



**NOTICE OF PUBLIC MEETING
CITY OF WALLED LAKE
REGULAR COUNCIL MEETING
Tuesday, February 3, 2026 | 7:30 P.M.**

This meeting will be held via in-person hybrid phone in conference. For those who want to participate in person, the meeting will be held in Council Chambers located at 1499 E. West Maple Rd, MI 48390. For those that will attend virtually please review the credentials below. The following items are on the agenda for your consideration:

Traditional Telephone – Audio Only

1 312 626 6799 US (Chicago) or

1 888 788 0099 US Toll-free

Meeting ID: 859 7857 8848

City of Walled Lake's YouTube channel:

<https://www.youtube.com/channel/UCDwQJiyMCqMbm9Ru-sKMEw/featured>

WELCOME & INTRODUCTION

Regular Council Meeting of Tuesday, February 3, 2026

PLEDGE TO FLAG & INVOCATION

ROLL CALL & DETERMINATION OF
A QUORUM

REQUESTS FOR AGENDA CHANGES

AUDIENCE PARTICIPATION

Audience members will be able to speak via electronic means as instructed below.

MAYOR'S REPORT

1. Walled Lake Ice Fishing Derby

CORRESPONDENCE

ATTORNEY'S REPORT

NEW BUSINESS

1. First Reading C-375-26 Amend Chapter 51, "Zoning" Article 23.00, "Zoning Board of Appeals", Section 51-23.01(a)
2. First Reading C-376-26 Amend Chapter 38, "Fire Prevention and Protection", Article II "Fire Prevention Code"

Pg.3

Pg.6

ADJOURNMENT

Members of the public may also view the broadcast meeting on the City of Walled Lake's YouTube channel: <https://www.youtube.com/channel/UCDwQJiyMCqMbmg9Ru-sKMEw/featured>. Closed captioning will be available after YouTube fully renders the meeting video.

Members of the public who wish to speak during audience participation via virtual means may press *9 on their telephone keypad. Pressing *9 will activate the "raise hand" feature. Due to limitations with muting and unmuting members of the public will be called on one at a time. Please introduce yourself by stating your name and address for the record. You will have three (3) minutes to share your comments. At the conclusion of your three (3) minutes, you will be muted and removed from the public comment queue. Participants may also choose to submit written comments to the City Clerk by noon day of the meeting to clerk@walledlake.com.

The City of Walled Lake government e-mail addresses of the members of all public bodies utilizing this means of the meeting are available on the City's website at: <https://walledlake.us/index.php/contact-us>

Procedures for participation by persons with disabilities.

The City will be following its normal procedures for the accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 624- 4847 in advance of the meeting. An attempt will be made to make reasonable accommodations.

Individuals with Hearing or Speech-Impairments.

Users that are hearing persons and deaf, hard of hearing, or speech-impaired persons can communicate by telephone by dialing 7-1-1.

- Individuals who call will be paired with a Communications Assistant
- Make sure to give the Communications Assistant the proper teleconference phone number and meeting ID.

For more information please visit:

https://www.michigan.gov/mpsc/0,9535,7-395-93308_93325_93425_94040_94041---,00.html



MEMORANDUM

City of Walled Lake · 1499 E. West Maple Road · Walled Lake, MI 48390 · (248) 624-4847

To: Walled Lake City Council
From: Vahan Vanerian, City Attorney
Re: *Proposed Amendment of ZBA Zoning Ordinance*
Date: January 26, 2026

Attached for first reading please find a proposed zoning ordinance amendment of the current joint ZBA/planning commission membership requirement under section 51-23.01(a) of the city's ZBA ordinance. The current ordinance *requires* a joint member of the ZBA and planning commission, however, under state law, a joint member cannot vote on matters that the joint member voted on as a member of the planning commission. The mandatory joint membership requirement can also create challenges in finding a volunteer who is willing to serve on both boards. State law allows, but does not require, a joint member. The proposed amendment would *allow* an optional joint member if desired by council but not *mandate* a joint member.

To further assist Council's review of the proposed changes to the current ordinance, the first reading of the proposed amendment has been prepared in a red-line text revision. The proposed language deletions are highlighted in bold strike-through text and the proposed new language is highlighted in red underlined text. Current unchanged language appears in normal text.

Following first reading of a proposed zoning ordinance amendment, a public hearing must be noticed and held by the Planning Commission in accordance with the amendment procedures set forth in Article 24.00 of the City's Zoning Ordinance. Following the public hearing, the Planning Commission makes a non-binding recommendation to City Council regarding adoption of the proposed zoning ordinance amendment, including any recommended text revisions. Pursuant to section 24.02(c) of the City's Zoning Ordinance, City Council may then decline to adopt the proposed amendment or may adopt it in whole, in part, or with or without additional changes. Council may also refer the proposed amendment back to Planning Commission for further study and review or for additional public hearings.

**STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF WALLED LAKE**

ORDINANCE NO. 375-26

**AN ORDINANCE TO AMEND CHAPTER 51, “ZONING”, OF
TITLE V, “ZONING AND PLANNING”, THE CITY OF
WALLED LAKE ZONING ORDINANCE, TO AMEND
ARTICLE 23.00 “ZONING BOARD OF APPEALS”,
SECTION 51-23.01(a) “CREATION” AS PROVIDED BY
THIS ORDINANCE**

THE CITY OF WALLED LAKE ORDAINS:

Section 1. Purpose

The purpose of this Zoning Ordinance Amendment is to implement section 601 of the Michigan Zoning Enabling Act, *MCL 125.3601(4)*, by creating an optional joint member of the city’s zoning board of appeals and planning commission.

Section 2. Amendment to Article 2.00, Section 51-2.02

The City of Walled Lake Zoning Ordinance is hereby amended at Article 23.00, Section 51-23.01(a) in its entirety to read as follows:

(a) A zoning board of appeals (ZBA) is hereby established, which shall consist of five members and two alternate members to be appointed by the legislative body, in accordance with Michigan Zoning Enabling Act, Act 110 of 2006, as amended. One member of the ZBA ~~shall~~ may be a member of the planning commission. One regular member may be a member of the legislative body but shall not serve as chairperson of the board. An employee or contractor of the legislative body may not serve as a member of the board.

Section 3. Severability

If any section, clause or provision of this ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any court of competent jurisdiction, such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this ordinance; but the remainder of this ordinance shall stand and be in full force and effect.

Section 4. Savings

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this ordinance takes effect are saved and may be consummated according to the law in force when they are commenced.

Section 5. Repealer.

All other ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 6. Effective Date.

The provisions of this ordinance are hereby ordered to take effect following publication as provided by the Michigan Zoning Enabling Act, as amended, *MCL 125.3101, et seq* and in the manner prescribed by the Zoning Ordinance and Charter of the City of Walled Lake. This ordinance is hereby declared to have been adopted by the Walled Lake City Council on _____, 2026 and ordered to be given publication in the manner prescribed by the City Charter of the City of Walled Lake.

AYES:

NAYS:

ABSENTS:

ABSTENTIONS:

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

RICHARD GUNTHER, Mayor
CITY OF WALLED LAKE

JENNIFER A. STUART, City Clerk
CITY OF WALLED LAKE

Introduced: February 3, 2026
Adopted: _____
Effective: _____



MEMORANDUM

City of Walled Lake · 1499 E. West Maple Road · Walled Lake, MI 48390 · (248) 624-4847

To: Walled Lake City Council

From: Vahan Vanerian, City Attorney

Re: Fire Code Adoption Ordinance

Date: January 28, 2026

Attached for first reading please find an update to the City's Fire Protection Ordinance that adopts the 2021 edition of the *International Fire Code* published by the International Code Council. Most communities adopt the *International Fire Code* as their local Fire Prevention Ordinance. The proposed ordinance amendment further includes several modifications to the form International Code to reflect jurisdiction specific requirements anticipated by the form code. The City specific modifications include adopting Fire Prevention Bulletins and Orders promulgated by the City Fire Department such as the 2021 Fire Prevention Bulletin concerning amperage limitations on residential electrical services.

**STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF WALLED LAKE**

ORDINANCE NO. 376-26

AN ORDINANCE TO AMEND CHAPTER 38, “FIRE PREVENTION AND PROTECTION”, OF THE CITY OF WALLED LAKE CODE OF ORDINANCES, TO AMEND ARTICLE II “FIRE PREVENTION CODE”, TO ADOPT THE 2021 INTERNATIONAL FIRE CODE WITH INSERTIONS AND AMENDMENTS AS PROVIDED BY THIS ORDINANCE.

THE CITY OF WALLED LAKE ORDAINS:

Section 1. Purpose

The purpose of this Ordinance Amendment is to adopt the 2021 International Fire Code published by the International Code Council as an ordinance of the City with insertions, amendments and deletions as provided by this ordinance.

Section 2. Adoption of 2021 International Fire Code

Chapter 38 “Fire Prevention and Protection”, Article II “Fire Prevention Code” of the City of Walled Lake Code of Ordinances is hereby amended in its entirety to read as follows:

ARTICLE II. - FIRE PREVENTION CODE

Sec. 38-26. - Adoption of Code.

The International Fire Code, 2021 edition, including the appendix chapters, as promulgated and published by the International Code Council is hereby adopted by reference as an ordinance and fire code for the city, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore, and each and all of the regulations, provisions, penalties, conditions and terms of said fire code on file in the office of the city clerk are hereby referred to, adopted and made a part hereof, as if fully set out in this article, with the amendments and insertions, and subject to the limitations, in the remaining sections of this article. Printed copies of such code shall be kept in the office of the city clerk and made available for inspection by and distribution to the public during regular business hours.

Sec. 38-27. - Insertions in Code.

The following sections of the International Fire Code, as adopted, are amended to insert the information indicated as follows:

Section 101.1 Insert: "City of Walled Lake."

Section 102.4 Insert: “Michigan Building Code” in place of “International Building Code”

Section 102.5 Insert: Insert “Michigan Residential Code” in place of “International Residential Code”

Section 110.4 Insert: “Misdemeanor” and “\$500.00” and “90 days in jail.”

Section 112.4 Insert: “\$250.00” and “\$500.00.”

Sec. 38-28. – Locational Limitations, Requirements and Prohibitions.

The locational limits and restrictions referred to in the following sections of the International Fire Code, as adopted, shall be as follows:

Section 5704.2.9.6.1: The storage of Class I and Class II liquids in aboveground tanks outside of buildings is prohibited, except:

- (1) As disclosed and permitted by an approved site plan on property zoned I-1 Limited Industrial District under the city zoning ordinance; or
- (2) If determined by the city fire chief to be allowed by the State of Michigan Fire Prevention Code, Public Act No 207 of 1941, as amended, or rules promulgated under that Act, and in compliance with all other applicable governmental regulations.

Section 5706.2.4.4: The storage of Class I and Class II liquids in aboveground tanks is prohibited, except:

- (1) As disclosed and permitted by an approved site plan on property zoned I-1 Limited Industrial District under the city zoning ordinance;
- (2) If determined by the city fire chief to be allowed by the State of Michigan Fire Prevention Code, Public Act No 207 of 1941, as amended, or rules promulgated under that Act, and in compliance with all other applicable governmental regulations; or
- (3) In connection with a temporary activity necessary to the use or development of property in conformity with all city and other governmental ordinances, laws, permits and approvals.

Sec. 5806.2: The storage of flammable cryogenic fluids in stationary containers is prohibited, except:

- (1) As disclosed and permitted by an approved site plan on property zoned I-1, Limited Industrial District, under the city zoning ordinance; or
- (2) If determined by the city fire chief to be allowed by the State of Michigan Fire Prevention Code, Public Act No 207 of 1941, as amended, or rules promulgated under that Act, and in compliance with all other applicable governmental regulations.

Section 6104.2: For the protection of heavily populated or congested areas, the capacity limitations in this section shall apply to all properties, except as disclosed and permitted by an approved site plan on property zoned I-1, Limited Industrial District, under the city zoning ordinance.

Sec. 38-29. - Amendments, Additions and Deletions.

Reference to any “International” code, other than the International Property Maintenance Code or International Fire Code, shall mean and refer to the similar or corresponding section or

provision of the applicable “Michigan” code. The following sections of the fire code are further amended, added or deleted as follows:

Sec. 104.1.1 added to read as follows: All rules promulgated under the authority of sec. 104.1 shall have the same effect and enforceability as any other provision of this code. Such promulgated rules and regulations shall include, but not be limited to, City of Walled Lake Fire Department, Fire Prevention, Fire Marshall bulletins and orders which shall be kept on file and made available for public inspection and copying upon request to the City of Walled Lake Fire Department.

Sec. 307.1.2. Prohibited leaf and vegetation burning. All open burning of yard waste, leaves and other organic waste material, such as dead grasses, brush, branches, weeds, etc. is prohibited at all times except as expressly provided by this code.

Sec. 38-30. - Limitations.

The adoption of the International Fire Code does not include any provisions that are inconsistent with, and as defined in: 1) the State of Michigan Fire Prevention Code, Public Act No 207 of 1941, as amended, or rules promulgated under that Act, or; 2) the Stille-DeRossett-Hale Single State Construction Code Act, 1972 P.A. 230 (MCL 125.1501, et. seq.), as amended and any such conflicting provision(s) shall not be enforced.

Section 3. Severability

If any section, clause or provision of this ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any court of competent jurisdiction, such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this ordinance; but the remainder of this ordinance shall stand and be in full force and effect.

Section 4. Savings

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this ordinance takes effect are saved and may be consummated according to the law in force when they are commenced.

Section 5. Repealer.

All other ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 6. Effective Date.

The provisions of this ordinance are hereby ordered to take effect following publication as provided by the Charter of the City of Walled Lake. This ordinance is hereby declared to have been adopted by the Walled Lake City Council on _____, 2026 and ordered to be given publication in the manner prescribed by the City Charter of the City of Walled Lake.

AYES:

NAYS:

ABSENTS:

ABSTENTIONS:

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

RICHARD GUNTHER, Mayor
CITY OF WALLED LAKE

JENNIFER A. STUART, City Clerk
CITY OF WALLED LAKE

Introduced: February 3, 2026
Adopted: _____
Effective: _____