



**CITY OF WALLED LAKE  
SPECIAL MEETING**

**DOWNTOWN DEVELOPMENT AUTHORITY, PLANNING COMMISSION, CITY COUNCIL  
WEDNESDAY, FEBRUARY 13, 2019  
7:30 P.M.**

The Meeting was called to order at 7:30 p.m. by Mayor Ackley.

Pledge of Allegiance led by Mayor Ackley.

Invocation led by Mayor Pro Tem Owsinek.

**ROLL CALL:** Council – Ackley, Ambrose, Costanzo, Loch, Lublin, Owsinek, Robertson  
DDA – Ackley, Allen, Ambrose, Atwell, Blair, Easter, Fernandes, Lublin, Shuman, Wlodarczyk  
Planning – Hecht, O'Rourke, Owsinek, Palmer, Whitt, Wolfson

**DDA 2-1-19 MOTION TO EXCUSE DDA BOARD MEMBER MARSHALL FROM TONIGHT'S MEETING**

Motion by Ambrose, seconded by Lublin: UNANIMOUSLY CARRIED: To excuse DDA Board Member Marshall from tonight's meeting.

**PC 2-1-19 MOTION TO EXCUSE PLANNING COMMISSION MEMBER NOVAK FROM TONIGHT'S MEETING**

Motion by Wolfson, seconded by Palmer: UNANIMOUSLY CARRIED: To excuse Planning Commission Member Novak from tonight's meeting.

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

**OTHERS PRESENT:** City Manager Whitt, Finance Director Barlass, City Attorney Vanerian, Police Chief Shakinas, Police Lt. Kolke, and City Clerk Stuart

**PRESENTATION:**

**1. Presentation by Alex Novak, McKenna Associates**

City Manager Whitt introduced the city staff members present, consultant city planners from McKenna Associates, Mr. John Jackson, President and Ms. Alexandra Novak, Assistant Planner.

Ms. Novak began with a description of the site, 615 N. Pontiac Trail. Ms. Novak asked the group what they wished to see on the site and not see on the site. Audience members, board and commission members provided wants and things they do not wish to see.

Want:

- Entertainment
- Food / Brewery
- Connecting businesses to Legato Point
- Hotel with indoor water park
- Specialty grocery store
- Residential use above retail
- Community center
- More density
- Indoor sports complex
- Parking garage
- Green space
- Walkability
- Year-round outdoor market with entertainment venue
- Something similar to Legato Point (Commercial below with residential above)

Do not want:

- Schools
- Oil change shops / car repair
- Hair salons
- Condos/apartments
- Marijuana facilities
- Storage shops
- Party stores

Ms. Novak described the site as flexible with the surrounding sites of residential, commercial, and mixed use. She discussed the different zoning areas which include Community Service, C-2, C-3, Commercial Planned Unit Development (CPD), Planned Unit Development (PUD), and a mobility assessment of a 15-minute walk radius and 15-minute bike radius.

DDA Member Blair asked what the best zoning option would be for the city. Ms. Novak replied a C-3 and possibly a CPD.

Planning Chairman Hecht said millennials are the future target, they have young families and money to spend.

Council Member Lublin said a C-3 zoning district allows for an oil change shop. How can the zoning districts be updated to not allow certain uses in the C-3?

Mr. Jackson explained there are different ways to approach this. The city needs to update the zoning districts to match what the city wants to see in these areas. The Master Plan calls out for gateways areas that do not have oil shops or storage facilities.

Ms. Novak explained the strong need to bring the Master Plan to life. There may be a need for an entirely new zoning district.

## **NEW BUSINESS:**

### **1. Discussion of Rezoning of Community Education Center**

Discussion was held to keep Walled Lake with the same feel of a quaint city.

Discussion was held what is the best tax use – Mixed Use.

Is the site going to be a destination site to draw in people from outside of Walled Lake or is it for the residents of Walled Lake? The market should be focused on local and regional.

City Manager Whitt explained the DDA will be leading on this project initially. Then if necessary, the Planning Commission and ultimately the City Council who has the final say.

Mr. Whitt introduced audience member, Mr. Randall Thomas who is marketing the sale of the site and working with the school district and city to obtain the most beneficial opportunity.

Mr. Thomas explained his firm is working with the school district to market this property. Mr. Thomas said he is here to meet with community leaders and assist with this process.

Mr. Whitt said at the direction of the DDA, Managing Director Pesta pursued grants to address city road issues. Mr. Whitt explained the city recently acquired a million-dollar grant along Decker between Maple Road and 14 Mile Road at the direction of the DDA. Mr. Whitt said the meeting tonight is to discuss what the city does not wish to see.

Ms. Novak explained the next steps:

- More visioning sessions to create a shared vision, communicate the same idea to anyone who asks about our vision, consistent communication.
- Broker information is needed information of utilities, incentives, maps, graphic support, anything to help facilitate the use of this site
- Initiate rezoning or consider amendments for a Gateway Mixed-Use zoning district
- Outline Commercial Planned Development (CPD) process
- Revisit parking requirement

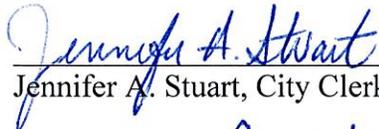
Planning Commission Member O'Rourke said the lake itself, Walled Lake is an asset. Mr. O'Rourke said he has heard great ideas but are they going to maximize the asset of the lake. Are there other communities that compare and what did they do to maximize their asset? Pontiac Trail is a major thorough fare, Walled Lake's community is walkable, the city should consider maximizing the benefits of the lake. Mr. O'Rourke said the city needs to consider what will maximize the entire city, not just the area around the subject site.

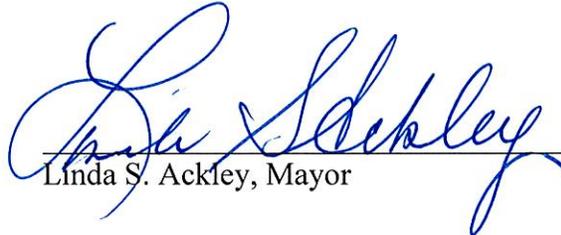
Planning Commission Chairman Hecht said there should be focus on high density housing versus a mixed use. The commercial property downtown is utilized to its full potential. Placing more of

what the city already has may not necessarily be the best for Walled Lake. How do other cities evolve in their downtown? With population growth of downtowns, what developments took place?

**ADJOURNMENT**

Meeting adjourned at 8:34 p.m.

  
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Jennifer A. Stuart, City Clerk  
Approved 3/19/19

  
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Linda S. Ackley, Mayor