



**City Commission Minutes
Monday, May 18, 2026 - 7:00 p.m.
151 Martin Street, Birmingham
City Commission Room 205**

Vimeo Link: <https://vimeo.com/1193361434>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Clinton Baller, Mayor, opened the meeting with the Pledge of Allegiance.

2. ROLL CALL

Assistant to the City Clerk Eichenhorn called the roll.

Present: Mayor Clinton Baller
Temporary Mayor Pro Tem Therese Longe
Commissioner Andrew Haig
Commissioner Brad Host
Commissioner Kevin Kozlowski
Commissioner William Kolb

Absent: None

Staff: City Manager Ecker; Finance Director Chavez, Assistant City Manager Clemence, City Engineer Coatta, Planning Director Dupuis, Assistant to the City Clerk Eichenhorn, Police Chief Grewe, Deputy Treasurer Katz, City Attorney Gaudenzi, Department of Public Services Director Zielinski, Building Official Zielke

3. PROCLAMATIONS, CONGRATULATORY RESOLUTIONS, AWARDS, APPOINTMENTS, RESIGNATIONS AND CONFIRMATIONS, ADMINISTRATION OF OATHS, INTRODUCTION OF GUESTS AND ANNOUNCEMENTS.

PROCLAMATIONS

Proclamation in honor of Robert L. Ziegelman, FAIA

ANNOUNCEMENTS

The City of Birmingham's Annual Memorial Day Ceremony is on May 25, 2026 – 10:00 a.m. in Shain Park, 270 W Merrill St, Birmingham — Hosted by: Piety Hill Chapter, National Society of Daughters of the American Revolution and the City of Birmingham. All are welcome to join in a celebration of remembrance.

APPOINTMENTS

It was noted that Rob Hoffman, applicant for the Design Review Board, was unable to be in attendance.

05-125-26 Housing Board of Appeals

Mark Menuck was interviewed for the appointment.

MOTION: Motion by Longe:

To appoint Mr. Menuck as a regular member of the Housing Board of Appeals to serve the remainder of a three-year term to expire May 4, 2029.

VOICE VOTE

Ayes: Haig, Host, Longe, Baller, Kozlowski, Kolb

Nays: None

Recused: None

05-126-26 Housing Board of Appeals

Brian Neeper was interviewed for the appointment.

MOTION: Motion by Kozlowski:

To appoint Mr. Neeper as a regular member of the Housing Board of Appeals to serve the remainder of a three-year term to expire May 4, 2029.

VOICE VOTE

Ayes: Haig, Host, Longe, Baller, Kozlowski, Kolb

Nays: None

Recused: None

05-127-26 Housing Board of Appeals

Dan Gutfreund was interviewed for the appointment.

MOTION: Motion by Haig:

To appoint Mr. Gutfreund as a regular member of the Housing Board of Appeals to serve the remainder of a three-year term expiring May 4, 2028.

VOICE VOTE

Ayes: Haig, Host, Longe, Baller, Kozlowski, Kolb

Nays: None

Recused: None

ACC Eichenhorn swore in the present appointees.

4. OPEN TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA

Linda Solomon, Anne Mervin, Pam Bouchard, Gale Colwell, Mary Ryan Taras, David Stanislaw, Carolyn Buxton, Kristin Boundy, Mike McEwan, and David Underdown supported the City in taking measures to preserve the Community House.

Mr. McEwan commented regarding noise concerns stemming from Woodward Avenue.

Frank Pisano and Mr. Underdown thanked Robert Ziegelman for his work supporting the Birmingham community.

5. CONSENT AGENDA

05-128-26 Consent Agenda

MOTION: Motion by Longe, seconded by Haig:

To approve the consent agenda absent Items A and H.

ROLL CALL VOTE

Ayes: Haig, Longe, Baller, Host, Kozlowski, Kolb

Nays: None

Recused: None

B. Resolution to approve the City Commission regular meeting minutes of April 27, 2026.

ROLL CALL VOTE

Ayes: Haig, Longe, Baller, Host, Kozlowski, Kolb

Nays: None

Recused: None

6. CITY MANAGER’S REPORT

CM Ecker presented the report.

7. UNFINISHED BUSINESS

None.

8. NEW BUSINESS

05-131-26 Budget Appropriations Resolution and Total Number of Mills

FD Chavez and CM Ecker presented the item and answered questions.

Commissioners discussed the following regarding the item:

- This year continues the City’s practice of reducing the millage rate year over year and maintaining the .3 mill gap.

MOTION: Motion by Longe, seconded by Kozlowski:

To adopt the budget appropriations resolution and establishing the total number of mills for ad valorem property taxes to be levied for the fiscal year commencing July 1, 2026 and ending June 30, 2027.

ROLL CALL VOTE

Ayes: Haig, Host, Kolb, Kozlowski, Baller, Longe

Nays: None

Recused: None

05-132-26 Public Hearing for Confirmation of the Roll - Wimbledon Phase 2 Project - Sewer and Water Laterals Special Assessment District Roll 920S and Roll 920W

The Mayor opened the public hearing at 7:53 p.m.

DT Katz presented the item.

Seeing no public comment, the Mayor closed the public hearing at 7:54 p.m.

Staff answered questions.

Commissioners discussed the following regarding the item:

- The sewer and water laterals are tied to the paving. Since the paving is a larger special assessment, the costs are spread over ten years.
- It could be useful to standardize the payment periods according to the size of the special assessment.
- Cape seal special assessments are usually spread over five years.

MOTION: Motion by Longe, seconded by Host:

WHEREAS, Special Assessment Roll, designated Roll No. 920S and Roll No. 920W, has been heretofore prepared for Collection; and

WHEREAS, notice was given pursuant to Section 94-7 of the City Code, to each owner or party-in-interest of property to be assessed; and

WHEREAS, the Commission has deemed it practicable to cause payment of the cost thereof to be made after the time of construction; and

WHEREAS, the Commission Resolution 05-117-26 provided it would meet this 18th day of May, 2026 for the sole purpose of reviewing the assessment roll; and

WHEREAS, at said hearing held this May 18, 2026, all those property owners or their representatives present have been given an opportunity to be heard specifically concerning costs appearing in said special assessment roll;

NOW, THEREFORE, BE IT RESOLVED, that Special Assessment Roll No. 920S and Roll No. 920W be in all things ratified and confirmed, and that the City Clerk be and is hereby instructed to endorse said roll, showing the date of confirmation thereof, and to certify said assessment roll to the City Treasurer for collection at or near the time of construction of the improvement.

BE IT FURTHER RESOLVED, that the special assessment shall be payable in ten (10) payments as provided in Section 94-10 of the Code of the City of Birmingham, with an annual interest rate of seven and three-quarters percent (7.75%) on all unpaid installments.

Sidwell Number	Street Address	Estimated Sewer SAD Costs	Estimated Water SAD Costs
192525007	541 WIMBLETON DR	\$ 2,388.96	\$ 1,421.60
1925280009	647 WIMBLETON DR	\$ 995.40	\$ -
1925280010	669 WIMBLETON DR	\$ 1,542.87	\$ 1,421.60
1925280026	715 WIMBLETON DR	\$ 1,094.94	\$ -
1925281010	887 WIMBLETON DR	\$ 995.40	\$ 1,954.70
1925281033	923 WIMBLETON DR	\$ 995.40	\$ 1,954.70
1925281031	1054 ABBEY RD	\$ -	\$ 22.21
1925281030	1064 ABBEY RD	\$ -	\$ 22.21
1925281029	1074 ABBEY RD	\$ -	\$ 22.21
1925281028	1084 ABBEY RD	\$ -	\$ 22.21
1925281027	971 N ADAMS RD	\$ -	\$ 22.21
1925281026	961 N ADAMS RD	\$ -	\$ 22.21
1925281025	951 N ADAMS RD	\$ -	\$ 22.21
1925281024	941 N ADAMS RD UNIT 9	\$ -	\$ 22.21
1925281023	931 N ADAMS RD	\$ -	\$ 22.21
1925281022	921 N ADAMS RD	\$ -	\$ 22.21
1925281021	911 N ADAMS RD	\$ -	\$ 22.21
1925281020	901 N ADAMS RD	\$ -	\$ 22.21
1925281019	1085 WIMBLETON DR	\$ -	\$ 22.21
1925281018	1075 WIMBLETON DR	\$ -	\$ 22.21
1925281017	1065 WIMBLETON DR	\$ -	\$ 22.21
1925281016	1055 WIMBLETON DR	\$ -	\$ 22.21
1925258002	554 WIMBLETON DR	\$ 1,493.10	\$ 746.34
1925258003	612 WIMBLETON DR	\$ 2,040.57	\$ -
1925258004	636 WIMBLETON DR	\$ 2,040.57	\$ 710.80
1925258005	652 WIMBLETON DR	\$ 2,040.57	\$ 710.80
1925258006	680 WIMBLETON DR	\$ 2,040.57	\$ 1,101.74
1925258007	700 WIMBLETON DR	\$ 2,040.57	\$ 1,243.90
1925258008	871 POPPLETON AVE	\$ 2,040.57	\$ -
1925282001	812 WIMBLETON DR	\$ 3,085.74	\$ 1,883.62
1925282002	824 WIMBLETON DR	\$ 1,990.80	\$ -
1925282003	840 WIMBLETON DR	\$ 1,990.80	\$ 1,101.74
1925282004	868 WIMBLETON DR	\$ 1,990.80	\$ 1,101.74
1925282015	886 WIMBLETON DR	\$ 1,990.80	\$ 1,101.74
1925282008	900 WIMBLETON DR	\$ 2,040.57	\$ 1,243.90
1925282012	1004 WIMBLETON DR	\$ 2,040.57	\$ 1,066.20
1925282013	1038 WIMBLETON DR	\$ 2,040.57	\$ 710.80
1925282017	1078 WIMBLETON DR	\$ 291.51	\$ -

1925282023	1050 WIMBLETON DR	\$ 291.51	\$ -
1925282022	1060 WIMBLETON DR	\$ 291.51	\$ -
1925282021	1064 WIMBLETON DR	\$ 291.51	\$ -
1925282020	1070 WIMBLETON DR	\$ 291.51	\$ -
1925282019	1072 WIMBLETON DR	\$ 291.51	\$ -
1925282018	1076 WIMBLETON DR	\$ 291.51	\$ -

\$ 40,960.71

\$ 19,831.32

ROLL CALL VOTE

Ayes: Haig, Host, Kolb, Kozlowski, Baller, Longe

Nays: None

Recused: None

05-133-26 Public Hearing for Confirmation of the Roll - Wimbleton Phase 2 Project - Paving Special Assessment District Roll 920

The Mayor opened the public hearing at 7:58 p.m.

DT Katz presented the item.

Seeing no public comment, the Mayor closed the public hearing at 7:59 p.m.

Staff answered questions.

Commissioners discussed the following regarding the item:

- This is a cape seal payment program over ten years because it is part of a road construction.
- There has been some history of having a three-year payment program for standalone cape seal.
- This should be calculated with the previously agreed to 50-50 cost splits.

MOTION: Motion by Haig, seconded by Host:

WHEREAS, Special Assessment Roll, designated Roll No. 920, has been heretofore prepared for Collection; and

WHEREAS, notice was given pursuant to Section 94-7 of the City Code, to each owner or party-in-interest of property to be assessed; and

WHEREAS, the Commission has deemed it practicable to cause payment of the cost thereof to be made after the time of construction; and

WHEREAS, the Commission Resolution 05-121-26 provided it would meet this 18th day of May, 2026 for the sole purpose of reviewing the assessment roll; and

WHEREAS, at said hearing held this May 18, 2026, all those property owners or their representatives present have been given an opportunity to be heard specifically concerning costs appearing in said special assessment roll;

NOW, THEREFORE, BE IT RESOLVED, that Special Assessment Roll No. 920 be in all things ratified and confirmed, and that the City Clerk be and is hereby instructed to endorse said roll, showing the date of confirmation thereof, and to certify said assessment roll to the City Treasurer for collection at or near the time of construction of the improvement.

BE IT FURTHER RESOLVED, that the special assessment shall be payable in ten (10) payments as provided in Section 94-10 of the Code of the City of Birmingham, with an annual interest rate of seven and three-quarters percent (7.75%) on all unpaid installments.

Sidwell Number	Street Address	Estimated Total Paving SAD Costs
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1925255007	541 WIMBLETON DR	\$ 7,509.58
1925255008	921 WARWICK DR	\$ 1,412.57
1925280008	625 WIMBLETON DR	\$ 7,496.24
1925280009	647 WIMBLETON DR	\$ 5,087.74
1925280010	669 WIMBLETON DR	\$ 3,672.69
1925280025	701 WIMBLETON DR	\$ 5,482.15
1925280026	715 WIMBLETON DR	\$ 4,352.16
1925280027	733 WIMBLETON DR	\$ 4,830.53
1925280028	777 WIMBLETON DR	\$ 5,640.97
1925280029	921 POPPLETON AVE	\$ 5,284.60
1925280030	939 POPPLETON AVE	\$ 904.05
1925281005	928 POPPLETON AVE	\$ 10,420.08
1925281010	887 WIMBLETON DR	\$ 8,521.94
1925281033	923 WIMBLETON DR	\$ 7,808.58
1925281040	983 WIMBLETON DR	\$ 5,912.37
1925281041	1005 WIMBLETON DR	\$ 5,310.42
1925281031	1054 ABBEY RD	\$ 484.19
1925281030	1064 ABBEY RD	\$ 484.19
1925281029	1074 ABBEY RD	\$ 484.19
1925281028	1084 ABBEY RD	\$ 484.19
1925281027	971 N ADAMS RD	\$ 484.19
1925281026	961 N ADAMS RD	\$ 484.19
1925281025	951 N ADAMS RD	\$ 484.19
1925281024	941 N ADAMS RD UNIT 9	\$ 484.19
1925281023	931 N ADAMS RD	\$ 484.19
1925281022	921 N ADAMS RD	\$ 484.19
1925281021	911 N ADAMS RD	\$ 484.19
1925281020	901 N ADAMS RD	\$ 484.19
1925281019	1085 WIMBLETON DR	\$ 484.19
1925281018	1075 WIMBLETON DR	\$ 484.19
1925281017	1065 WIMBLETON DR	\$ 484.19
1925281016	1055 WIMBLETON DR	\$ 484.19
1925258002	554 WIMBLETON DR	\$ 9,159.54
1925258003	612 WIMBLETON DR	\$ 3,672.69
1925258004	636 WIMBLETON DR	\$ 3,390.17
1925258005	652 WIMBLETON DR	\$ 4,514.96
1925258006	680 WIMBLETON DR	\$ 4,514.96
1925258007	700 WIMBLETON DR	\$ 4,534.93
1925258008	871 POPPLETON AVE	\$ 8,799.41
1925282001	812 WIMBLETON DR	\$ 6,869.23
1925282002	824 WIMBLETON DR	\$ 5,605.84
1925282003	840 WIMBLETON DR	\$ 4,520.23
1925282004	868 WIMBLETON DR	\$ 8,874.23
1925282015	886 WIMBLETON DR	\$ 5,650.29
1925282008	900 WIMBLETON DR	\$ 5,664.99
1925282024	930 WIMBLETON DR	\$ 6,145.05
1925282025	980 WIMBLETON DR	\$ 4,696.37
1925282012	1004 WIMBLETON DR	\$ 5,153.02
1925282013	1038 WIMBLETON DR	\$ 3,178.29
1925282017	1078 WIMBLETON DR	\$ 1,183.39
1925282023	1050 WIMBLETON DR	\$ 1,183.39
1925282022	1060 WIMBLETON DR	\$ 1,183.39

1925282021	1064 WIMBLETON DR	\$ 1,183.39
1925282020	1070 WIMBLETON DR	\$ 1,183.39
1925282019	1072 WIMBLETON DR	\$ 1,183.39
1925282018	1076 WIMBLETON DR	\$ 1,183.39
		\$ 200,621.65

ROLL CALL VOTE

Ayes: Haig, Host, Kolb, Kozlowski, Baller, Longe

Nays: None

Recused: None

05-134-26 Awarding the Wimbledon Phase 2 Project Contract #6-26 (W) to Anglin Civil

CE Coatta, CM Ecker, and CA Gaudenzi presented the item and answered questions.

Commissioners discussed the following regarding the item:

- The two parts of the motion listed in the agenda packet should be turned into two support motions.
- It is important that the contract define when the penalty will start for the liquidated damage clause.
- It is important that the contract’s terms encourage expeditious completion.
- There are new provisions within this contract that were not present in the Wimbledon Phase 1 contract.

MOTION: Motion by Haig, seconded by Host:

To award the Wimbledon Phase 2 Project Contract #6-26 (W) to Anglin Civil in the amount of \$2,502,731.16 plus a 10% construction contingency for a total of \$2,753,004.28. In addition, to authorize the Mayor and Clerk to sign the agreement on behalf of the City contingent upon execution of the agreement and meeting all insurance and bond requirements by Anglin Civil.

ROLL CALL VOTE

Ayes: Haig, Host, Kolb, Kozlowski, Baller, Longe

Nays: None

Recused: None

05-135-26 Stop Signs Along Wimbledon Phase 2

Julie Kroll, traffic consultant for the City, CE Coatta, CM Ecker, and CA Gaudenzi presented the item and answered questions.

Commissioners discussed the following regarding the item:

- The recommended removal of two Stop signs raised some concerns. There was some feeling that these Stop signs offered additional protection for pedestrians on a major street.
- There was recently a pedestrian fatality in Birmingham. Increasing pedestrian safety remains a significant priority.
- While these two Stop signs presently exist, if these Stop signs were replaced after the road reconstruction, they would likely be counted as new Stop signs.
- Alternatively, that may be a technicality.
- If the City is legally allowed to retain these Stop signs, that might be preferable.
- The westbound Stop sign, at the existing distance, is on the wrong side of the crosswalk. To conform with the standard, it would need to be on the other side of the crosswalk. If this were implemented, it would be too far from the other Stop signs to create a four-way stop per the Michigan Manual on Uniform Traffic Control Devices (MUTCD), and so it should not be installed.
- The Commission should not be discussing Stop signs at this level of detail.
- Residents may raise concerns if these two Stop signs are removed.
- It might be possible to add other signage to create more pedestrian safety.

- While this would no longer be a four-way stop, four-way stop rules are being used to remove these two signs.
- Staff and the traffic engineer should return with alternative recommendations for Wimbleton and Poppleton due to safety concerns.
- The new Stop sign proposed for southbound Warwick at Wimbleton does not add value for pedestrians and may be confusing for drivers.
- It would be helpful to understand the City's liability if it deviates from the MUTCD.
- While the explanation for installing the Stop sign at Warwick is that there is not adequate sight distance for vehicles to make a decision without traffic control, the Stop sign at Oxford should be making it safe to forego the Stop sign at Warwick.
- The Warwick and Wimbleton location might be an appropriate opportunity for a mini roundabout.
- Adding a Stop sign at Warwick and Wimbleton did not seem like it would pose a safety issue for southbound traffic on Warwick turning east onto Wimbleton.
- Ms. Swift and Mr. Rager could apply to install a parking pad in front of their home in the City's right-of-way, contingent on City approval.
- The Commission exists in part to preserve residents' safety.
- There was some frustration that the MUTCD sometimes conflicts with residents' preferences for Stop sign placement.
- Drivers that do not stop for Stop signs are unlikely to slow their speeds in response to other signs.
- It might be appropriate to consider speed bumps in this project area considered.
- Staff and the traffic engineer seemed to indicate that there are not additional options for the Wimbleton and Warwick intersection.
- While Sally Swift and Cliff Rager are concerned about how the Stop sign at Warwick and Wimbleton will impact their house, the traffic engineer indicated that they will still have two on-street parking spaces available. They may also have parking available on the other side of their driveway.
- A comment about potential U-turns resulting from the Warwick and Wimbleton Stop sign was not persuasive.
- Deviating from the recommendations of the traffic engineer and MUTCD could expose the City to liability. The Commission has been told that the traffic engineer's advice has potential legal ramifications in this context.

Public Comment

Sally Swift and Cliff Rager opposed the recommended Stop sign at Warwick and Wimbleton.

Robin Boyle supported retaining the Stop sign at Wimbleton and Poppleton and finding ways to slow the westbound traffic on Wimbleton approaching Poppleton.

Commissioner Host moved to not authorize the installation of a Stop sign on southbound Warwick Street at Wimbleton Street. The motion died for lack of support.

Commissioner Kolb moved to ask the City and the consultant to go back and give some creative options. The motion died for lack of support.

MOTION: Motion by Longe, seconded by Kozlowski:

To authorize the installation of a Stop sign on southbound Warwick Street at Wimbleton Street.

Commissioners discussed the following regarding the motion:

- While a number of Commissioners preferred different options for Stop signs, there was concern that deviating from the recommendations of the traffic engineer and the MUTCD could expose the City to legal liability. It seemed appropriate to presently comply with the recommendations while possible next steps were evaluated.
- Alternatively, because some felt that legally justifiable alternatives had not been sufficiently explored, a 'No' vote on this motion would be more appropriate.
- The Commission should continue its efforts to improve the pedestrian safety of these intersections.

- Ms. Kroll's patience in explaining the issues was appreciated.
- The reasoning for the Stop sign locations was still somewhat unclear.
- There was sympathy for Ms. Swift's and Mr. Rager's concerns. There would still be two on-street parking spaces available to them if the Stop sign is installed at Warwick and Wimpleton. They also would have to right to apply for a parking pad or pavers in the City's right of way. Voting in favor of this motion was a matter of supporting the greater good.
- If the west side of Warwick was pulled in to narrow the street it would move the Stop sign further from Ms. Swift's and Mr. Rager's driveway and possibly reduce confusion at the intersection.
- This solution may reduce the available on-street parking for Ms. Swift and Mr. Rager.
- The road design has already been completed.
- Since the road would be cape sealed, narrowing the road by putting in more grass should not be an issue.

Public Comment

Mr. Rager opposed the installation of the Stop sign at Warwick and Wimpleton, and supported the presentation of the data and metrics used to support the Stop sign locations.

Ms. Swift commented regarding the safety impact of installing the Stop sign at Warwick and Wimpleton.

Ms. Boundy supported re-evaluating the proposed Stop sign for Warwick and Wimpleton and supported following any legal requirements for traffic control devices.

ROLL CALL VOTE

Ayes: Kozlowski, Baller, Longe

Nays: Haig, Host, Kolb

Recused: None

05-136-26

City of Birmingham Community House Foundation

The Mayor noted a special meeting was scheduled for May 19, 2026 at 5 p.m. to discuss a purchase agreement for the Community House.

Kathleen Martone from Varnum LLP and CM Ecker presented the item.

Commissioners discussed the following regarding the item:

- The City would be able to appoint and remove members of the Foundation's Board. It would not ratify the decisions of the Board.
- The Board would own the physical asset of the building and would be able to make the deed more restrictive if they so choose.
- The zoning would still be residential.

MOTION: Motion by Host, seconded by Longe:

To authorize the formation of the City of Birmingham Community House Foundation, designating the City as the sole member, and authorizing organizational filings, including adoption of the Articles of Incorporation, Bylaws, charitable trust registration with the Michigan Attorney General, and filing of IRS Form 1023.

Commissioners discussed the following regarding the motion:

- The launch will likely precede the tax exemption.
- The City would be able to take some actions vis-a-vis the Community House before the Board is formally appointed.
- Varnum LLP earned thanks for their support and guidance throughout this process.
- Passing this motion contributes to the City retaining one of its most important assets.

Public Comment

Rackeline Hoff strongly supported the motion, congratulated the Commission, and commented regarding the Foundation's full name being the City of Birmingham Community House Foundation.

ROLL CALL VOTE

Ayes: Haig, Host, Kolb, Kozlowski, Baller, Longe

Nays: None

Recused: None

Commission discussion on items from a prior meeting

None

Commission Items for Future Discussion

None

9. REMOVED FROM CONSENT AGENDA

10. COMMUNICATIONS

- A. Communications regarding Short Term Rentals
- B. Communications regarding the vacant City Commission seat
- C. Communications regarding Wimbledon Phase 1 & Phase 2
- D. Communication regarding Northlawn
- E. Communication regarding South Well Park

11. REPORTS

- A. Commissioner Reports
 - 1. Notice of intention to appoint to the City of Birmingham Community House Foundation - Board of Directors
- B. Commissioner Comments
- C. Advisory Boards, Committees, Commissions' Report
- D. Legislation
- E. City Staff
 - 1. 3rd Quarter Financial Report
 - 2. 3rd Quarter Investment Report
 - 3. SOCWA Quarterly Report
 - 4. Water and Sewer Rates and Connection Fees - Example Ordinance Amendment and Example Water Bills
 - 5. Wimbledon Phase 1 Update
 - 6. Short Term Rental Update

CM Ecker, CA Gaudenzi, and BO Zielke presented the STR update and answered questions.

Commissioners discussed the following regarding the report:

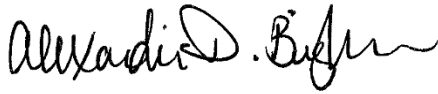
- The City should explore installing signage in the right of way outside of unlicensed STRs stating their unlicensed status.
- This is an urgent matter and the risk may increase as time goes on.
- If the Commission could answer some of the scoping questions raised by the Planning Board during its discussion of STRs in advance of the Board's next meeting, that could help move the process along.
- Alternatively, since the Board requested a report from staff on a number of items for the Board's next meeting, it would likely be sufficient for the Commission to have its answers regarding scoping ready for the upcoming joint Planning Board-Commission meeting.
- The Board should not prioritize attempting to use density to regulate STRs.
- It would be helpful to understand for the joint meeting whether the Michigan Supreme Court's finding that STRs are commercial could be used to regulate STRs in all zoning districts.
- The Commission should determine whether its intent is to ban STRs in all districts or only in residential districts.

F. Information Only

CM Ecker summarized the purpose of the Bloomfield Township public hearing regarding the Hamlet of Bloomfield Manor.

12. ADJOURN

The Commission motioned to adjourn at 10:15 p.m.



Alexandria Bingham, City Clerk



Laura Eichenhorn, Assistant to the City Clerk/City Transcriptionist