

CITY OF HUNTINGTON WOODS  
REGULAR MEETING OF THE CITY COMMISSION  
MINUTES  
Tuesday, October 17, 2017  
7:30 p.m.

Mayor Paul called the Meeting to order at 7:31 p.m.

PRESENT: Mayor Paul, Mayor Pro Tem Olsman, Commissioner Jenks and Commissioner Rozell, City Manager Sullivan and City Attorney Johnson

ABSENT: Commissioner Iversen (excused)

City Staff Present: City Clerk/Treasurer Solanskey, Finance Director Lehmann, Zoning Administrator Berry

APPROVAL OF AGENDA

Moved by Commissioner Rozell and supported by Mayor Pro Tem Olsman to approve the Agenda of the meeting of October 17, 2017.

Ayes: Mayor Paul, Mayor Pro Tem Olsman,  
Commissioner Jenks and Commissioner Rozell

Nays: None

Absent: Commissioner Iversen (excused)

The Mayor thereupon declared said Resolution adopted.

APPROVAL OF MINUTES

Moved by Mayor Pro Tem Olsman and supported by Commissioner Rozell to approve the minutes of the Regular Meeting of September 19, 2017.

Upon said Resolution being put to a vote, the City Commission voted thereon as follows:

Ayes: Mayor Paul, Mayor Pro Tem Olsman,  
Commissioner Jenks and Commissioner Rozell

Nays: None

Absent: Commissioner Iversen (excused)

The Mayor thereupon declared said Resolution adopted.

COMMUNICATIONS

None

COUNTY COMMISSIONER AND ELECTED OFFICIAL REMARKS

County Commissioner Zack reported:

- The Board of Commissioners voted in September for a 3-year balanced budget.
- The Budget includes an increase in the local road funding from \$1,000,000 to \$1,500,000, funding of \$50,000 for Oakland Hope food bank and \$100,000 to “Defeat the Label and Anti-Bullying” in schools.
- The Clean Water MI Corps has opportunities for volunteers to train to monitor water quality in small lakes not currently tested.
- The County is working with Oakland Schools to develop a pipeline for students interested in apprenticeship programs.
- The County Board of Commissioners is establishing a study group regarding better regulation of existing septic systems and impact to water systems in Oakland County.

#### PUBLIC PARTICIPATION

Claire Galed of 10084 LaSalle commented there are no septic systems in Huntington Woods.

#### ORDINANCE NO. 596

Accessory Buildings and Structures – second reading

Moved by Mayor Pro Tem Olsman and supported by Commissioner Rozell to adopt an Amendatory Ordinance to Amend Chapter 40, Zoning, Section 40-1, Definitions, to Add New Definitions; and to Amend Section 40-253 – Zone 4 – Accessory Buildings and Structures; and to Provide Penalties for Violations thereof.

Commissioner Jenks said he would like removed from Section 2 (E) (1) the sentence “Any construction or a new or modification to a zoo animal habitat, food service building, or office building outside of 120-feet from the Huntington Road centerline must be in compliance with City ordinances controlling noise, height, lighting and odor.” He feels the City does not have the skills to regulate the animal habitats and the buildings would be far enough away to have no impact on the residents. The Zoo has become a good neighbor. He does not want to micro manage the Zoo.

Mayor Paul said when the Zoo comes in for a building permit they would still have to meet all of the City ordinances.

Commissioner Rozell said all that is trying to be accomplished, is the Zoo even for exempted things, has to comply with the ordinances, the sentence just clarifies.

Commissioner Olsman said he feels this is a reasonably accommodation to our residents. He does not see this as an intrusion of what the Zoo does.

Upon said Resolution being put to a vote, the City Commission voted thereon as follows:

Ayes: Mayor Paul, Mayor Pro Tem Olsman, and  
Commissioner Rozell

Nays: Commissioner Jenks

Absent: Commissioner Iversen (excused)

The Mayor thereupon declared said Resolution adopted.

**CITY OF HUNTINGTON WOODS  
OAKLAND COUNTY, MICHIGAN  
ORDINANCE NO. 596**

**AN ORDINANCE TO AMEND CHAPTER 40, ZONING, SECTION 40-1, DEFINITIONS, TO ADD NEW DEFINITIONS; AND TO AMEND SECTION 40-253 – ZONE 4 – ACCESSORY BUILDINGS AND STRUCTURES; AND TO PROVIDE PENALTIES FOR VIOLATIONS THEREOF.**

**THE CITY OF HUNTINGTON WOODS ORDAINS:**

**SECTION 1.** Chapter 40, Zoning, Section 40-1 – Definitions, is hereby amended to include the following definitions:

*Zoo Animal Habitat:* "A defined area or building in which animals are confined within enclosures, to be displayed, bred, cared for, or rehabilitated."

*Food Service Building:* "Building whose principal use is the preparation, reheating, or serving of food including beverages."

**SECTION 2.** Chapter 40, Section 40-253 – Zone 4 – Accessory buildings and structures, shall be amended to add the following subparagraphs:

(D). Except as set forth in Section 40-253 (E) below, no accessory building or structure shall hereafter be erected in Zone 4, parks and recreation district, except in accordance with division 7, schedule of regulations, of this article.

(E). Site Plan Review for Accessory Buildings and Structures within the Zoo

(1) Any construction of a new or modification to an existing zoo animal habitat, food service building, or office building within 120-feet of the Huntington Road centerline, except minor modifications as listed in 40-253(E)(2) below, shall require site plan review as set forth in Section 40-356. This site plan review shall consider whether any proposed development would create any adverse impact on the health and safety of the residents of Huntington Woods. Any construction of a new or modification to a zoo animal habitat, food service building, or office building outside of 120-feet from the Huntington Road centerline is exempt from site plan review, if such improvement is in compliance with and consistent with the Zoo Master Plan. Any construction or a new or modification to a zoo animal habitat, food service building, or office building outside of 120-feet from the Huntington Road centerline must be in compliance with City ordinances controlling noise, height, lighting and odor. Landscaping may be required to screen the development if the City Manager or his/her designee determines it is in the best interest of the City.

(2) Minor modifications to existing zoo animal habitats, food service building, or office building within 120-feet of the Huntington Road centerline may be permitted without site plan review. For the purposes of zoo animal habitats, food service building, or office buildings only, minor modification shall be defined as any interior building modification, or a modification that does not increase the buildings height, encroach closer to residential property, or increase the footprint by more than 700 square feet.

(3) The Zoo Master Plan shall be submitted annually to the City for administrative review. City administration will review the Zoo Master Plan, note any proposed changes from the prior year's Master Plan, and forward a report to the Planning Commission. The Planning Commission will review the Zoo Master Plan and consider whether any proposed changes or development would create an adverse impact on the public health, safety and welfare of the residents of Huntington Woods.

- (4) Any fence or modification to an existing fence within 120-feet of the Huntington Road centerline shall require compliance with Section 6-349.

**SECTION 3. Violation.**

A person who violates any provision of this Chapter shall be responsible for a municipal civil infraction with the penalty as prescribed in Section 2-736 of the City Code.

**SECTION 4. Severability.**

No other portion, paragraph or phrase of the Code of Ordinances of the City of Huntington Woods shall be affected by this ordinance except as to the above section, and in the event any portion, section or subsection of this ordinance shall be held invalid for any reason, such invalidation shall not be construed to affect the validity of any other part or portion of this ordinance or of the Code of Ordinances of the City of Huntington Woods.

**SECTION 5. Effective Date.**

This ordinance shall be effective thirty (30) days from the date of adoption and shall be published as required by the Charter of the City of Huntington Woods.

MADE, PASSED AND ADOPTED by the Commission of the City of Huntington Woods on this 17th day of October, 2017.

---

ROBERT F. PAUL, III  
MAYOR

**RESOLUTION R- 76-2017**

Amend the definition of "Rear Yard" – first reading

City Manager Sullivan and Zoning Administrator Berry explained this ordinance is to make some houses with irregular shape because of additions conforming with the zoning ordinance as far as the definition of a rear yard for the placement of air conditioners and generators.

Moved by Commissioner Jenks and supported by Mayor Pro Tem Olsman to introduce and read for the first time an Ordinance to Amend Chapter 40, Zoning, in General, Section 40-1, Definitions, to Amend the Definition of "Rear Yard"; and to Amend Article V, Height and Area Regulations, Site Plan Review and Special Land Use Review, Section 40-355, Height and Area Regulations and Exceptions, to Amend the Location of Air Conditioners and Generators.

Upon said Resolution being put to a vote, the City Commission voted thereon as follows:

Ayes: Mayor Paul, Mayor Pro Tem Olsman,  
Commissioner Jenks and Commissioner Rozell

Nays: None

Absent: Commissioner Iversen (excused)

The Mayor thereupon declared said Resolution adopted.

**ORDINANCE NO. 597**

Ordinance effective date to conform with recent change in State Statute

Moved by Commissioner Jenks and supported by Mayor Pro Tem Olsman to adopt and Amendatory Ordinance to Amend Ordinance No. 595, Chapter 24, Offenses, Section 24-439, Purchase, Consumption or Possession by Persons Under 21, Section 5 of the Ordinance, Effective Date, of the City of Huntington Woods Code of Ordinance to conform to a recent change in the Statute.

Upon said Resolution being put to a vote, the City Commission voted thereon as follows:

Ayes: Mayor Paul, Mayor Pro Tem Olsman, Commissioner Jenks and Commissioner Rozell

Nays: None

Absent: Commissioner Iversen (excused)

The Mayor thereupon declared said Resolution adopted.

**CITY OF HUNTINGTON WOODS  
OAKLAND COUNTY, MICHIGAN**

**ORDINANCE NO. 597**

**AN ORDINANCE TO AMEND THE EFFECTIVE DATE OF ORDINANCE NO. 595, CHAPTER 24, OFFENSES, SECTION 24-439, PURCHASE, CONSUMPTION OR POSSESSION BY PERSONS UNDER 21, OF THE CITY OF HUNTINGTON WOODS CODE OF ORDINANCES TO CONFORM TO A RECENT CHANGE IN THE EFFECTIVE DATE OF AMENDMENTS TO MCL 436.1703.**

**THE CITY OF HUNTINGTON WOODS ORDAINS:**

**Section 1 of Ordinance. Ordinance Amendment for Effective Date.**

Section 5 of Ordinance No. 595, adopted on September 19, 2017, and published on \_\_\_\_\_, which provided that “This Ordinance shall be effective on October 10, 2017, and shall be published as required by the Charter of the City of Huntington Woods” shall be amended to read as follows:

**Section 5 of Ordinance, Effective Date**

This ordinance shall be effective on January 1, 2018, and shall be published as required by the Charter of the City of Huntington Woods.

**Section 23 of Ordinance. Enactment.**

This Ordinance is declared to have been enacted by the City Commission of the City of Huntington Woods at a meeting called and held on the 17th day of October, 2017, and shall be published as required by the Charter of the City of Huntington Woods.

Ayes: Mayor Paul, Mayor Pro Tem Olsman, Commissioner Jenks and Commissioner Rozell

Nays: None

Abstentions: None

Absent: Commissioner Iversen (excused)

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OAKLAND    )

I, the undersigned, the qualified and acting City Clerk of the City of Huntington Woods, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Commission of the City of Huntington Woods at a meeting held on the 17th day of October, 2017, the original of which is on file in my office.

---

JOY SOLANSKEY, City Clerk  
City of Huntington Woods

RESOLUTION R-77-2017

Correct cost of Library furniture purchase

Moved by Commissioner Rozell and supported by Commissioner Jenks to correct the bid price for the installation of furniture for the Gardner Reading Room at the Public Library. The corrected cost of the furniture purchase and installation is \$12,581.00 not \$10,891.00 as presented in resolution R-74-2017.

Upon said Resolution being put to a vote, the City Commission voted thereon as follows:

Ayes: Mayor Paul, Mayor Pro Tem Olsman, Commissioner Jenks and Commissioner Rozell

Nays: None

Absent: Commissioner Iversen (excused)

The Mayor thereupon declared said Resolution adopted.

RESOLUTION R-78-2017

Sidewalk replacement program and criteria

Moved by Commissioner Jenks and supported by Mayor Pro Tem Olsman that the City undertake the 10-year sidewalk replacement program beginning in October, 2017 and that the following criteria be established to determine if a sidewalk flag is hazardous:

1. Elevation differences between flags of three-quarter of an inch or greater;
2. A hole that is two-inches or greater in diameter and three-quarters of greater in depth;
3. Cracked flags

4. Surface spalling (a chipping away or crumbling of the surface) covering 25% or more of the flag surface

Upon said Resolution being put to a vote, the City Commission voted thereon as follows:

Ayes: Mayor Paul, Mayor Pro Tem Olsman, Commissioner Jenks and Commissioner Rozell

Nays: None

Absent: Commissioner Iversen (excused)

The Mayor thereupon declared said Resolution adopted.

#### RESOLUTION R-75-2017

Receive and file reports and minutes

Moved by Commissioner Rozell and supported by Mayor Pro Tem Olsman to receive and file the reports and minutes:

- a. Library Advisory Board, June 19, 2017
- b. Senior Advisory Board, July 20, 2017
- c. Senior Advisory Board, September 14, 2017
- d. BART Board, July 12, 2017
- e. Environmental Advisory Board, July 20, 2017
- f. Finance Report, August, 2017
- g. Planning Commission, August 28, 2017
- h. Zoning Board of Appeals, July 31, 2017
- i. Zoning Board of Appeals, August 14, 2017

Upon said Resolution being put to a vote, the City Commission voted thereon as follows:

Ayes: Mayor Paul, Mayor Pro Tem Olsman, Commissioner Jenks and Commissioner Rozell

Nays: None

Absent: Commissioner Iversen (excused)

The Mayor thereupon declared said Resolution adopted.

#### WARRANT NO. 329

Moved by Commissioner Jenks and supported by Mayor Pro Tem Olsman that the attached transfers and disbursements as listed on the Accounts Payable Distribution Report due by October 13, 2017 and paid between September 15, 2017 and October 11, 2017 on pages 1 through 9 in the amount of \$1,610,992.02 be approved and paid subject to full audit.

Upon said Resolution being put to a vote, the City Commission voted thereon as follows:

Ayes: Mayor Paul, Mayor Pro Tem Olsman, Commissioner Jenks and Commissioner Rozell

Nays: None

Absent: Commissioner Iversen (excused)

The Mayor thereupon declared said Resolution adopted.

#### RESOLUTION R-80-2017

Recess to closed session

Moved by Commissioner Jenks and supported by Mayor Pro Tem Olsman to recess into Closed Session pursuant to MCL.15.268 immediately following the Regular City Commission Meeting to discuss union negotiations.

Upon said Resolution being put to a roll call vote, the City Commission voted thereon as follows:

Ayes: Mayor Pro Tem Olsman, Commissioner Jenks ,  
Commissioner Rozell and Mayor Paul

Nays: None

Absent: Commissioner Iversen (excused)

The Mayor thereupon declared said Resolution adopted.

#### CITY MANAGER REPORT

City Manager Sullivan suggested residents drive by Scotia Park, construction is underway and the Park is really shaping up.

#### COMMISSIONER'S REMARKS

Commissioner Rozell said he came from the ribbon cutting at Burton Elementary School earlier this evening. He had an opportunity to take a tour of the school renovations. He commends the principal, school administration and school board. Really looks nice and a nice environment for the young folks of the community.

Commissioner Jenks said he also went to the ribbon cutting at Burton Elementary School. The school was built 90 years ago. The renovations are really remarkable, a green model and a 21<sup>st</sup> century school. Don't forget to vote on November 7<sup>th</sup>, it is critical.

Commissioner Olsman echoed the congratulations regarding Burton Elementary. He expressed his appreciation to Oakland County Probate Judge Dan O'Brien for a successful event at the Monday Lunch Bunch. Have a safe and happy Halloween. Voting on November 7<sup>th</sup> is critically important, I hope our residents turn out.

Mayor Paul added he attended the Elementary School Grand Opening. He thanked the residents of the Berkley School District for supporting the financial efforts that



made the renovations possible. Voting is very important, it is your right as a citizen, please remember to vote on November 7<sup>th</sup>.

The Regular City Commission Meeting adjourned to Closed Session at 8:13 pm.

The Closed Session adjourned at 8:45 pm with no action taken.

---

Joy Solanskey, City Clerk

---

Robert F. Paul, III, Mayor