



**MINUTES  
REGULAR CITY COUNCIL MEETING  
41ST CITY COUNCIL  
OAK PARK, MICHIGAN  
MARCH 4, 2026  
7:00 PM**

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**1. CALL TO ORDER**

The meeting was called to order at 7:00 PM by Mayor McClellan in the Council Chambers of City Hall located at 14000 Oak Park Boulevard, Oak Park, MI 48237. (248) 691-7544.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**PRESENT:** Mayor McClellan, Mayor Pro Tem Edgar, Council Member Radner, Council Member Whitehead, Council Member Crawford

**ABSENT:** None

**OTHERS**

**PRESENT:** City Manager Tungate, City Clerk Norris, City Attorney Krause

**4. APPROVAL OF AGENDA**

Motion by Radner seconded by Edgar, to approve the agenda with the following change:

1. Allow the public to comment before consideration of Item 9A.

Voice Vote:        Yes:        McClellan, Edgar, Radner, Whitehead, Crawford  
                          No:        None  
                          Absent:    None

**5. CONSENT AGENDA**

Motion by Radner, seconded by Crawford, **CARRIED**, to approve the consent agenda consisting of the following items:

Voice Vote:        Yes:        McClellan, Edgar, Radner, Whitehead, Crawford  
                          No:        None  
                          Absent:    None

- A. Regular City Council Meeting Minutes for February 16, 2026.  
**CM-03-74-2026**
- B. Special City Council Meeting Minutes for February 16, 2026.  
**CM-03-78-2026**

- C. Approval of Pay Application No. 5 to Warren Contractors & Development of Shelby Twp., MI for the Eleven Mile Road Alleys & Parking Lot Reconfiguration Project, M-694 in the amount of \$68,305.67.  
**CM-03-79-2026**
- D. Payment of invoices from OHM Advisors for Nine Mile Linear Park Closeout and CE Services for Nine Mile Road Construction for the total amount of \$15,882.25.  
**CM-03-80-2026**
- E. Beautification Advisory Commission Meeting Minutes for September 16, 2025.  
**CM-03-81-2026**
- F. Retirement Board Meeting Minutes for October 27, 2025  
**CM-03-82-2026**
- G. Request authorization to advertise for bids for the CDBG Program Year 2025 Senior Yard Services, M-798.  
**CM-03-83-2026**
- H. Traffic Safety Board Meeting Minutes for February 18, 2026.  
**CM-03-84-2026**
- I. Request authorization to bid the 10670 West Nine Mile Road Redevelopment Project.  
**CM-03-85-2026**
- J. Parks and Recreation Meeting Minutes for January 21, 2026  
**CM-03-86-2026**
- K. Recycling Commission Meeting Minutes for February 19, 2026  
**CM-03-87-2026**
- L. Proclamation to proclaim Friday, April 24, 2026 as Arbor Day in the City of Oak Park.  
**CM-03-88-2026**
- M. New and Renewal Licenses for March 4, 2026  
**CM-03-89-2026**
- N. Payment of invoice from Desiree Kelly Art, for the mural included in the Eleven Mile Road Alleys, and Parking Lot Reconfiguration Project, for a total of \$19,000.  
**CM-03-90-2026**

## **6. RECOGNITION OF VISITING ELECTED OFFICIALS**

There were no elected officials present who wished to speak.

## **7. SPECIAL RECOGNITION/PRESENTATIONS**

- A. Oakland County Main Street/MSUFCU Grant Award
- B. Merit and Civilian Citation for Public Safety

## **8. SPECIAL LICENSES**

- A. Request for a Special Event License submitted by the Oak Park Arts and Cultural Diversity Commission for a World Dance Day event to be held on April 19, 2026, at the Oak Park Community Center from 4:00 p.m. - 6:00 p.m.  
**CM-03-91-2026**

Motion by Crawford, seconded by Edgar, CARRIED, to approve the Special Event License request submitted by the Oak Park Arts and Cultural Diversity Commission for a World Dance Day event to be held on April 19, 2026, at the Oak Park Community Center from 4:00 p.m. - 6:00 p.m.

Voice Vote:        Yes:        McClellan, Edgar, Radner, Whitehead, Crawford  
                         No:        None  
                         Absent:    None

- B. Special Event License Application for the Beautification Advisory Commission sponsored Annual Flower Sale to be held on May 24, 2026  
**CM-03-92-2026**

Motion by Edgar, seconded by Radner, CARRIED, to approve the Special Event License for the Beautification Advisory Commission sponsored Annual Flower Sale to be held on May 24, 2026.

Voice Vote:        Yes:        McClellan, Edgar, Radner, Whitehead, Crawford  
                         No:        None  
                         Absent:    None

## 9. ORDINANCES

- A. Second reading and adoption of proposed Zoning Map Amendments for the City of Oak Park to change the zoning of the property at 24850 Greenfield Rd., Parcel ID 52-25-30-101-040, from PCD, Planned Corridor Development District to B-2, General Business District.  
**CM-03-93-2026**

The public was allowed to comment on the proposed Zoning Map Amendment and letters in support and opposition were read.

Leslye Richie- 24220 Kipling- Disappointed with the carwash proposal.  
Ken Sherman- 23840 Jerome- spoke against the carwash proposal and sked for moratorium on carwash construction.  
Dan Jugory - no objections to the carwash proposal.  
Mr. Usi - no objections to the carwash proposal.  
Eric Love - Corning Street - spoke against the carwash proposal.  
Mr. Ellis, Victoria Street - spoke against the carwash proposal.  
Hope Ellis - Victoria Street - spoke against the carwash proposal.  
Hassan Bazzi- 24810 Greenfield- Spoke in favor of the carwash proposal.

Letter's Received and read in the meeting:

Ali Kahn - is supportive of the carwash proposal.  
Owner of Wing Snob - supportive of the carwash proposal.  
Anthony - Tina Nails Spa- wrote in support of the carwash proposal.  
Joshua Gappy - Owner of Tradewell Distributors - is supportive of the carwash proposal.  
Scott Clay - Owner of Motor City Soul Food - is supportive of the carwash proposal.  
Issa Judeh- Owner of La Marra - is supportive of the carwash proposal.  
Kristopher Azziz- Owner of Shell Gas Station - is supportive of the carwash proposal.  
Rabbi Ari Ellis - wrote in opposition to the carwash proposal.

Motion by Radner, seconded by Crawford, CARRIED, to approve the second reading and adopt the proposed Zoning Map Amendments for the City of Oak Park to change the zoning of the property at 24850 Greenfield Rd., Parcel ID 52-25-30-101-040, from PCD, Planned Corridor Development District to B-2, General Business District.

Roll Call Vote:    Yes:        McClellan, Radner, Whitehead, Crawford  
                         No:        Edgar  
                         Absent:    None

At the February 2, 2026, meeting, the Planning Commission conducted a Public Hearing regarding proposed changes to the City of Oak Park Zoning Map. The proposed map amendment would rezone the property at 24850 Greenfield Rd. from PCD, Planned Corridor Development District to B-2, General Business District, consistent with the goals and policies of the City of Oak Park Master Plan.

The applicant proposes converting the former Rite Aid Pharmacy into an automatic carwash tunnel with fully enclosed car vacuuming spaces. The site will be redesigned to accommodate stacking, parking, and additional outdoor vacuuming areas. The project includes a carwash tunnel, seven (7) enclosed car vacuum spaces, eleven (11) outdoor car vacuum spaces, eight (8) off-street parking spaces, thirty-six (36) stacking spaces, and a pay station with canopy overhang. The site design features significant landscape improvements, including an expanded landscape buffer between the property and the adjacent residential district to the east, and substantial greenbelt landscaping along Ten Mile Rd. and Greenfield Rd.

The use of an automobile wash is not permitted in the current PCD, Planned Corridor Development District. The applicant requests rezoning the property to B-2, General Business District. The use of an automobile wash is permitted in the B-2 District by Conditional Land Use (CLU).

At the meeting, the Planning Commission voted to approve and recommend the City Council adoption of the rezoning map amendments with the following conditions:

- The rezoning shall expire two years after adoption of the rezoning, unless substantial construction on the approved automobile wash development of the property pursuant to building and other required permits issued by the city commences within the two-year period and proceeds diligently to completion. Unless extended by the City Council for good cause, if the property owner applies in writing for an extension of the rezoning at least 30 days prior to the expiration date, grant an extension of up to one year.
- If a rezoning becomes void, then the zoning classification of the property shall revert to its previous zoning classification. The reversion process shall be initiated by the City Council requesting that the Planning Commission proceed with consideration of rezoning of the land to its former zoning classification. The procedure for considering and making this reversionary rezoning shall be the same as applies to all other rezoning requests, including the notice and hearing as required by the Michigan Zoning Enabling Act (Public Act 110 of 2006), and this ordinance. No building or other permits shall be issued or valid during the process described in this subsection.

During the same meeting, the Planning Commission approved the Site Plan Review for the proposed development.

The proposed rezoning will be consistent and compatible with existing and future land uses in the area.

A trip generation analysis was discussed which concludes that the proposed car wash is expected to generate less trips than the previous Rite Aid and will reduce the crash potential by following the best access management practices. It also indicates that the proposed development will increase traffic on Greenfield Road and 10 Mile Road by 1.3% which is less than the acceptable standard of 5% and will have a negligible impact on both roadways.

The first reading of the proposed Zoning Map amendments was approved at the February 16, 2026, City Council meeting.

## 10. BIDS

- A. Request to award bid for the Municipal Complex Multiple Buildings Demolition Project, M-796 to Mierzwa Construction LLC of Pontiac, MI for the total cost of \$398,000.00.

**CM-03-94-2026**

Motion by Radner, seconded by Crawford, CARRIED, to award bid for the Municipal Complex Multiple Buildings Demolition Project, M-796 to Mierzwa Construction LLC of Pontiac, MI for the total cost of \$398,000.00.

Roll Call Vote:    Yes:        McClellan, Edgar, Radner, Whitehead, Crawford  
                         No:        None  
                         Absent:    None

At the October 9, 2025 regular meeting of the Oak Park City Council, the request to bid the Municipal Complex Multiple Buildings Demolition Project was approved. The project was advertised and on February 5, 2026, twenty-three (23) contractors attended the mandatory on-site walkthrough. On February 19, 2026, fourteen (14) bids were received. The low bidder, Mierzwa Construction LLC of Pontiac, MI, submitted a bid of \$398,000.00 for the removal, disposal, and site preparation of multiple city buildings and amenities. The removal of these features is necessary to make way for the new Community Center Project. The city has contacted several provided references and has met with the contractor and feels comfortable moving forward with awarding this bid.

## 11. CITY MANAGER

- A. Public Safety

- 1. Request approval for the purchase of 911 Emergency Handling Equipment in the amount of \$34,664.40 and authorization to utilize the General Fund (fund balance) to support this expenditure.

**CM-03-95-2026**

Motion by Radner, seconded by Crawford, CARRIED, to approve the purchase of 911 Emergency Handling Equipment in the amount of \$34,664.40 and authorization to utilize the General Fund (fund balance) to support this expenditure.

Roll Call Vote:    Yes:        McClellan, Edgar, Radner, Whitehead, Crawford  
                         No:        None  
                         Absent:    None

Public Safety Director Cooper reported that in 2024, Oakland County was notified that Motorola Solutions would be ending support for its Callworks 911 emergency call-handling equipment, as the system had reached its end of life. As a result, the County began evaluating new vendors to replace the aging infrastructure. In 2025, Carbyne was selected following a comprehensive review process. The decision was based on stakeholder feedback, system versatility, the ability to meet individual agency needs, and overall functionality. Unlike the legacy Callworks platform, which operated as a closed system with no integration capabilities, Carbyne provides a cloud-based solution that supports integration with multiple information

systems. This modernization allows for enhanced data sharing, improved interoperability, and expanded capabilities to support next-generation 911 services.

B. Human Resources

1. Request to approve the third amendment to the Interlocal Agreement for the on-site Health and Wellness Center.

**CM-03-96-2026**

Motion by Crawford, seconded by Edgar, CARRIED, to approve the third amendment to the Interlocal Agreement for the on-site Health and Wellness Center.

Roll Call Vote:    Yes:        McClellan, Edgar, Radner, Whitehead, Crawford  
                         No:        None  
                         Absent:    None

This amendment allows the addition of Oakland County to the current five-city collaboration for the Health and Wellness Center.

**12. CALL TO THE AUDIENCE**

Sandra Terry, 24310 Ridgedale, spoke about trash can placement claiming many homes in her neighbor store their trash on their front lawns.

Yvonne Calloway, 23550 Harding, expressed concerns about the carwash across the street from the proposed EI Carwash going out of business.

Candace Calloway introduced herself as a candidate for State House District 5.

Eric Love spoke to displeasure with the carwash vote and thanked Councilmember Whitehead for proposing a moratorium.

**13. CALL TO THE COUNCIL**

**14. ADJOURNMENT**

There being no further business to come before the City Council, Mayor McClellan adjourned the meeting at 9:30 PM.

T. Edwin Norris, City Clerk