

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI  
MONDAY, JUNE 3, 2024, AT 7:00 P.M.**

**Mayor Fischer called the meeting to order at 7:00 P.M.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Mayor Fischer, Mayor Pro Tem Casey, Council Members Gurumurthy, Heintz, Smith, Staudt, Thomas

**ALSO PRESENT:** Victor Cardenas, City Manager  
Tom Schultz, City Attorney

**APPROVAL OF AGENDA:**

**CM 24-06-79                      Moved by Thomas, seconded by Casey; MOTION CARRIED: 7-0**

**To approve the agenda as presented**

|                                      |                                                                                           |
|--------------------------------------|-------------------------------------------------------------------------------------------|
| <b>Roll call vote on CM 24-06-79</b> | <b>Yeas: Casey, Gurumurthy, Heintz, Smith, Staudt,<br/>Thomas, Fischer<br/>Nays: None</b> |
|--------------------------------------|-------------------------------------------------------------------------------------------|

**PUBLIC HEARINGS: None**

**PRESENTATIONS:**

**PRESENTATIONS FOR BOARDS AND COMMISSIONS**

**1. Laurel Acho - PRCS Commission**

In lieu of going through her application again, Ms. Acho addressed qualifications not in her application. She has a Bachelor of Science in Business Administration, majored in marketing, and went to law school. She has done surveys and then would summarize the results. She has written summaries, charts, graphs, and done PowerPoint presentations. She has designed brochures, written newsletters, organized & marketed events, wrote articles about new products and then pitched them to magazines & journals. She also uses her marketing skills to design her own business cards and other promotional materials.

**2. Farah Baig - PRCS Commission**

Ms. Baig is long time resident having moved here in 1993 and has seen a lot of development since then. She is pleased to see Novi take an active role in maintaining its green spaces. She has had the opportunity to sit at several of the Older Adult Committee meetings and is excited about plans to create a community center. She is a strong proponent of intergenerational interactions and feels the PRCS is a natural space to make that happen. She currently works as a consultant with the State of Minnesota while they develop their blueprint for an age-friendly state. She expressed that the opportunity has given her a unique perspective on the importance of natural space that makes our

lives better. She is excited to offer the expertise that she's developed over the course of her PhD research as she completed her doctorate in organizational leadership policy and development as well as her current consultancy work. She also thinks she would be a true asset to the commission. She continued to say that there are almost 10,000 adults over the age of 65 in Novi and that these individuals are an integral part of PRCS. Her skills are not limited to just meeting the needs of older adults, as she was a high school teacher with the Detroit Public School District. She looks forward to contributing to the City of Novi.

3. Jay Dooley - PRCS Commission

Unable to join due to a work conflict.

4. Swaminathan Gopalakrishnan - PRCS Commission, Planning Commission

Mr. Gopalakrishnan immigrated from India 25 years ago and came to Western Michigan for a master's program. He spent two decades in west Michigan, with the first 10 years in engineering and the next 10 years in program management. Five years ago, he moved to Novi, and he made a career change a year ago when he became a senior program manager. In his program management role, he manages global programs and works with diverse teams from China, Mexico and Japan. He manages budgets and a large team. Some of his PM skills include communication and he is skilled in negotiation and adaptability. For the last two years, he has spent on the Board of Review where he learned how the City functions, how the tax system works and what the citizens need. He has learned a lot from being on the Board and is confident that he can serve the Parks and Recreation with that experience. His hobbies include cooking and being outdoors and feels Novi has a great parks system he would love to be a part of and contribute to.

5. Hilliard Hampton - Planning Commission, PRCS Commission:

Not present.

6. Sri Komaragiri - Planning, Corridor Improvement Authority

Ms. Komaragiri started by saying that last time she was at the podium before the Council was when she was answering questions about the Adell Center. She said that every time she passes around Grand River and sees the signs about proposed rezoning, she feels like this is the vision she was part of when she worked on the master plan, and it's coming to life and feels like she is being left out, so this is her way of trying to be a part of the development. She worked on the Walkable Novi Committee and feels this is an exciting time for Novi. She wants to contribute her experience as a planner, as she has worked for Novi and other townships.

7. Yogesh Kumar - Beautification Commission, Board of Review, Planning Commission

Mr. Kumar relocated to Novi City 10 years ago and it has been not only a place to reside but a sanctuary for him and his family. He has a Master of Science in mechanical

engineering and has over 25 years of experience in manufacturing and design. His profession has given him diverse and rewarding roles at various corporate levels. He worked as a program manager and director in his recent job and that has given him the opportunity to work and oversee million-dollar projects. In addition, he is also a realtor with Keller Williams, and that gives him satisfaction to provide people with fulfilling their American dream of home ownership, which is important for migrants. He is eager to extend his contribution, beyond his profession, to the Beautification Commission. He was born in India and has traveled to 14 countries which has given him the opportunity to understand and learn what these countries have done to beautify their cities. He would say that with all his experience in strategic planning, project management and community engagement, he is poised to make a significant contribution to these committees and enriching the vibrancy and wellbeing of the community.

8. Mike Lynch - Planning Commission

Mr. Lynch has been on the Planning Commission for 18 years and is willing to commit another three years. He said that when you look at his past performance, it's a good indication of what the future will be.

9. Mark Pehrson - Planning Commission

Mr. Pehrson has been a Novi resident for about 38 years. He has been on the Planning Commission and Novi Fire Department for a few years. He looks forward to the opportunity to be reappointed. He thinks the Commission lately has done great things to promote equity, sustainability, and diversity. He loves working with the staff and says the Planning department is top notch and looks forward to working with them again if he's reappointed.

10. Mark Somerville - Open to any placement

Mr. Somerville has been a resident of this community for 20 years. He is open to any position that is open to his unique set of skills. He has recently retired and has time to give back to the community. He was educated at the University of Michigan with a degree in German literature & communications. He also did his MBA at Michigan State and did a little bit of postgraduate studies at Harvard Business School. He had a career in technology with some of the highlights being Salesforce.com, where they built the company up from a billion dollars in 2011 to a \$20 billion dollar New York Stock Exchange component. He worked for Hewlett Packard and has a small LLC, Somerville Analytics LLC, where the emphasis is consulting companies that focus on AI. He is an Eagle Scout as well as being involved with the Down Syndrome Association of Michigan, Sons of the American Revolution, University of Michigan Men's Glee Club and St. Andrew's Society. He approaches opportunities with an open mindset. His values are faith, compassion, joy, and health.

11. Sara Srinivasan - Beautification Commission, PRCS Commission

Not present

12. Ramesh Verma - Planning Commission

Mr. Verma has lived in the city for the last 46 years. He has been before the Council many times and has served on the Library Board and Zoning Board. He is currently serving in the Planning Commission and had attended since 2001. He enjoys serving the Board, which he finds unique as they make decisions that keep the interests of the city. He stated the Board works together, their decisions are always unanimous, they respect each other, and help each other. He is a former captain from the Corp of Engineers. He would like to continue on the Board for the next four years.

**CITY MANAGER REPORT: None**

**ATTORNEY REPORT: None**

**AUDIENCE COMMENTS:**

Belinda Smith Brock lives in the Meadowbrook Commons senior ranch homes at 25007 Meadowbrook Road, building 3. She said the ranch homes consist of 10 buildings with a total of 60 units, with a signed, rented one vehicle carport parking. There are approximately 27 guest parking spaces and of those 27, two parking spaces are for emergency parking vehicles only. Recently, new neighbors moved in, having two vehicles taking up two parking spaces. One of those cars is parked in the sign rented carport section. The second car has been parked in the guest parking area, is seldom being driven and is parked in the guest parking area for days. The primary car used is the one parked in the carport. Ms. Brock emailed the community manager regarding the residence taking up two parking spaces and the community manager responded by email and said there are not designated guest parking around the ranches and those parking spaces are open for residents who may have more than one vehicle, two max. From Ms. Brock's understanding based on the lease agreement she signed, the ranch homes have a parking lot addendum separate from the general rules of occupancy parking and that addendum states, "tenant may only park one vehicle per rented unit, per rented space, if guest parking is available, such parking is for guest only.". She continues to say that the limited ranch guest parking is used on daily basis by family members & guests, visiting nurses & doctors, Molly Maid cleaning service, cable servicing, food delivery, delivery services, et cetera and the two parking spaces being used by ranch residents has caused an inconvenience to others. Ms. Brock concluded by saying that additional supportive documentation and pictures were left with the Clerk.

**CONSENT AGENDA REMOVALS AND APPROVALS:**

**CM 24-06-80**

**Moved by Thomas, seconded by Casey; MOTION CARRIED: 7-0**

**To approve the Consent Agenda as presented.**

- A. Approve Minutes of:  
May 20, 2024 - Regular Meeting
- B. Approval of a resolution establishing a marriage fee.
- C. Approval to purchase Courts and Law Enforcement Management Information System (CLEMIS) and Fire Records Management System (FRMS) fees and services from Oakland County for the 2024-25 fiscal year in the amount of \$62,810.
- D. Acceptance of a highway easement for completion of sidewalk improvements at 25500 Meadowbrook Road in the amount of \$2,145.57.
- E. Approval of Resolution granting the Novi Parks Foundation a one-time exemption from the City's policy regarding alcohol on public property for purposes of its July 26, 2024, fundraiser at Pavilion Shore Park.
- F. Enter Executive Session immediately following the regular meeting of June 3, 2024, in the Council Annex to discuss confidential written communication from the city attorney.
- G. Approval of claims and warrants – Warrant 1157

**Roll call vote on CM 24-06-80**

**Yeas: Gurumurthy, Heintz, Smith, Staudt,  
Thomas, Fischer, Casey  
Nays: None**

**MATTERS FOR COUNCIL ACTION:**

- 1. Consideration of approval of a cost participation agreement with the Road Commission for Oakland County for the preliminary engineering associated with the widening of Twelve Mile Road between Beck Road and Dixon Road in the estimated amount of \$937,680.**

City Manager Cardenas stated that this has been an ongoing project with the county that the City has been engaged in, specifically the engineering division, for quite some time. When initially proposed and the estimates were brought up, this was going to be a \$15 million dollar project with our cost share of \$1.2 million dollars. With everything else in the construction, this project has ballooned up to \$35 million dollars with the City contributing \$3.5 million dollars. This is just the preliminary stages, just shy of \$1 million dollars. This was brought to the Finance Committee last week for initial input and was part of our early budget input session back in January with respect to potential bonding. Many different facets are being looked at as Oakland County wants to advance because this is a vital area in our economic development with a lot of possible businesses along that area. Mr. Cardenas reiterated that this is just preliminary engineering for consideration.

**CM 24-06-81 Moved by Thomas, seconded by Casey: MOTION CARRIED: 7-0**

**Approval of a cost participation agreement with the Road Commission for Oakland County for the preliminary engineering associated with the widening of Twelve Mile Road between Beck Road and Dixon Road in the estimated amount of \$937,680.**

**Roll call vote on CM 24-06-81**

**Yeas: Heintz, Smith, Staudt, Thomas, Fischer,  
Casey, Gurumurthy**

**Nays: None**

**2. Initial review of Planned Rezoning Overlay (PRO) eligibility of the request of Jax Kar Wash, JZ24-02, to rezone property at the southeast corner of Twelve Mile Road and Cabaret Drive from Regional Center to General Business with a Planned Rezoning Overlay.**

City Manager Cardenas commented that this is part of the PRO process that was amended and allows for early input on request. The Petitioner is requesting a zoning map amendment for approximately 1.8 acres of property on the south side of Twelve Mile. The site is currently vacant and is part of Fountain Walk and Twelve Mile Crossing Commercial Center. The vacant site is located by Cabaret Drive and Twelve Mile with Liberty Park residential developments to the north and the Vibe Credit Union to the west.

David Landry, Legal Counsel for Jax Car Wash, is with the applicant who is applying for a rezoning from regional commercial to B-3 with a planned rezoning overlay and the proposal would limit the B-3 uses to only one use and that is auto wash. The parcel in question is on the northwest corner of Fountain Walk, Twelve Mile and Cabaret Drive, which has been vacant for 22 years. There are unique characteristics to this property. First, like all other regional commercial centers, when a large tenant comes in there are restrictions. This parcel has unique physical characteristics to it. Under the RC zoning district requirements, there is a 100-foot setback so the only portion of the property that could be developed is a little square. In addition, there are two 55 to 60-foot easements from Consumers Energy running along the east and west parts of the property. An auto wash building is perfect because it's long and skinny and would fit right in the middle of the parcel. Mr. Landry continued to say that per the PRO ordinance, the intent as written is to accomplish a land development project to achieve integration of the proposed development with the characteristics of the project area, which is Fountain Walk. Mr. Landry stated that the owner of Fountain Walk, Mr. Michael Zimmerman is in full support and asks the Council to approve this PRO and that Mr. Zimmerman states "that is why we are excited about Jax Car Wash. This is a higher quality use that has absolutely no competition with our tenants. It brings a good amount of traffic to the area and will be complimentary to other tenants.". The only interest that Fountain Walk has ever received has been from gas stations which can't be put on a RC. Mr. Landry referred to a letter the Council has from Imagine Theater's owner Mr. Glance, who wants this project there and Buddy's Pizza wants it as well. Mr. Landry continued by saying that as far as

integrating with the area around it, there's no objection from any of the surrounding people. With respect to eligibility, PRO's are a two-step process. The first process is with the Planning Commission and City Council to talk about eligibility and then you go back and do the site plan, the landscaping and everything else. The ordinance says that an applicant to propose a new zoning district must have site specific conditions that have two aspects to them. One, that it is more strict or limiting than the regulations that would apply under the proposed zoning district. The proposed zoning district is B-3, and we are proposing to limit it to a single use only. The building height is less than what would be allowed under B-3. The setback is far greater at 68 feet instead of 30 feet, which would be allowed under B-3. The façade that's proposed is 60% brick on two sides of the building, double what the ordinance requires. Mr. Landry reiterated that the first requirement for eligibility is satisfied because what is being proposed is stricter than the regulations that would apply if it were a straight rezoning under B-3. The second aspect is showing a public benefit. The ordinance does not define public benefit with any kind of specificity saying that the proposed improvement must constitute an overall public benefit that outweighs any material detriment or not, and or that could not otherwise be accomplished without the proposed rezoning. The ordinance defines public benefits in relative terms. Public benefit is not the same for all parcels so before the public benefit can be analyzed, the public detriment must be defined. When considering a rezoning the first thing to be looked at is adjacency and will it integrate in with what's around it. There are letters from the owner of Fountain Walk that wants this and there have not been any negative comments from anybody. When looking at traffic, the City's traffic consultant is recommending approval. The only entrance and exit are on Fountain Walk so there would never be any stacking on Cabaret or on Twelve Mile. Engineering recommends approval as there's no storm water problem. The Fire Department recommends approval and Façade recommends approval with a Section 9 waiver. Mr. Landry states that nobody's opposed to it, the property has been vacant for 22 years, and it's a unique parcel that has unique characteristics that have prevented development in the past. The public benefit in this case is threefold. Number one, the master plan economic development goal, number 18 in the plan is to retain and support the growth of existing business and attract new business to the City. Number two, Jax Car Wash employs high school students and is offering to pay \$54,000 to refurbish the library's teen space. And thirdly, due to the easements on the property, the applicant has offered to build a 230 square foot patio with bench along Twelve Mile. Per Mr. Landry, a member of the Planning Commission suggested that if there's going to be bus service to Fountain Walk, perhaps the applicant can install a bus stop area, which the applicant is willing to do, instead of a patio with benches. In conclusion, Mr. Landry said that five of the six Planning Commissioners that looked at the project, studied the pros and cons plus the public benefits, were in favor of it. He also commented that this would be the only stand-alone car wash north of I-94. In the packet provided to the Council, there is an analysis by the administration that gives examples of conditions that may be more strict or limited and provide an overall benefit to the public. The administration has analyzed all the aspects to criteria and indicated that yes, the conditions were included except for traffic because there is no traffic problem.

Todd Gesund, Vice President/Director of Expansion, has worked in the car wash business since he was nine. His family owned a company called Super Car Wash and they had 11 locations throughout metro Detroit. The company started in 1977 and they were competitors with Jax Car Wash. Over the last 20 years, there was talk about joining forces to become one large car wash company and a couple of years ago, that came to fruition. One thing that's been special about being part of the Jax family is the name Jax as it is synonymous with car washing in Detroit. Jax was founded in 1953 and they own and operate 29 locations in 18 different cities around Michigan. In addition to David Landry, Mr. Gesund brought Jon Zimmerman, CEO of Jax Car Wash and Lindon Ivezaj who is the CEO of their design build team, Cunningham-Limp. Michael Zimmerman, owner of Fountain Walk, and Bruce Milen, second generation founder of Jax Car Wash, were unable to attend this meeting but did attend the Planning Commission meeting. Mr. Gesund stated that he was excited about the positive comments and feedback received from the Planning Commission. Mr. Gesund said excellent service sets them apart and one of the things they pride themselves on and makes them different and unique is that they hand towel dry every vehicle as it exits the site. Customers are greeted as they come on site and when they exit, their car is dried off and employees say goodbye as that is part of the experience. Jax Car Wash also offers free vacuums, and they have an indoor mat cleaning room as well as customer restrooms. They are involved in the communities they are in and have a charity weekend. Jax had school fundraisers, group donations and organizations. They do towel drive fundraisers on site, and they don't turn anybody away. They help raise thousands of dollars in the communities in which they reside, every year. They employ lots of high school students in different communities as they have phenomenal relationships with the high schools. For example, a soccer team from Walled Lake comes and they are allowed to dry cars for the day, and they collect tips and Jax Car Wash makes donations. High school bands have been on site with their instruments. Mr. Gesund said he grew up in the area, on Twelve Mile in Farmington Hills and frequented Twelve Oaks. He saw the development of the Novi Town Center and Fountain Walk as he lived in Novi in his late twenties. Novi is a phenomenal community with unbelievable retail. Mr. Gesund corrected Mr. Landry's previous statement by saying there are no car washes north of I-96, not I-94. Mr. Gesund addressed the site layout in his presentation and showed some of the different multiple access points. He continued to say with the easement restrictions and the narrow piece of property, they fit perfectly on the site. He also said that they believe they fill a need for Novi and there are several customers that come out to Walled Lake, their closest site. He said that customers ask about a Novi location and that Novi is a dense population and they're complimentary to the businesses and retail of Fountain Walk. They are going to build a beautiful building that is going to enhance the area. Talking about the site layout, there's no new curb cut off on Twelve Mile Road and people will be able to get in at many points. There will be phenomenal stacking space here so cars won't back up into the parking lot as they can stack 29 spaces on site, 20 before the pay stations and an additional nine stacking spaces after the pay stations. The vacuums and indoor mat room on the east side of the building are only going to be used by their car wash customers and that is significant because it limits who's coming into the site. There will be little to no noise outside of the car wash building since all the vacuum and blower motors are inside the building and all their new sites have this special room. The building has



been designed to fit harmoniously with Fountain Walk and the other surrounding retail district. The building is not a typical looking car wash as there is landscaping that will exceed what's required, giving it a park-like setting. The car wash would be open 7:00 am to 8:00 pm, Monday through Saturday and 8:00 am to 6:00 pm on Sundays. They would employ anywhere from four to six employees at a time, depending on the weather. Most customers would come from a three-mile radius around the site. Mr. Gesund stated that customers don't wake up in the morning deciding to just get a car wash and go back home. Instead, they wake up, think about going to Dick's for some gear or Ford's Garage for lunch and then get a car wash at their favorite car wash. Mr. Gesund said this is the synergy he spoke about why he feels they will complement the area and then he concluded by saying that Fountain Walk has struggled over the years and now that it's 100% occupied, hopefully the car wash can keep that momentum going.

Mayor Fischer stated this is part of Council's early initial PRO process and an opportunity to provide feedback as the applicant goes through the remainder of the PRO process. Jon Zimmerman made himself available to answer questions from Council.

Member Staudt expressed that he likes the proposal and thinks it's a good use of the property but is not buying the public benefits. There is no fiduciary responsibility to the library and it's inappropriate to fund anything for it. He also doesn't think that developing a vacant parcel is a benefit of the proposal. Member Staudt liked the idea of the patio area along Twelve Mile as well as the suggestion from the Planning Commission. Mr. Staudt said that previously discussed was that the City was spending \$3.5 million dollars of the overall cost of \$35 million for an investment into Twelve Mile so he thinks it would be appropriate to think about what can be done along Twelve Mile, whether it is better landscaping, picnic benches or whatever. He also said that Novi has a property value of somewhere around \$5 billion and one lot's not going to change the makeup of the City's tax base, but he liked the idea and look, and he agrees that the lot has been empty too long. Member Staudt continued to say that what the applicant was asking for is reasonable but would make adjustments to the public benefit and would probably look forward to supporting this in the future.

Member Thomas added by saying that she generally likes the proposal and thinks it is a good spot for that particular business. She said she could see herself going there for a car wash and maybe stopping over to Coldstone for an ice cream. She would love to have funding for the library but thinks the public benefit needs to be tied more to that area in the community. She likes the idea of having covered areas especially if you're walking and biking down that path and get caught in the rain as there is not a lot of shade.

Member Heintz stated that he thought overall, the applicants have great potential and liked how they saved water. He expressed that a public benefit could be a spin off from the inspiration of being interested in the environment and suggested the applicants could have a space for a charge station or whatever would be a benefit for that region. He concluded by stating that the project could help that spot and it's a creative use of that space.

Member Gurumurthy commented that she thinks a car wash aligns and fits with the whole area. She said that it would be great if when people took walks, there were pockets of places where they can sit and have some time. She also wanted to add that in terms of the parking lot, she encouraged adding more in terms of landscaping.

Member Smith agreed with his colleagues and thinks this is a good site for the project but that the public benefit needs work. He said from an environmental aspect, he suggested adding solar panels to the roof since he's sure a car wash uses a lot of electricity. He also said that although we love the library, it isn't a great fit as a public benefit.

Mayor Pro Tem Casey started by saying that she has a different opinion than some of her colleagues in terms of putting a car wash on the site, specifically the PRO that the applicant is seeking. We have heard quotes from part of the ordinance but the other piece to think about is the benefit of a PRO and the reason for a PRO is to enable enhancement of the project area as compared to the existing zoning. This is a tough space and that was left undeveloped as Fountain Walk built around it and that's a challenge the owner is trying to solve for. There are easements on this property that are restricting what can be used on that property. Mayor Pro Tem Casey wondered if this really is a PRO opportunity. She complimented the applicants on how the traffic flowed but struggles with whether a car wash is really an enhancement. She continued to say that it is not Jax, it's not anything specific to this project. She did state that she was happy about the feedback on the noise because that was one of the things that she saw that was left pending. She concluded by saying that she is sharing some of the hesitancy right now with the idea of a PRO and the basically she's not sure that this project meets the definition of what a PRO is intended to do.

Mayor Fischer said that he wanted to discuss the restriction to this specific use. As part of the PRO proposal, B-3 has many different uses, as he understands it. He then asked City Attorney Tom Schultz if the property is restricted to just the car wash use, what happens if the applicants get bought out or sell out or it doesn't turn out financially viable? City Attorney Tom Schultz responded by saying he assumed that the City would write the PRO agreement like with Carvana, where if this is no longer being used for what it was built for and we're back to whatever the open space is. How exactly that is written, the City would have to work on that. Mayor Fischer then said that he would be interested to see that kind of terminal view of it because he doesn't want to get in a situation where the applicants could come back and say the car wash didn't work so let's try to go with the other B-3 items. The Mayor would want to see a reverting back to the current zoning. Mayor Fischer then stated that as far as the PRO process, this is a very interesting use and that he shares some of the same hesitancy as the Mayor Pro Tem. This is a wonderful business, and it has nothing to do with that but has to do with the fact that there are plenty of areas in the city where a car wash use is allowable. The Mayor then wondered if the PRO process is the right one and stated that there are a lot of discussions in the presentation about the setbacks and having a hard time putting a different sort of business under the current zoning in there. He then asked Attorney Schultz is this not more appropriate to be sent to the Zoning Board for some sort of variance as opposed to the

PRO process given that there are hesitancies on the public benefit aspect. Attorney Schultz commented that a variance is hard to get and not many are given out but that it's a possibility, but essentially the applicant would have to show that there's no other use to that property and that it's the zoning ordinance that's causing the issues. The Mayor responded that he felt like the presentation was going down that path, hence the question. Attorney Schultz then stated that the question for Council or the ZBA is, is it really the ordinance causing the problem or the way that the who property's already been built out? The underlying easements are not the fault of the ordinance, and the tenant restrictions are the City's issue. Attorney Schultz said he thinks it would be a complicated case to present to the ZBA for a variance. The Mayor then asked Mr. Landry if, from Fountain Walk's perspective, the owner had anyone interested in the property over the last 22 years. Mr. Landry said that all he knows was what Mr. Zimmerman's packet letter stated was that since he's owned the property, since 2018 or 2019, the only inquire he's had was from a gas station, which he won't allow but otherwise nobody's even inquired because of all the restrictions and the building envelop is the size of a postage stamp. Mr. Landry also commented that the applicant would agree if the car wash doesn't work, the zoning would revert. The Mayor reiterated that he shares some hesitancy with the Mayor Pro Tem. There are a lot of people who seem to be nodding in favor of this project. The applicant now has some feedback and clearly some public benefit things they are going to have to think through.

**3. Consideration of request for Fireworks Permit by Eddie Hesano to be operated by Great Lakes Fireworks, LLC, on Saturday, July 27th, 2024, on Walled Lake.**

City Manager Cardenas said the applicant is here to answer questions. Also, with respect to the staff's viewpoint, all the inspections, preparations, respective applications and insurance have all been acquired.

Mayor Pro Tem Casey addressed Mr. Hesano by stating that she wanted to go on record to say that she didn't want to see constant requests for fireworks coming to the Council as she thinks there are a lot of people for whom fireworks are a challenge. Mr. Hesano said he agreed, and he would only be having one fireworks event per year.

**CM 24-06-82 Moved by Casey, seconded by Staudt: MOTION CARRIED: 7-0**

**Approval of request for Fireworks Permit by Eddie Hesano to be operated by Great Lakes Fireworks, LLC, on Saturday, July 27th, 2024, on Walled Lake.**

Mayor Fischer supports the sentiment from Mayor Pro Tem Casey and said that from an ordinance review perspective, not all the pieces are put together at this point so the Council will have more discussions on what the policy and framework for fireworks is going forward. He concluded by saying that he is not looking forward to repeat permit requests.

**Roll call vote on CM 24-6-82**

**Yeas: Smith, Staudt, Thomas, Fischer, Casey, Gurumurthy, Heintz**

**Nays: None**

Mr. Hesano had one last comment and said that the fireworks show will be closer to Novi so all the families and citizens who go to Pavillions Park will be able to see the show better and brighter than the one that is currently far away, usually on the other side.

**CONSENT AGENDA REMOVALS: None**

**AUDIENCE COMMENT: None**

**COMMITTEE REPORTS:**

1. Older Adult Needs Committee

Mayor Pro Tem Casey stated that the Committee is meeting continuously to refine the final report to the City Council and is looking forward to an end of July presentation to the Council.

2. Finance Committee

Mayor Fischer said that the Committee held its inaugural meeting to dive into some of the discussions on agenda item one today and flush out some of the questions and things having to do with some of the information received from the goal setting. There was some follow-up from the funding perspective and the Committee will continue to have those discussions. The other item that's going to be covered is pension and OPEB benefits.

**MAYOR AND COUNCIL ISSUES:**

**COMMUNICATIONS: None**

**ADJOURNMENT** – There being no further business to come before Council, the meeting was adjourned at 8:08 P.M.

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Cortney Hanson, City Clerk

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Justin Fischer, Mayor

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Transcribed by Becky Dockery,  
Account Clerk

Date approved: June 17, 2024