

CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY
TUESDAY, MARCH 9, 2021

The Meeting was called to order at 4:00 p.m.

ROLL CALL: Ackley, Allen, Ambrose, Atwell, Blair, Lublin, Marshal, Millen

ABSENT: Shuman, Wlodarczyk

There being a quorum present, the meeting was declared in session.

OTHERS PRESENT: Finance Director Pesta, DDA Managing Director Jaquays, Chief Shakinas, Captain Kolke

REQUESTS FOR AGENDA CHANGES:

DDA Board Member Lublin requested to add an update to the Walled Lake Community Education property under unfinished business

APPROVAL OF THE MINUTES:

1. Regular DDA Meeting of February 9, 2021

DDA 03-01-21 APPROVAL OF THE MINUTES FROM THE FEBRUARY 9, 2021 MEETING

Motion by Blair, supported by Lublin: CARRIED UNANIMOUSLY: To approve the minutes from the February 9, 2021 meeting.

CORRESPONDENCE: Schafer Development regarding Edgewater Development-Proposed Changes and Issues with the Current Planned Unit Development (PUD) Ordinance when Redeveloping Downtown Properties

AUDIENCE PARTICIPATION:

Applicant Spencer Schafer described the initial proposed plan and how their revised proposed plan has different setbacks. Mr. Schafer listed the setbacks on each side. Mr. Schafer said an extra 10-feet of setback has been added. Mr. Schafer said the revised plan shows a decrease of two units which helps alleviate some parking issues. Mr. Schafer said there are 40 on-site parking spaces, two for each unit. Mr. Schafer said the planned unit development (PUD) ordinance predominantly addresses more suburban areas of the City. Mr. Schafer explained that the ordinance requires the property to be three acres in size. Mr. Schafer said if we look at the downtown properties in Walled Lake, there are not many properties that fit that description which makes redevelopment difficult. Mr. Schafer said the proposed *Edgewater* development

property is .83 acres. Mr. Schafer discussed the limitations of the PUD ordinance as it pertains to building height and appropriate setbacks. Mr. Schafer said the larger setbacks make development difficult and are not designed for more urban areas. Mr. Schafer asked if it is possible to have a PUD ordinance that is flexible for downtown properties?

DDA Board Member Atwell asked about the parking?

Mr. Schafer said the revised plans show an increase from 51 spaces to 52 spaces. Mr. Schafer said the ordinance requires that each unit has two parking spaces, which is provided. Mr. Schafer said there are 12 spaces reserved for guest and retail. Mr. Schafer asked if there is a need for a commercial presence in the area?

DDA Chairman Ambrose provided some history and recalled that the old pepino's property had challenges with marketing because of the same restrictions in the PUD ordinance.

DDA Board Member Lublin recalled when it was difficult to get people downtown; now, the concern is for available parking. Mr. Lublin said he appreciated how the developers increased their setback.

DDA Board Member Easter asked what the current zoning is for the property?

Mr. Schafer said the property is zoned C-3.

DDA Board Member Easter said he is hopeful for the opportunities that are present while still respecting the zoning requirements.

Steven Schafer said the beauty of the PUD is that it gives the Planning Commission and the City Council the flexibility to give-and-take. Mr. Schafer said by working together, there is the opportunity to design something that offers a public benefit. Mr. Schafer said the issue is with the three-acre limitation for downtown areas.

DDA Chairman Ambrose thanked Schafer Development for the presentation. Mr. Ambrose suggested the concerns be brought up at the next City Council meeting for further discussion.

DDA Board Member Ackley agreed with DDA Chairman Ambrose that Council's input in addition to the City Planner and City Administration will help address the concerns of Schafer Development and future proposals.

UNFINISHED BUSINESS:

1. CVT Grant Program (Covid-19 Relief) Oakland County

DDA Managing Director Jaquays said the County approved the City's grant application. Ms. Jaquays said the interlocal agreement is provided in the board members packet for review. Ms.

Jaquays said she has begun to reach out to qualifying businesses to inform them of the grant opportunity available. Ms. Jaquays said the reimbursement request is on the City's website.

2. Update on the Walled Lake Community Education Property

DDA Board Member Lublin reported that Randy Thomas is waiting for EGLE approval. Mr. Lublin said Randy Thomas is prepared to begin marketing the property once EGLE approves.

NEW BUSINESS:

1. East Walled Lake Drive Parking

Executive Director Whitt said East Walled Lake drive parking and the sidewalks are being reviewed for ADA compliance. Mr. Whitt said he has been in communication with folks down there who want to cooperate with the City to design ADA platforms and parking. Mr. Whitt said parts of the sidewalks belong to the property owners and those easements have not been acquired. Mr. Whitt said the improvements that happen are temporary fixes to address the ADA compliance.

EXECUTIVE DIRECTOR REPORT:

1. Public Safety Campus Update

Executive Director Whitt said there is activity occurring on the property to begin infrastructure work such as water and drainage. Mr. Whitt said he anticipates that City Council will approve bids at the next meeting to continue the work.

WARRANT REPORT:

DDA 03-02-21 APPROVAL TO RECEIVE AND FILE THE WARRANT FOR FEBRUARY 2021

Motion by Lublin, supported by Allen: CARRIED UNANIMOUSLY: To receive and file the warrant for February 2021.

DDA BOARD MEMBER COMMENTS

None

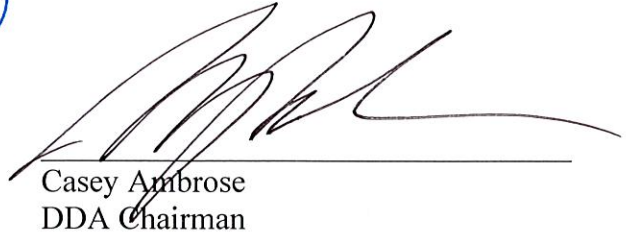
ADJOURNMENT:

DDA 03-03-21 ADJOURNMENT

Motion by Easter, seconded by Lublin; CARRIED UNANIMOUSLY: To adjourn the meeting at 4:35 p.m.



Hana Jaquays
DDA Managing Director



Casey Ambrose
DDA Chairman