

snow fencing around some of the trees. She said that as of now, there was nothing put up. She had not seen anyone taking down any trees, but she would feel more secure knowing that the trees were protected so none were accidentally cut down. She understood they would be working on the homes, but there were numerous trees to be marked as saved. She concluded that she “spoke for the trees.”

Mr. Anzek explained that tree protective fencing would be installed once Mr. Rathka pursued a Land Improvement Permit. Before an LIP could be issued, the tree protective fencing had to be installed and verified by Staff. Typically, it would not go up until after City Council approval of the Final Plans, which would green light the project to move forward. He was sure they would get a call to inspect the fencing once it was up. Regarding the wetlands to the north of the site, Mr. Anzek advised that the City maintained a wetland database, and anyone who came to the counter was entitled to view it. If there were past delineations of the wetlands, there would be a file to view. He agreed that there were wetlands to the north of Mr. Rathka’s site, and he noted that wetlands were dynamic and could change. If Ms. Bucciarelli wished to dispute the wetlands shown on her property, she was welcome to have a delineation done. The City was open to the fact that wetlands could dry or shrink.

Chairperson Boswell thanked the applicants and wished them good luck.

DISCUSSION

2014-0378

Request for discussion and input - for a proposed residential Planned Unit Development consisting of townhomes on 15.5 acres, located at the northeast corner of Auburn and Barclay, zoned O-1, Office Business, Parcel No. 15-26-376-007, Gary Shapiro, The Ivanhoe Companies, Applicant

(Reference: Memo prepared by Ed Anzek, dated September 12, 2014 and concept plans had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Bradley Strader of LSL Planning, 306 S. Washington, Ste. 400, Royal Oak, MI 48067 and Gary Shapiro, Ivanhoe Companies, 6689 Orchard Lake Rd., Suite 314, W. Bloomfield, MI 48322.

Mr. Anzek outlined that in the spirit of the past evolution that the Planning Commission had gone through, working with new, innovative, or complicated projects needed to be discussed before an applicant spent a lot of money on expensive drawings. He and Mr. Breuckman had met with Mr. Shapiro many times over the past 8-9 months. He related that

Mr. Shapiro's company had the subject land owned by Crittenton Hospital under contract. Crittenton no longer had any use for the land, and about a year-and-a-half ago, it was put on the market. From a marketing standpoint, Mr. Shapiro had gone through numerous iterations for what possibly could happen on the site. Mr. Anzek had asked Mr. Shapiro to present what he believed to be a good project and to seek input and guidance from the Planning Commission. If there was support, Mr. Anzek believed that the process for a PUD submittal would begin. He turned it back to Chairperson Boswell, who asked the applicants to introduce themselves, which they did (see who was present, above).

Mr. Shapiro stated that he was glad to be in front of the Commission, noting that it was the first time he had developed in Rochester Hills. He had developed in 22 communities around the metro Detroit area and in multiple states. They were glad the great recession was over, and for years, he had wanted to be involved in Rochester Hills, so they were very excited about the opportunity.

Mr. Shapiro said that they had started talking with Crittenton quite a while ago. Crittenton was very concerned about whom they selected and looked at Ivanhoe's experience in various communities. He said that he welcomed the Commissioners to call the municipalities, from Novi to Trenton to up north and inquire about what they did. They took a lot of pride in their work and in trying to bring a quality development to fruition. He noted that the design engineer was Ziemet Wozniak, and they also had two different land planners. The plan he was going to show was about the 15th iteration. They worked with various people in the City to develop what they needed. They liked to find something that was not yet in a community that was unique and of high quality. They were requesting a PUD, and he gave some history of the project.

Mr. Shapiro noted that the site was on the northeast corner of Auburn and Barclay Circle. He said that it was a great infill site, and it was adjacent to a shopping center, and the courthouse was right down the street. He showed a board with Crittenton's formerly approved plan, which was a high density office use with a lot of lights and impervious surface. They were going to have urgent care and a large facility, but due to the economy and a change in the medical industry, they did not feel there was a need for it. A lot of those facilities, now that hospitals were merging, wanted to have office medical space near their hospitals. Once his company was selected to acquire the site, they began to analyze the various options. When he did that, he brought in a team. They had done commercial, industrial and residential in other communities, and they took a lot of

pride in their multi-family and residential. He pointed out a concept plan they did for the site with commercial and outlots. They talked with retailers to see if there were any that were not servicing the community. They used a national firm called Chesapeake, which worked for municipalities, and they came to the conclusion that the centers were improving. He gave the example of Meijer, which just added a retail outlot. They began to look at multi-family and did market studies on the need for this type of housing. He said that it was exciting that the demand was back in locations people wanted to be, and that was not in suburban growth so much anymore. They also looked at apartments and entry level condos. They concluded that for-sale townhomes were the highest need. They still looked at the opportunity for an outlot, for something like an LA Fitness or a niche supermarket, but those users were now going into infill locations and renovated shopping centers. Their research showed that they could have a successful project with 150-320 units. Mr. Shapiro showed some preliminary elevations, and said that they might develop and build it, but whatever they did, it would be a quality project. He said that he welcomed any input or questions.

Mr. Strader agreed that LSL worked with communities and a couple of developers, and they did work in nine other states. They had worked with Mr. Shapiro since 1997, and he was one of their first clients. He mentioned that Mr. Shapiro had won several planning awards from the Michigan Association of Planning and others. He had a reputation of working well with communities, and that was why Mr. Strader enjoyed working with him.

Mr. Strader thought that the reason the site had not developed like others in the City was because it was an odd site with a myriad of uses around it. There was commercial, the sheriff's office, the City's DPS garage and residential with single and multi-family. It was a transitional piece, and the City's Master Plan called it such. Office was recommended for the site, because office was a good transition from commercial to residential. He noted that the site was relatively flat. There were a couple of small, non-regulated wetlands and scattered trees, especially along the east property line. Mr. Strader indicated that Mr. Shapiro did a very thorough job of looking at alternatives. He brought in a market expert, Chesapeake, who had done a lot of consulting for the City of Troy and other communities. They looked at the current market conditions, and their conclusion was that the best use would be for residential. The commercial market was saturated in the area. They found that it would be best to redevelop existing sites than to add more commercial supply. Office was also saturated, and they wanted visibility to freeways or to be

with a cluster of offices of a similar nature that they could not have on the site. They focused on residential. They looked at site characteristics, the size, the adjacent uses, zoning, the Master Plan and its objectives and the current market need. They started with urgent care and medical office, and it was still a healthy industry, but with all the consolidation, the industry was looking at more concentrated centers. He worked with Crittenton on its campus master plan, so he had a lot of background working on hospitals and in health care. They looked at a lot of commercial iterations. The site was on the margin of being big enough for a mixed use project, but it was not the right location. They felt that physically, some type of attached residential would be the best use. They looked at senior housing, and they found that there was a lot available in the market. They looked for a housing type that Rochester Hills did not have, and that was how they came up with owner-occupied townhomes. The density would be a good transition between the commercial and the single-family. There would be less traffic generation than office or commercial. They had submitted some comparative trip generation figures in the packet. They believed that the proposed housing would appeal to young professionals, young families and independent seniors, and he reiterated that it was not available in the Rochester Hills area. Staff had heard that people were looking for that type of housing.

Mr. Strader said that they had to determine how to lay out the townhomes. They had an initial plan with 148 units, but they did not like the fact that when someone came up Barclay, there would be a berm on one side and the on back of the building and a rigid row of residential behind a street, and there would not be a good view from Barclay or Auburn. They dropped the density to 144 units, broke the units up and made the facades more variable. By dropping a few units, they were able to break up long linear buildings with more variety, and they would have a streetscape along Barclay instead of the back of units. They were interested in walkability and traffic calming, and they would make it more walkable by adding landscaping and amenities. On the street to the north, the sidewalk dead ended, and it was not really walkable. There was an open space around the detention pond, and they thought that it would be nice if people could walk more through the neighborhood. They could have an offsite pathway connection around the detention pond, which could be done under a PUD. There would be a park commons and open space throughout the project. They would add benches and trellises and attractive signs at a high level. He stated that it would be a very attractive place to live, with attractive views on the public streets. By dropping the density, they were able to loosen the plan and have more green space. Mr. Strader showed some brick colors and what he called subtle

differences in the designs of the elevations. He felt that it was extraordinary that the PUD Ordinance was so concise. The Master Plan called the piece transitional, and again, they felt that townhomes would be a great transition between the commercial and the myriad of uses around it. He said that he appreciated that Mr. Anzek wrote a report, which Mr. Strader thought echoed the sentiments about how they felt about the project. He said that they were looking for any feedback or questions they could answer or for things they should be sure to include in their next submittal.

Chairperson Boswell thanked the applicants for looking at Rochester Hills. He joked that he wished they had taken more time and effort, noting that the package they had submitted was very complete.

Mr. Yukon agreed that the information provided was excellent and very detailed. He had been on the Commission for a couple of years, and he could state comfortably that the information for first blush was excellent. He had a question about the number of units and the impact on traffic. He had heard a couple of different numbers for the density - 120, 144, and 145. He asked the number of units they were currently looking at.

Mr. Shapiro advised that the plan as it stood was for 144 units. He stated that it would not go over 155 units. They had to work on details such as the retention basin. If he could fit 170, he would probably like that, but he reiterated that it would not be more than 155. They had done thorough research, but when they got into the plan further, things could move around.

Mr. Yukon pointed out that on page two of the proposal it stated 144 to 343 units. Mr. Shapiro said that was giving more information than was needed. At first they thought that for-sale condos from 144 to 343 units could work, but they were now proposing townhouses. Mr. Yukon said that the current traffic assessment was based on 144 units. He asked if they also did a traffic assessment for 343 units for comparison. Mr. Strader responded that it was in the packet.

Mr. Yukon observed that some of the vehicle counts provided were rather dated. They were from years 2005 and 2007. Mr. Strader advised that those were the latest counts from SEMCOG. They typically found that 2005 and 2007 would be higher than the current date because all the counts went down in 2008-2010. They were picking up and getting back to 2003 levels. They would get an updated count from the City. Mr. Yukon said that he would like to see that when they came before the

Commissioners again. Mr. Strader said that they did not explore the data too deeply because there would be such a huge drop in traffic compared with what the current zoning allowed. Mr. Shapiro added that they were trying to demonstrate that it should not be office or medical or high density.

Mr. Yukon asked if the project would be phased or built to occupy or if it would be built out at one time. Mr. Shapiro said that it would be developed in one shot. He learned a lot from the great crash of '08, and now there was a new demand. They anticipated that the commitments they would make to the City under a PUD would be upheld.

Mr. Yukon asked Mr. Shapiro if he could touch upon the onsite parking on Barclay Circle. He traveled that road quite a bit, and there was definitely traffic. He asked how they envisioned the parking. Mr. Shapiro said that it was interesting, and they were dealing with that with infill sites all over. It was not a downtown, but it was in a dense shopping area. They believed that a lot of municipalities were trying to encourage walkability and transition to shopping centers. They wanted to keep cars off the road. That was why they wanted more bike paths and connectivity. There would be 15-20 units on Barclay with parking. That would invite traffic calming, and it would give more of a downtown feel. There would be a sidewalk along Barclay and parking and sidewalks going to the buildings. It would be a traditional neighborhood design with curb appeal. People would be looking at the front facades of the buildings. They vetted the office down the street. It was getting tired, and they were not successful, and some had gone into foreclosure. As they were redeveloped, he hoped that office builders would take the cue to add sidewalks, park benches and other amenities.

Mr. Strader said that they were trying make the style a little different, and those types of things would be difference makers. It was a little bit of a challenge to put residential on a street that felt so fast and commercial, and this was a way to psychologically make it feel more residential and slow the traffic down, because it was a wide street. The parking would be an amenity for the units on Barclay and make them valuable.

Mr. Yukon asked what the height of the buildings would be. Mr. Shapiro advised that the units would be elevated in the front, and the garages would be underneath, so they would actually be two-and-a-half stories. Mr. Yukon clarified that any building mass would be quite a way from the road. Mr. Shapiro agreed, and said that there would be 30-foot setbacks and easements. It would be private parking, but it would have a

private-public feel. Mr. Yukon thanked them again for the information.

Mr. Dettloff asked the cost per unit. Mr. Shapiro said that they did a lot of research, and they believed they would be from \$230 to \$270k. A lot of the product they built was in the \$400-500k range, which Rochester Hills had a lot of, but there was a niche for the lower range. They found that the \$500k buyer now wanted \$250k. Everyone was trying to be more prudent in their acquisitions, and they felt that was a target price point for young professionals and active adults. They wanted to stay under \$300k. Mr. Dettloff asked if the square footages would vary. Mr. Shapiro said that they would average 1,500 to 1,600 square feet. Mr. Dettloff agreed with Chairperson Boswell and said that if the submittal was conceptual, he could not wait to see the actual plans. Mr. Shapiro said that he appreciated that, and it was always how they came forward. They were trying to be expeditious in this case for a number of reasons, and Crittenton wanted them to be expeditious.

Mr. Schroeder recalled that about ten years ago, there was a development in the City of Troy at Coolidge and Maple. When he saw the plan, which was for three-story townhouses in straight rows with a much higher density than the applicants were proposing, he wondered if it would take off. When they put those on the market, it was explosive. They had to stop sales about halfway through because they could not keep up. They had to get the buildings done for the people who bought. The people loved being on the main road and having access to the shopping center. They did not care about green space; they wanted closeness. It was a very popular development, and he felt that the applicants would have the same success.

Ms. Brnabic said it was mentioned that the applicants had notified the Homeowner's Association to the northeast of the development. She saw it listed as the Association for the Aberdeen Subdivision, but to her knowledge, it should have referred to the Hampton Sub. Mr. Shapiro said that the Hampton development, built in the 1970s, was about 600 acres. They contacted the Hampton Association, and that was one of the things they always did as a matter of policy. If people had questions, his staff would talk to them before the meeting. Planning Staff gave them the phone number for Hampton. He said that he might have had the wrong name, but there was not a separate entity for the neighborhood next door. They had provided the overall plans to the Hampton Association, and they were thrilled with it. It was Staff's idea to try to get an offsite easement. There was a storm basin to the north, which was oversized, and it was something he would not mind buying. The easement would let

them put in a sidewalk to connect to Hampton Dr. Mr. Strader added that it was their intent to try to meet with Hampton before the Public Hearing. One potential issue was that some of the homes to the east had encroached landscaping onto the applicant's site. Mr. Strader maintained that they (the applicants) wanted to be thoughtful in designing the landscaping. It might be a sensitive issue for those five homeowners who had a lot of landscaping. The applicants were showing fresh, new plantings, but they might just preserve what was already there if everyone was comfortable that it would be effective screening, rather than taking out the neighbor's plantings. Ms. Brnabic said that she was glad to hear that they had started contacting their neighbors, because that was what the Planning Commission always recommended. She also noticed that the traffic numbers were outdated. She pointed out that Barclay Circle was very well traveled, especially at Rochester Rd. and Barclay, where the intersection was pretty crazy. She could not picture having street parking on Barclay Circle the way it was currently presented. She also thought that a few of the things she had read were understated, for example, the statement that Rochester Rd. did have some peak hour congestion. That statement was rather simple to her, because Rochester Rd. was always congested, and the Rochester/Auburn intersection was considered one of the worst intersections in Oakland County. Regarding open space, she saw a lot of trees, and the applicants mentioned possibly connecting the path, but she was not sure if she could consider that they were setting aside open space or natural features that would stand out as part of a PUD.

Mr. Shapiro responded that in the next iteration, they would develop stopping points with pocket parks and brick pavers. There would be open spaces on corners and one large park in the center. Compared with denser uses, there was a lot of open space. He thought that the Commissioners would be pleased at what they would present at the next meeting as they got into the final engineering, and he assured that they would show more open space. Ms. Brnabic said that the last she heard, there was probably more demand for occupying new office space than for leasing existing, older, dated facilities. She had assumed that in the City, that was part of the problem with the older office buildings. People wanted something more up to date. She indicated that she would not want to see the development be any denser than what was projected. She agreed that the concept plan presented was very nice so far.

Mr. Kaltsounis thanked the applicants for the proposal, and he thought it was an exciting proposal. There had been a few like it in front of the Commission that had made it and some that had not. He pointed out

that on Google Maps, the subdivision next door was called Edinshire, and Aberdeen was north of that. He suggested that Staff could lead them in the right direction. He agreed with Ms. Branbic that it was important to get to know the neighbors. They would be a big part of things, and there was a lot of passion in the City, so they wanted to make sure any rough edges were worked out. For one of the developments proposed that was similar, and he mentioned the one at South Boulevard and Adams, on the outside, it was consistent with its surroundings, but in the middle, it was a little more dense. He remarked that a density of 144 units was a little scary. For the 15.6 acres with R-4 zoning, they could put in 60 homes. For a manufactured housing community, if they were all three-bedroom homes, they could put in 106 homes and if they were all two-bedroom homes, they could put in 113. The proposed project would be the highest density project in the entire City. Mr. Strader claimed that to the north, there was higher density with the apartments. Mr. Kaltsounis explained that the apartments had a golf course as a buffer, and it was quieter. He asked them to think about the density, because he felt that 144 units was a lot. He would definitely say no to 300 units. There were examples in the City of lower density projects that people had found were working. He thanked the applicants for the presentation.

Mr. Shapiro said that they liked to look at a Master Plan, and even if he built 300 units, it would be far less than what they would have with office. They were not trying to minimize anyone's traffic concerns. Because it would be next to a shopping center and office, they believed that this type of development would be required to have a higher density to be successful with that price point. They were proposing nine units per acre and to the north, there were 10-12 next to houses. They were next to a shopping center and two main roads. He stressed that they would take all the comments into consideration for the next presentation. Mr. Strader said that 60 single-family homes would have 600 trips per day, and the number of trips for their development would be in the same range. Both are or would be much less than office or commercial alternatives.

Mr. Hetrick stated that in terms of the density, given that they said that the proposal would be no more than 155 units, he felt that perhaps that should be the limitation in the PUD. They could maintain walkability and things they wanted to do, and it would still be economically feasible, and the City would not be concerned that there might be 300 units. He said that it was good news that they took traffic volume into account, and that the proposal would be more calm, traffic wise. He wanted to be sure that there would be sidewalks throughout connecting all of the units. Mr. Strader agreed that would be the case. Mr. Hetrick pointed out the access

to Auburn Rd., and he believed that it was directly across from the school driveway. Mr. Shapiro said that it was. He added that they met with traffic consultants at the City, and that was the recommended location. Mr. Hetrick asked if the City's Traffic Engineer was o.k. with left hand turns. Mr. Shapiro said that they had not really gotten to that level of detail - that would be the next level of approval. On a preliminary basis, it was the preferred location to where they were directed. Mr. Hetrick thought that with people coming out of school and turning left, that it might be something to look at more closely.

Mr. Reece thought that the applicants had done a phenomenal job on the proposal. From a density perspective, 144 had to be the high end, and he would not go any higher. He lived in a very similar community, and one of the banes of his community was the lack of guest parking. Everyone had a car or two, and on Friday nights, someone had a party or people over, and there was not enough room for guest parking. It was a battle, and the residents complained about the parking all the time. He thought that the applicants really needed to think about additional parking for guests in a creative fashion. He mentioned snow removal, and he said that in his subdivision, last year, especially, was brutal. There were snow piles that were six feet high. He wanted them to make sure that the roads were not repetitive. He suggested that they get someone to look at it who would actually do the plowing and decide where they would put the snow. It was an issue for people inside the units and a big concern for people to get out safely and traverse around the area. He asked if there would be a clubhouse or pool or any type of courts.

Mr. Shapiro said that the current plans showed only passive amenities, which was the trend now. They would have a trellis detail on the corner of Auburn and Barclay with a bench and an interior park and those types of amenities. Mr. Reece thought that was consistent with what they had heard from other applicants - that it was kind of passé. Mr. Shapiro commented that people liked those things, but they did not want to pay for them. Mr. Reece felt that the price point was right on, and they needed young professionals back in the City. It would also be great for active seniors. He liked the size and the architecture, and the fact that it would be diverse. He did not want to see four units that were the same spread out through the entire development, and it looked like the facades and the materials would be diverse. He did not think someone could parallel park well on Barclay Circle in that area. He thought it was a great idea for a different street. Barclay Circle got really busy, particularly in the mornings and evenings, and he felt that it would be somewhat of a nightmare for people to try to parallel park on Barclay Circle. He liked the

concept but not the location. He mentioned that people seemed to be dog crazy, so he thought that there should be some dog dumping stations in the proposal or even a dog park. If there were 120 active people with dogs, and they liked to walk them, he thought it would be a good idea if they could create that type of amenity. Otherwise, he felt that it was an excellent start.

Mr. Shapiro said that they needed to display the on-street parking a little better. He was hearing that some people loved it and some did not. They could do either or, and it would be more expensive to add that type of parking. They would not be putting the parking on Barclay Circle; they would inset it. He was not sure what the consensus was.

Mr. Reece said that he could not speak for everyone, but in general, he felt that the consensus was that Barclay was a very busy road. They liked the concept, but from a safety perspective, trying to parallel park cars and SUVs along Barclay would be a difficult task at best. He added that there was no finite decision yet. Mr. Strader said that there was a way to do it by pulling in forward and then people would not have to back into the parallel spot. Mr. Reece said that would be fine. He suggested that perhaps there could be an island area. He thought it was a great idea to have units where guests could park in front or for things like pizza deliveries. Mr. Shapiro assured that they would look at it.

Mr. Hooper welcomed the applicants to the community. He asked if they had looked at attached ranches within a mixture of other types of units, or if there would strictly be the two-story townhomes throughout the entire complex. Mr. Shapiro said that in trying to target the price point, they felt that two-story would be best. With ranches, they would get into a much bigger price point because of having to use a bigger envelope of land. They did not feel it was the proper location for ranches. Mr. Hooper observed that ranch features were definitely lacking in Rochester Hills.

Chairperson Boswell had received one card, and he asked the speaker to come forward.

Carmen Skrzyniarz, 2850 Sandhurst, Rochester Hills, MI 48307 *Ms. Skrzyniarz noted that she had moved into Avon Township in 1979. She spoke to Mr. Shapiro, and said that she was his neighbor, but he did not call on her. He went to the owner of the townhouses and apartments and everywhere north. She claimed that she did not infringe on Mr. Shapiro's property. She noted that Crittenton Hospital first bought the property from Aetna Insurance. When Aetna sold it, they pounded numbers on their*

trees. She was quite happy to see that something would go up with class, but she did not want to see anything that would bring her home value down. Her home was valued at \$280k, and she had an inground pool. She had seen pheasants and deer and bunnies in her backyard. When the applicants started to drill to see if there wetlands, she did not know if the excavators knew that they were on the tops of trees that were down in a gully. She hoped that Mr. Shapiro would make her home prettier, not less pretty. She stated that Barclay Circle was a high traffic road. When court was in session at 8:00 a.m. and leaving at 5:00 p.m., it was extremely busy. When the prisoners got dropped off, once in a while one took a walk in her backyard. Last year they had an incident with someone who was not too stable. He jumped over her fence, and he was nude, and he had a gun. Her neighbors told her about it when she was at work. They were able to catch the man, and by that time, he had moved to Mr. Shapiro's property. She thought it was great that they were sitting down to talk, but she said that they would really have to realize what they had coming to the area. It had always been beautiful, but since the courthouse, things had happened. She thought that the development would be lovely, but she asked them to not make it too crowded.

Chairperson Boswell asked Mr. Shapiro if there was anything further he would like to hear from the Commissioners. Mr. Shapiro said that he would just like to be on the next agenda, if possible. He was available for any questions in the meantime.

Mr. Anzek told Mr. Shapiro that in order to start the process, Staff would need a formal application, the submittals and the fees. They were far along in the concept phase, and they basically had enough information to go through the Preliminary PUD, for which the Commission would need to show majority support. They would then move into the more formal engineering and the harder details, developing how it would look and fit. After the Preliminary PUD, the PUD Agreement would be finalized, and it would be taken to the Final step. There would be a Public Hearing notification of about three weeks. The applicants were trying to demonstrate that a PUD was the appropriate tool to use, and he felt they had summarized that it would be a very good transitional use from the commercial, the DPS garage and the office. He reminded that they should meet with the residents between now and the Public Hearing. Another member of the audience asked to speak.

Scot Beaton, 655 Bolinger St., Rochester Hills, MI 48307 Mr. Beaton thanked Mr. Shapiro very much and as a former City Council member, welcomed him to the community. As someone who read blogs and

studied architecture, he remarked that he thought he should put Mr. Shapiro on a plateau, because he was saying all the right words. Mr. Shapiro had mentioned underperforming asphalt and walkable cities and parallel parking. Ever since the country won World War II and stole from the Germans how to build freeways, during his entire lifetime, they had designed the whole world around cars and big, 18-wheeler trucks. They drove through endless seas of neighborhoods with garage doors. Three-car garages were preferred in front of homes. He was thrilled to see that Mr. Shapiro was bringing in a development that Mr. Beaton could drive through with the garages on the backside of the homes. He commented that he had lived long enough to see the trend of the last decades finally going by the wayside. They were going back to creating communities instead of subdivisions. He thanked the applicants again.

Chairperson Boswell thanked the applicants.

ANY OTHER BUSINESS

Mr. Kaltsounis mentioned that he saw the patch laid for the McDonald's at the former Meadowbrook Dodge site. He asked if there would be a McDonald's or another building there. Mr. Anzek agreed that it was a building pad, and he understood that the owner had McDonald's under contract. He added that the City would not issue a C of O until the roadwork was done. He did not want to see a piecemeal process. Mr. Anzek mentioned that they were asking \$38 per foot, NNN, and the retailers were agreeing to it.

Mr. Schroeder asked if Tienken would be open through the winter. Mr. Anzek advised that the roundabout would be done in November, and that the rest of Tienken (Livernois to Rochester) would be started in the spring.

NEXT MEETING DATE

Chairperson Boswell reminded the Commissioners that the next Special Meeting was scheduled for October 14, 2014.

ADJOURNMENT

Hearing no further business to come before the Planning Commission, and upon motion by Mr. Kaltsounis, Chairperson Boswell adjourned the Regular Meeting at 9:30 p.m.