through this.

City Attorney Vanerian said there are going to be opportunities for council to make changes and work through this. He explained if council wants to get moving on this, he recommends approving the first reading tonight.

Council Member Schinzing asked if they sent it to the planning commission and then it comes back to council with the planning commission's recommendations or changes, does it have to go back to planning commission for approval before council's second reading.

City Attorney Vanerian said it depends and explained that it does not, if you make a few minor tweaks and changes but major changes or a full rewrite would need to go back to planning commission. He explained council approved first reading and now this item will need a public hearing before the Planning Commission. City Attorney Vanerian reminded council that currently there are only three members of the seven-member planning commission, there is not a quorum to have any meetings.

**CM 03-04-26 MOTION TO APPROVE FIRST READING C-377-26 AN ORDINANCE TO AMEND CHAPTER 51, "ZONING", OF TITLE V, "ZONING AND PLANNING", THE CITY OF WALLED LAKE ZONING ORDINANCE, TO AMEND ARTICLE 16.00 "PLANNED UNIT DEVELOPMENT" AS PROVIDED BY THIS ORDINANCE**

Motion by Schinzing, seconded by Loch, CARRIED UNANIMOUSLY: To approve first reading C-377-26 an ordinance to amend Chapter 51, “Zoning”, of Title V, “Zoning and Planning”, the City of Walled Lake Zoning Ordinance, to amend Article 16.00 “Planned Unit Development” as provided by this ordinance.

Roll Call Vote

Ayes (6) Loch, O’Rourke, Schinzing, Gunther, Ambrose, Arnold  
Nays (0)  
Absent (1) Woods  
Abstain (0)

**2. First Reading C-378-26 Amendment to Chapter 51 Zoning to amend Article 30.00 Commercial Planned Unit Development**

**CM 03-05-26 MOTION TO TABLE FIRST READING C-378-26 AN ORDINANCE TO AMEND CHAPTER 51, “ZONING”, OF TITLE V, “ZONING AND PLANNING”, THE CITY OF WALLED LAKE ZONING ORDINANCE, TO AMEND ARTICLE 30.00 “COMMERCIAL UNIT DEVELOPMENT” AS PROVIDED BY THIS ORDINANCE**

Motion by Schinzing, seconded by Loch, CARRIED UNANIMOUSLY: To table first reading C-378-26 an ordinance to amend Chapter 51, “Zoning”, of Title V, “Zoning and Planning”, the City of Walled Lake Zoning Ordinance, to amend Article 30.00 “Commercial Unit Development” as provided by this ordinance.

Roll Call Vote

Ayes (6) O’Rourke, Schinzing, Gunther, Ambrose, Arnold, Loch  
Nays (0)  
Absent (1) Woods  
Abstain (0)

**3. Receive and File Resignation Letter from Planning Commission Member**

**CM 03-06-26 MOTION TO RECEIVE AND FILE RESIGNATION LETTER FROM PLANNING COMMISSION MEMBER OWSINEK**

Motion by Loch, seconded by Ambrose, CARRIED UNANIMOUSLY: To receive and file the resignation letter from Planning Commission Member Owsinek.

Roll Call Vote

Ayes (6) Schinzing, Gunther, Ambrose, Arnold, Loch, O’Rourke  
Nays (0)  
Absent (1) Woods  
Abstain (0)

City Manager Whitt reminded Mayor and Council that there are now four vacancies on the Planning Commission. City Manager Whitt stressed the importance of filling those vacancies to ensure a quorum is possible and those scheduled meetings can take place.

#### **4. Posting of Contracts on the City Website**

Mayor Gunther acknowledged that he and council received the city's employment contracts. He wants to make sure that the contract amendments were done properly, specifically the last amendment to the city attorney's contract. He asked if there was a filing from outside council looking over City Attorney's Vanerian's contract to make sure it was ok.

City Attorney Vanerian said yes, his contract was sent out to outside council for review and recommendations.

Mayor Gunther expressed his displeasure with the severance package in the city attorney's contract, referring to it as bizarre and unheard of. He said he always pulls himself out of the public sector and he usually thinks in the private sector and Tom Brady doesn't even get comparable severance package as City Attorney Vanerian. Mayor Gunther said in the private sector employees get one month of severance for every year of service. Mayor Gunther said he would like to have an outside audit done on the city attorney's contract and if the outside audit comes back and says it's legal and binding then he is good with it.

Council Member Schinzing said no, he is still not good with City Attorney Vanerian's agreement. Council Member Schinzing said he thinks it is a terrible thing that has been done to the residents of the city. He referred to City Attorney Vanerian's severance package as a poison pill.

City Manager Whitt said the city attorney and he serve at Council's pleasure. City Manager Whitt explained he and City Attorney Vanerian are at will employees and Council can fire them at any time.

Council Member Schinzing said if we fire them, then we have to take the poison.

Council Member Ambrose said it's not an issue unless you fire him.

Council Member Schinzing asked what if council wants to fire them. Council Member Schinzing said what if he wanted to have them fired.

Council Member Ambrose said he did not think firing the city attorney is in the best interest of the city. He said he is an asset to the city, and he feels that it would be a massive mistake.

Mayor Gunther said to City Attorney Vanerian, not that we have any intention of getting rid of you, Vahan. Mayor Gunther said we just want to know what we are encumbered by. Mayor Gunther said this is what these crazy people are upset about.

Council Member Schinzing said it's not the issue of whether we want to fire him or not. He said it is the issue of being encumbered by the previous administration. Council Member Schinzing said he would like to have this audit done to see whether we did this right or not.

**CM 03-07-26 MOTION TO HAVE A COMPLIANCE AND VALIDITY AUDIT DONE BY ROSATI SCHULTZ JOPPICH AND AMTSBUECHLER ON THE CITY ATTORNEYS EMPLOYMENT CONTRACT, NOT TO EXCEED \$20,000.00**

Motion by Schinzing, seconded by Arnold, CARRIED UNANIMOUSLY: To have a compliance and validity audit done by Rosati Schultz Joppich and Amtsbuechler on the city attorneys employment contract, not to exceed \$20,000.00

Roll Call Vote

Ayes (4) Gunther, Arnold, O'Rourke, Schinzing  
Nays (2) Ambrose, Loch  
Absent (1) Woods  
Abstain (0)

Council Member Schinzing asked if they could still post the contracts on the website.

Mayor Gunther said he wants to hold off until they get the results back from the audit.

Council Member Arnold said he would like to at least post the union contracts on the website.

Mayor Gunther said he would like to see it tabled.

Council Member Arnold said we should start somewhere and he would like to see the union contracts on the website.

Council Member Schinzing said he did not see a problem with that.

**CM 03-08-26 MOTION TO MODIFY RESOLUTION 2026-04 TO PLACE THE UNION CONTRACTS ON THE CITY'S WEBSITE ON A NEW TAB UNDER CITY GOVERNMENT**

Motion by Arnold, seconded by Schinzing, MOTION CARRIED: To modify resolution 2026-04 to place the union contracts on the city's website on a new tab under city government.

Roll Call Vote

Ayes (4) Gunther, Arnold, O'Rourke, Schinzing  
Nays (2) Ambrose, Loch  
Absent (1) Woods  
Abstain (0)

**MAYOR'S COMMENTS** None

**ADJOURNMENT**

**CM 03-09-26 ADJOURNMENT**

Motion by Ambrose, seconded by Loch, CARRIED UNANIMOUSLY: To adjourn the meeting at 10:12 P.M.

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Miranda Sears, Deputy Clerk

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Richard Gunther, Mayor

**History:** Chapter 6, The Council: Procedure and Miscellaneous Powers and Duties: *Section 6.7 (a) A journal of the proceedings of each meeting shall be kept in the English language by the Clerk and shall be signed by the presiding officer and Clerk of the meeting.*



## MEMORANDUM

City of Walled Lake · 1499 E. West Maple Road · Walled Lake, MI 48390 · (248) 624-4847

**To:** Walled Lake City Council  
**From:** Vahan Vanerian, City Attorney  
**Re:** *Nova Residences PUD Application*  
**Date:** April 1, 2026

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I've been advised that the property owner and/or applicant for the above referenced PUD application may be requesting an exemption from the 90-day PUD moratorium adopted pursuant to council resolution 2026-01 that was subsequently extended an additional 60-days by council at the February 3<sup>rd</sup> meeting. I refer members of council to my February 9, 2026 confidential attorney client report that includes a legal review and recommendations concerning the pending Nova Residences PUD application. In the event council grants the relief requested by the property owner/applicant, a proposed resolution modifying the current moratorium has been prepared and attached for your reference. In the event the relief requested by the owner/applicant lacks the support of a majority of council, no council action is required.

STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF WALLED LAKE

**RESOLUTION MODIFYING RESOLUTION 2026-01 EXEMPTING PRE-MORATORIUM PUD APPLICATIONS FROM THE CURRENT PUD MORATORIUM**

**RESOLUTION NO. \_\_\_\_\_**

At a regular meeting of the City Council of the City of Walled Lake, County of Oakland, State of Michigan, held on the \_\_\_ day of \_\_\_\_\_, 2026, at 7:30 p.m., Council, upon consideration of the following factors set forth in the recitals, approved the following resolution modifying resolution 2026-01 adopting a 90-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, on January 6, 2026, the city council adopted resolution 2026-01 imposing a 90-day moratorium on all PUD applications for the reasons stated in resolution 2026-01. The 90-day moratorium was subsequently extended an additional 60-days by council at the February 3, 2026

meeting to afford additional time needed to complete the comprehensive review and amendment of the current PUD option.

WHEREAS, council has received a request from an applicant of a pending PUD application filed on November 3, 2025 requesting an exemption from the current PUD moratorium for PUD applications filed prior to adoption of resolution 2026-01 placing a moratorium on all PUD applications. The PUD applicant requesting relief from the current PUD moratorium claims the PUD moratorium, as extended, creates an undue hardship to the applicant.

NOW, THEREFORE, IT IS HEREBY RESOLVED that, for the reasons and based on the findings and recitals set forth above, the PUD moratorium adopted pursuant to resolution 2026-01 is hereby modified to apply to only those PUD or CPD applications filed after the adoption of resolution 2026-01 on January 6, 2026.

IT IS FURTHER RESOLVED that except as expressly provided by this resolution, the moratorium adopted pursuant to resolution 2026-01, as subsequently extended by council on February 3, 2026, shall remain in full force and effect.

AYES:

NAYS:

ABSENT:

ABSTENTIONS:

STATE OF MICHIGAN  
COUNTY OF OAKLAND

I, the undersigned, the duly qualified and acting City Clerk of the City of Walled Lake, County of Oakland, State of Michigan, do hereby certified that the foregoing is a true and complete copy of a resolution approved by the City Council of the City of Walled Lake at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2026 the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature, this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
JENNIFER STUART, City Clerk



**OFFICE OF THE CITY ATTORNEY**  
CITY OF WALLED LAKE, MICHIGAN

L. DENNIS WHITT  
CITY MANAGER

VAHAN VANERIAN, ESQ.  
CITY ATTORNEY

1499 E. WEST MAPLE  
WALLED LAKE, MI 48390  
(248) 624-4847  
[yvanerian@walledlake.com](mailto:yvanerian@walledlake.com)

April 2, 2026

***FINAL NOTICE***

DM Motors LLC  
1705 E. West Maple Rd., Ste. A.  
Walled Lake, MI 48390  
Attn. Drew Charlet

*Re: Violation of Site Plan and Special Land Use Approval Requirements  
1705, 1679 and 1649 E. West Maple Rd and 961 Decker Rd.*

Dear DM Motors:

Please be advised that the Walled Lake City Council has instructed me to notify you of the city's intention to move forward with further enforcement measures concerning the long-standing violations arising out of continued unpermitted use and occupancy of the above referenced properties without required site plan and special land use approval. As you know, your use and occupancy of the above referenced parcels as an automobile dealership without required site plan and special land use approval violates site plan and special land use approval requirements under the city's zoning ordinance. As you further know, you were last before the planning commission on June 10, 2025, seeking site plan and special land use approval, at which time the planning commission tabled your application to allow submission of a revised plan addressing the deficiencies identified by: 1) the planning commission (see attached June 10, 2026 PC minutes); 2) the planning consultant ( see attached March 3, 2025 and May 21, 2025 McKenna review letters), and; 3) the city engineer (see attached April 15, 2026 Boss Engineering review letter).

To date, no revised plans addressing the outstanding deficiencies have been submitted to the city. Consequently, in the event the city does not receive revised plans addressing the aforementioned deficiencies in your current submittal within thirty (30) days, the city will move forward with further enforcement measures including, but not limited to, the following:

- Filing a civil abatement and injunctive relief action in the Oakland County Circuit Court seeking court ordered abatement of the unpermitted automobile dealership uses maintained by DM Motors upon the above referenced properties.
- Enforcement of the March 13, 2024 Default Judgment entered against DM Motors by the 52-1 District Court providing injunctive and equitable remedies concerning the unpermitted automobile dealership uses maintained upon the subject properties.

- Notifying the State of Michigan of the unpermitted and unlawful automobile dealership uses maintained by DM Motors upon the subject properties which may result in adverse action by the state against your state dealership license.

My review of this matter reveals a major obstacle encountered by DM Motors in moving this matter forward is DM Motors' on-going difficulties in meeting the city's plan submittal requirements. Consequently, it appears you require the assistance of a licensed architect, engineer or other qualified design professional to provide needed consulting services to assist you in finalizing a site plan and special land use application submittal that sufficiently meets city requirements for review and action by the planning commission. Accordingly, the hiring of a qualified and capable professional design consultant appears imperative to assist you in finalizing a proposed site plan and Special Land Use application submittal that adequately addresses the previously identified deficiencies in your most recent plan submittal. Should you require any clarification or assistance regarding the submission requirements or the application process, please do not hesitate to contact our office. However, the city cannot act as your design and plan preparation consultant.

Respectfully,

*Vahan C. Vanerian*

Vahan Vanerian, Esq.  
City Attorney

Cc w/o encl: Walled Lake City Council  
L. Dennis Whitt, City Manager



## MEMORANDUM

City of Walled Lake · 1499 E. West Maple Road · Walled Lake, MI 48390 · (248) 624-4847

**To:** Walled Lake City Council  
**From:** Vahan Vanerian, City Attorney  
**Re:** *Amendment of Planning Commission Ordinance*  
**Date:** April 1, 2026

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Attached for first reading please find a proposed amendment to the city's Planning Commission ordinance reducing the number of members serving on the planning commission from seven (7) to five (5) members. The Michigan Planning Enabling Act, Public Act 33 of 2008, *MCL 125.3815(2)*, provides for a five (5) member planning commission. The qualification requirements to serve on the planning commission remain unchanged.

**STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF WALLED LAKE**

**ORDINANCE NO. 379-26**

**AN ORDINANCE TO AMEND CHAPTER 58, “PLANNING”,  
ARTICLE II, “PLANNING COMMISSION”, OF THE CITY  
OF WALLED LAKE CODE OF ORDINANCES, AS  
PROVIDED BY THIS ORDINANCE**

The City of Walled Lake Ordains:

Section 1. Purpose

The purpose of this Ordinance Amendment is to implement the Michigan Planning Enabling Act, Public Act 33 of 2008, *MCL 125.3801 et seq.* by adopting provisions concerning planning commission membership.

Section 2. Amendment to Chapter 58, Article II, Section 58-29(a) “Membership”

The City of Walled Lake Code of Ordinances is hereby amended at Chapter 58 “Planning”, Article II “Planning Commission”, Section 58-29 “Membership” by amending sub-paragraph (a) in its entirety to read as follows:

- (a) The planning commission shall consist of five (5) members. Members of the Planning Commission shall be nominated by the mayor subject to approval by majority vote of the members of the council elected and serving.

Section 3. Severability

If any section, clause or provision of this ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any court of competent jurisdiction, such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this ordinance; but the remainder of this ordinance shall stand and be in full force and effect.

Section 4. Savings

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this ordinance takes effect are saved and may be consummated according to the law in force when they are commenced.

Section 5. Repealer.

All other ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

