



## Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP  
Date: 5/12/2016  
Re: **Woodland Park (City File #15-014)**  
**Final Site Condominium Plan - Planning Review #2**

The applicant is proposing to construct a 48-unit, detached site condominium development on 23.2 acres, southwest of Hamlin and Livernois Roads. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance (*Chapter 138*). This project is scheduled for the upcoming May 17, 2016 Planning Commission meeting.

1. **Background.** This project has received Preliminary Site Condominium Plan approval from City Council on January 11, 2016, following a recommendation for approval by the Planning Commission on December 15, 2015 with the following findings and conditions, applicable comments from staff are italicized.

#### Findings:

1. Upon compliance with the following conditions, the proposed condominium plan meets all applicable requirements of the zoning ordinance and one-family residential detached condominium.
2. Adequate utilities are available to properly serve the proposed development.
3. The preliminary plan represents a reasonable street layout.
4. The Environmental Impact Statement indicates that the development will have no substantially harmful effects on the environment.
5. Remaining items to be addressed on the plans may be incorporated on the final condominium plan without altering the layout of the development.

#### Conditions:

1. Provide all off-site easements and agreements for approval by the City prior to issuance of a Land Improvement Permit. *Will be completed as part of the Land Improvement Permit.*
2. Provide a landscape bond in the amount of \$175,325 for landscaping, replacement trees, and irrigation, prior to issuance of a Land Improvement Permit. *Will be completed as part of the Land Improvement Permit.*
3. Payment of \$9,600 into the tree fund for street trees prior to issuance of a Land Improvement Permit. *Will be completed as part of the Land Improvement Permit.*
4. Approval of all required permits and approvals from outside agencies. *Will be completed as part of the Construction Plan Review.*
5. Compliance with the department memo comments, prior to Final Site Condo Plan Approval and Building Permit Approval. *In compliance, per this and other department review letters.*
6. Submittal of By-Laws and Master Deed for the condominium association along with submittal of Final Preliminary Site Condo Plans. *In compliance, the master deed and by laws have been submitted and are being reviewed by the city attorney.*
7. Replace Anthony Waterer Siprea at the northeast corner of Logan Dr. with ten foot evergreen trees to better screen headlights from the property to the north, as approved by staff. *In compliance, the proposed site plan now includes 17 ten foot evergreen trees.*

2. **Condominium Review Process** (*Section 122-366-368*). The condominium review process consists of a two step process as follows:
  - a. **Step One: Preliminary Plan.** The preliminary plan is intended to depict existing site conditions, proposed use, layout of streets and lots, location of site improvements, buildings, utilities, and open space including an

environmental impact statement to document the information required in the subdivisions ordinance for tentative approval of a preliminary subdivision plat. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.

- b. **Step Two: Final Plan.** The second step in the process is to develop final site plans based on the approved preliminary plan and to submit the Master Deed and evidence of all state and county agency approvals. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.
3. **Zoning and Land Use (Section 138-4.300 and 138.6.501).** The site is zoned R-3 One Family Residential District, with the MR Mixed Residential Overlay which permits single family detached dwellings as permitted uses. Refer to the table on the following page for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
Proposed Site	R-3 One Family Residential w/ MR Mixed Residential Overlay	Vacant/Single family homes	Mixed Residential Overlay
North	R-3 One Family Residential w/ MR Mixed Residential Overlay & REC-W Regional Employment Center - Workplace	Single family homes & Rochester Industrial Park	Mixed Residential Overlay & Regional Employment Center
South	R-3 One Family Residential	Whispering Willows subdivision	Residential 3
East	R-3 One Family Residential w/ MR Mixed Residential Overlay	Single family homes	Mixed Residential Overlay
West	R-3 One Family Residential	Whispering Willows subdivision	Residential 3

- a. The MR overlay district is intended to result in higher quality development by providing design flexibility in lot size, lot configuration, and building type within densities allowed by the Master Land Use Plan and existing zoning; to result in better buffers from major thoroughfares for residential development; the protection of natural features, and the creation of site amenities such as open space or parks.
4. **Site Layout and Access (138-5.100-101 and 138- 6.502-207).** Refer to the table below as it relates to the area, setback, and building requirements of the MR overlay district.

Requirement	Proposed	Staff Comments
Min. Parcel Area 10 acres	22.4 acres (net)	In compliance
Max. Density R-3/MR = 3.45 units per acre = 72 units	48 units (2.13 units per acre)	In compliance
Min. Front Perimeter Setback (Hamlin Rd.) 30 ft.	30 ft.	In compliance
Min. Front Perimeter Setback (Livernois Rd.) 30 ft.	30 ft.	In compliance
Min. Side Perimeter Setback (north/south) 15 ft.	15 ft (north)/15 ft. (south)	In compliance
Min. Side Perimeter Setback (east/west) 15 ft.	15 ft (east)/15 ft. (west)	In compliance
Min. Rear Perimeter Setback (south) 60 ft.	300+ ft.	In compliance
Min. Rear Perimeter Setback (west) 60 ft.	60 ft.	In compliance
Min. Front Interior Setback (front) 20 ft.	20 ft.	In compliance
Min. Side Interior Setback (one/each) 5/15 ft.	5/15 ft.	In compliance
Min. Rear Interior Setback (rear) 35 ft.	35 ft.	In compliance

Requirement	Proposed	Staff Comments
<b>Min. Lot Area &amp; Width</b> None	11,551 sq. ft. & 84.29 ft. (average)	In compliance
<b>Max. Height</b> 2.5 stories/30 ft.	2 stories/26.6 ft.	In compliance
<b>Garages</b> Max. 25% of garage doors may be located at or in front of the front building wall of the building, with all other garage doors being located at least 10 ft. behind the front building wall of the unit or facing the side or rear of the unit	Based on the provided elevations, it appears that all of the garages will have recessed garages or be side facing	In compliance
<b>Unenclosed Front Porches</b> Larger than 80 sq. ft. w/ roof may encroach up to 8 ft. into a required front yard	None	Not applicable
<b>Design Features</b> Min. of 3 of the following design features to provide visual relief along the front façade: 1. Dormers 2. Gables 3. Recessed entries, a min. of 3 ft. deep 4. Unenclosed front porches with a min. area of 50 sq. ft. & a roof 5. Architectural pillars or posts 6. Bay window with a min. projection of 24 in.	Based on the provided elevations, it appears that the various elevation options include gables, recessed entries, front porches, pillars & bay windows	In compliance
<b>Entry Feature</b> Primary entrance feature such as a front door or front porch facing the street, the garage door shall not be the main entrance feature, & at a min., the front door should have the same prominence as the garage door	Based on the provided elevations, it appears that all homes will have a primary entry feature & the garages will be side facing	In compliance
<b>Garage Doors</b> May not protrude more than 6 ft. closer to the street than the front door of the house	Based on the provided elevations, it appears that all of the garages will be side facing	In compliance
<b>Formal or Active Open Space</b> Min. 5% of the gross lot area shall be dedicated to planned open space designed to complement the development = 1.16 acres open space	5.02 acres of open space (22.4%), of which 1.36 ac. is active & 3.66 is passive	In compliance, the plans indicate a "possible play area", the applicant needs to indicate what exactly is being proposed
<b>Passive Open Space</b> Any natural features determined by the PC to be of significant aesthetic or natural value that are located on the site shall be preserved		
<b>Landscaping &amp; Screening</b> Type B Buffer between detached units & adjacent one-family residential zoning	Refer to Landscaping table in 7. below	

- a. Staff recommends stopping the sidewalk on site 48 at the driveway and relocating the crosswalk from the east side of Logan Drive to the west side in front of Lot 4 to align with the driveway on the south side of Logan Dr. (thereby reducing the sidewalk on lot 4 to just north of the driveway)
5. **Natural Features.** In addition to the comments below, refer to the review letters from ASTI, the city's wetlands consultant, and the Engineering and Forestry Departments that may pertain to natural features protection.
- a. **Environmental Impact Statement (EIS) (Section 138-2.204.G)** An EIS has been submitted that meets ordinance requirements.
  - b. **Natural Features Setback (Section 138-9 Chapter 1).** A 25 ft. natural features setback is required from any wetland or watercourse, which is illustrated on the plans. A boulder wall is proposed along the perimeter of the natural feature setback where abutting proposed units to prevent encroachment into the setback as recommended by staff. The natural features setback will be both temporarily and permanently impacted and a natural features setback modification was granted to impact up to 965 ft., however the final plans indicate an

impact of up to 1,137 ft. of natural feature setback and an amended natural features setback modification is needed for an additional 172 lr. ft. Refer to the ASTI review letter dated May 11, 2016.

- c. **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.
  - d. **Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The site is subject to the city's tree conservation ordinance, and so any healthy tree greater than 6" in caliper that will be removed must be replaced with one tree credit. Trees that are dead or in poor condition need not be replaced.
    - 1) **Minimum Number of Trees Preserved.** 37% of the total number of regulated trees which existed within the area being developed must be preserved. The development is proposing to preserve a total of 219 of the existing 554 regulated trees, for 40% of the regulated trees on site.
    - 2) **Replacement Trees.** Out of the 554 regulated trees on-site, 335 are proposed to be removed. A Tree Removal Permit was granted to remove 142 regulated trees; however there was a miscalculation on how trees were counted. The plans are substantially the same as previously approved. The development is still in compliance with the City's Tree Conservation Ordinance. An amended tree removal permit is being requested for the removal of up to 193 additional regulated trees along with the requirement of 193 additional tree replacement credits, for a total of 335 tree replacement credits. 108 replacement trees are indicated on the plans, resulting in 335 tree replacement credits being accounted for via a payment into the tree fund at a rate of \$205.50 per tree, which results in \$46,648.50.
  - e. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site contains three connected forested wetlands that are regulated by the city and likely MDEQ, accounting for over 1.12 acres. The wetlands will be both temporarily and permanently impacted and a wetland use permit was granted to impact up to 14,133 sq. ft., however the final plans indicate an impact of up to 14,642 sq. ft. and an amended wetland use permit is needed for an additional 509 sq. ft. Refer to the ASTI review letter dated May 11, 2016.
6. **Landscaping** (Section 138-12.100-308). A landscape plan, signed and sealed by a registered landscape architect, has been provided. Refer to the table below as it relates to the landscape requirements for this project. **These requirements are in addition to replacement credits required above.**

Requirement	Proposed	Staff Comments
<b>Street Trees</b> Min. 1 deciduous per lot = 48 deciduous	0 deciduous	The city shall plant street trees in the ROW after construction of the project is complete, the applicant shall pay \$200 per lot to account for this planting
<b>Buffer B</b> (north: 1,180 ft.) 10 ft. width + 2 deciduous + 1.5 ornamental+ 2 evergreen + 4 shrubs per 100 ft. = 24 deciduous + 18 ornamental + 24 evergreen + 47 shrubs		
<b>Buffer B</b> (south: 1,485 ft.) 10 ft. width + 2 deciduous + 1.5 ornamental+ 2 evergreen + 4 shrubs per 100 ft. = 31 deciduous + 23 ornamental + 31 evergreen + 60 shrubs		
<b>Buffer B</b> (east: 560 ft.) 10 ft. width + 2 deciduous + 1.5 ornamental+ 2 evergreen + 4 shrubs per 100 ft. = 11 deciduous + 8 ornamental + 11 evergreen + 22 shrubs		
<b>Buffer B</b> (west: aprox. 600 ft.) 10 ft. width + 2 deciduous + 1.5 ornamental+ 2 evergreen + 4 shrubs per 100 ft. = 12 deciduous + 9 ornamental + 12 evergreen + 24 shrubs		
<b>Right-of-Way</b> (Hamlin: 325 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 9 deciduous + 5 ornamental		
<b>Right-of-Way</b> (Livernois: 530 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 15 deciduous + 4 ornamental		
<b>Stormwater</b> (Basin A: 690 ft.)		

Requirement	Proposed	Staff Comments
6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 10 deciduous + 7 evergreen + 28 shrubs		
<b>Stormwater</b> (Basin B: 477 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 7 deciduous + 5 evergreen + 19 shrubs		
<b>TOTAL</b>  119 deciduous 67 ornamental 90 evergreen 200 shrubs	101 deciduous 14 deciduous (existing) 60 ornamental 104 evergreen 3 evergreen (existing) 182 shrubs	Site is deficient 4 deciduous, 7 ornamental & 18 shrubs, however has a surplus of 17 evergreen trees as the result of changing some of the species to provide better screening at the request of neighbors

- a. An irrigation plan must be submitted prior to staff approval of the final site plan (after Planning Commission approval).
7. **Entranceway Landscaping and Signs.** (*Section 138-12.306 and Chapter 134*). An entry wall or signage commonly associated with this type of development has not been indicated on the plans. A note has been added to the plans that states that all signs must meet the requirements of *Section 138-12.306 and Chapter 134* of the City Code of Ordinances and be approved under separate permits issued by the Building Department.
  8. **Architectural Design** (*Architectural Design Standards*). The proposed building front elevations will consist of high quality buildings designed to meet the intent of the Architectural Design Standards. A note on the site plan indicates that rear and side elevations shall have a maximum of 50% vinyl siding. **The note should also include that a maximum of 20% of the front façade can be vinyl.** Individual buildings will be reviewed under a separate permit issued by the Building Department.



Parks & Forestry  
Ken Elwert, Director

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To: Sara Roediger  
From: Gerald Lee  
Date: April 26, 2016  
Re: Woodland Park  
Final Plan Review #1  
File No. 15-014

Forestry review pertains to right-of-way tree issues only.

No additional comment at this time.

GL/cf

cc: Sandi DiSipio, Planning Assistant



DPS/Engineering  
Allan E. Schneck, P.E., Director

From: Jason Boughton, AC  
To: Sara Roediger, Manager of Planning  
Date: May 11, 2016  
Re: Woodland Park, City File #15-014, Section #28 - Final Site Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on May 3, 2016 for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments needing to be addressed:

Pathway/Sidewalk

1. On sheet 10, the required pathway sight distance lines along Hamlin Road and Livernois Road approaches should be taken from a point 18 feet off the edge of the pathway per the City Sight Distance Detail. The proposed plan shows it about 7 feet off the edge of path.
2. On sheet 11, show the required pathway sight distance lines.

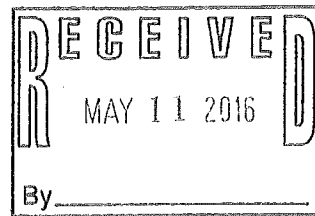
The applicant will need to submit for a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

JRB/bd

c: Allan E. Schneck, P.E., Director; DPS  
Tracey Balint, P.E., Public Utilities Engineer; DPS  
Sheryl McIsaac, Office Coordinator; DPS  
Sandi DiSipio, Planning & Development Dept.  
File

Paul Davis, P.E., City Engineer/Deputy Director; DPS  
Paul Shumejko, MBA, MS, P.E., PTOE, Transportation Engineer; DPS  
Keith Depp, Staff Engineer; DPS  
Russ George, Engineering Aide; DPS

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**FIRE DEPARTMENT**

Sean Canto

Chief of Fire and Emergency Services

From: James L. Bradford, Lieutenant/Inspector  
To: Planning Department  
Date: April 13, 2016  
Re: Woodland Park - Final Site Plan Review

**SITE PLAN REVIEW**

**FILE NO: 15-014**

**REVIEW NO: 4-Final Site Plan**

**APPROVED**     x    

**DISAPPROVED** \_\_\_\_\_

Lt. James L. Bradford  
Fire Inspector





BUILDING DEPARTMENT  
Scott Cope Director

From: Craig McEwen, R.A., Building Inspector/Plan Reviewer *CPM*  
To: S. Roediger, Planning Department  
Date: April 11, 2016  
Re: Woodland Park - Review #2  
Sidwell: 15-28-226-008, 15-28-226-007, 15-28-226-021, 15-28-226-022, and 15-28-204-004  
City File: 15-014

The site plan review for the above reference project was based on the following drawings and information submitted:

Sheets: 1 – 13 dated 3/30/2016 and Environmental Impact Statement

References are based on the Michigan Residential Code 2012.

Approval recommended based on submission of individual residence plot plans for code compliant site drainage at the time of building permit application.

1. Lots shall be graded to fall away from foundation walls a minimum of 6 inches within the first 10 feet.  
**Exception:** Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building. Section R-401.3
2. Swales in general shall be sloped 1% minimum (see exception to comment #1 above.)
3. Lots with rear or front drainage shall have a protection swale 1'-0" minimum below the grade at the house foundation.
4. Driveway slopes shall meet the following requirements:
  - a. Approach and driveway: 2% minimum – 10% maximum.
  - b. Sidewalk cross-slope (including portion in the driveway approach): 1% minimum, 2% maximum.
  - c. Side-entry garage: 2% minimum, 4% maximum.
  - d. Negative slope driveway: 2% minimum, 7% maximum.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 5 p.m. Monday through Friday.

Mailing Address:  
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May 11, 2016

Sara Roediger  
Department of Planning and  
Economic Development  
**City of Rochester Hills**  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309-3033

**Subject: File No. 15-014 Woodland Park;  
Wetland Use Permit Review #5;  
Plans received by the City of Rochester Hills on  
May 3, 2016**

**Applicant: Pulte Land Company, LLC**

Dear Ms. Roediger:

The above referenced project proposes to construct 45 residential units on five parcels totaling approximately 22.25 acres of land. The site is located in the southwest quadrant of the intersection of Hamlin Road and Livernois Road. The subject site includes wetland regulated by the City of Rochester Hills and likely the Michigan Department of Environmental Quality (DEQ).

ASTI has reviewed the site plans received by the City on May 3, 2016 (Current Plans) for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance and offers the following comments for your consideration.

**COMMENTS**

1. **Applicability of Chapter (§126-500).** The Wetland and Watercourse Protection Ordinance is applicable to the subject site because the subject site is not included within a site plan which has received final approval, or a preliminary subdivision plat which received approval prior to January 17, 1990, which approval remains in effect and in good standing and the proposed activity has not been previously authorized.
2. **Wetland and Watercourse Determinations (§126-531).** This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.
  - a. This review has been undertaken in the context of a Wetland and Watercourse Boundary Determination completed on the site by ASTI on June 2, 2015 and September 14, 2015. The Current Plans show the delineated wetland on-site to ASTI's satisfaction.

Portions of two wetlands are proposed to be impacted by this project; a portion of Wetland A, which is located in the north/northeastern portion of the site, and a portion of Wetland B, which is located in the southeastern portion off the site.

Wetland A was mainly forested with young woody plants and exhibited an approximately 40% canopy and was comprised of vegetation of generally average to low ecological floristic quality. The western portion of Wetland A proposed for impact exhibited vegetation dominated by native species such as silver maple (*Acer saccharinum*) and black willow (*Salix nigra*) and invasive species such as glossy buckthorn (*Frangula alnus*) and reed canary grass (*Phalaris arundinacea*). Mean vegetation cover was estimated at approximately 60% with an approximate total native species cover of 60% and approximate invasive species cover of 40% of the total mean vegetation cover; the remainder of this portion of Wetland A was open water. This portion of Wetland A appears to detain small amounts of water during seasonal high precipitation periods and conduct intermittent flow from overflow events from a pond off-site to the east, but did not appear to be a perennial stream. Soils were comprised of sandy loams to sandy clay and appeared to be undisturbed. Therefore, it is ASTI's opinion that the area of Wetland A to be impacted is of low to medium quality and is not a high quality natural resource of the City per the City's Wetland and Watercourse Protection Ordinance.

The eastern portion of Wetland A proposed for impact exhibited vegetation dominated by native vegetation such as silver maple, American elm (*Ulmus americana*), green ash (*Fraxinus pennsylvanica*) and invasive species such as glossy buckthorn and reed canary grass. Mean vegetation cover was estimated at approximately 50% with approximate total native species cover of 50% and approximate invasive species cover of 50%. This portion of Wetland A also appears to detain small amounts of water during seasonal high precipitation periods and conduct intermittent flow from overflow events from a pond off-site to the east, but did not appear to be a perennial stream. This portion of Wetland A was forested, but exhibited numerous dead green ash and American elm trees, which resulted in a canopy cover of approximately 25%. Overall, this portion of Wetland A was comprised of vegetation of average to low ecological floristic quality. Soils were comprised of sandy loams to sandy clay and appeared to be undisturbed. Therefore, it is ASTI's opinion that the eastern portion of Wetland A to be impacted is of low to medium quality and is not a high quality natural resource of the City per the City's Wetland and Watercourse Protection Ordinance.

The northern portion of Wetland B proposed for impact, exhibited vegetation dominated by native vegetation such as red maple and cottonwood (*Populus deltoides*), and invasive species such as glossy buckthorn and reed canary grass. Mean vegetation cover was estimated at approximately 50% with approximate native

species cover at 60% and approximate invasive species cover at approximately 40%. This portion of Wetland B slows water infiltration rates during wet periods, but does not appear to be consistently inundated or saturated at the surface. This portion of Wetland B was forested and was dominated by seven mature trees of the species listed above. Observed canopy coverage was approximately 50% and was comprised of vegetation of average to low ecological floristic quality. Soils were comprised of sandy loams to sandy clay and appeared to be normal for this portion of the project site. Therefore, it is ASTI's opinion that the northern area of Wetland B to be impacted is of medium quality and is not a high quality natural resource of the City per the City's Wetland and Watercourse Protection Ordinance.

The eastern portion of Wetland B, which is proposed for impact, exhibited vegetation dominated by native vegetation such as silver maple, cottonwood, and American elm and invasive species such as glossy buckthorn and reed canary grass. Mean vegetation cover was estimated at approximately 80% with approximate native species cover at 60% and approximate invasive species cover at approximately 40%. This portion of Wetland B slows water infiltration rates during wet periods, but does not appear to be consistently inundated or saturated. This portion of Wetland B consisted of a sapling layer of tree form vegetation, but did not exhibit a tree canopy and was comprised of vegetation of average to low ecological floristic quality. Soils were comprised of sandy loams to sandy clay and appeared to be undisturbed. Therefore, it is ASTI's opinion that the northern area of Wetland B to be impacted is of medium quality and is not a high quality natural resource of the City per the City's Wetland and Watercourse Protection Ordinance.

3. **Use Permit Required (§126-561).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity. This review of the Current Plans has been undertaken in the context of those general parameters, as well as the specific requirements listed below.
  - a. All on-site wetland and proposed wetland impacts are shown on the Current Plans to ASTI's satisfaction.
  - b. The Current Plans show that approximately 1,298 square feet of permanent impacts will result to the wetland in the northwestern portion of the site (Wetland A) from the construction of a portion of the proposed Logan Drive, outlet headwall, and associated utilities. These impacts appear to be unavoidable as part of a properly designed site and are minimized as part of the proposed plans. Wetland A is of low to medium ecological quality in this area and the proposed impacts are minor. Moreover, these impacts as proposed will not necessarily compromise the functions of Wetland A in this area or in its entirety. Therefore, ASTI recommends the City allow for a Wetland Use Permit for the impacts proposed to Wetland A in this area.

- c. The Current Plans show that approximately 10,692 square feet of permanent impacts will result to the northern portion of the wetland in the southwestern portion of the site (Wetland B) from the construction of a portion of the proposed Logan Drive and associated utilities and from the construction of the southeastern portion of Lot 39. Constructing the proposed road and utilities at the narrowest portion of the wetland in this area appears to be the alternative that will minimize wetland impacts in this area. Moreover, it is ASTI's opinion that the portion of Wetland B that will be impacted by the construction of Lot 39 would be hydrologically isolated by the construction of the road and may fail to persist. Therefore, the construction of Lot 39 as shown is acceptable and ASTI is satisfied with the depiction of these impacts. Wetland B is of medium ecological quality in this area and the proposed impacts are minor. Although these impacts as proposed will compromise the functions of Wetland B in this immediate area, it is ASTI's opinion that the functions of Wetland B as a whole will not be measurably altered. Therefore, ASTI recommends the City allow for a Wetland Use Permit for the impacts proposed to Wetland B in this area.

To ensure no further impacts occur to Wetland B as a result of development in this area, ASTI recommended a retaining wall or some other City-approved structure be constructed along the southern edge of the proposed curb line of the road, which would minimize any unplanned impacts to Wetland B in this area. The Current Plans now show an 18 inch high wall comprised of 12-18 inch natural stone in this area. This is to ASTI's satisfaction.

- d. The Current Plans show that approximately 1,045 square feet of permanent impacts will result to the eastern portion of Wetland B from the construction of a portion of the southwest portion of Lot 38 and the northwest portion of Lot 37. To ensure no further impacts occur to Wetland B as a result of development in this area, ASTI recommended a retaining wall, fieldstone wall, or some other City-approved permanent structure be constructed along the western boundary of Lot 38 and Lot 39 in the area of proposed wetland impact, which would minimize any unplanned impacts to Wetland B in this area. The Current Plans now show an 18 inch high wall comprised of 12-18 inch natural stone in this area. Wetland B is of medium ecological quality in this area and the proposed impacts are minor. Although these impacts as proposed will compromise the functions of Wetland B in this immediate area, it is ASTI's opinion that the functions of Wetland B as a whole will not be measurably altered. Therefore, ASTI recommends the City allow for a Wetland Use Permit for the impacts proposed to Wetland A in this area.
- e. The Current Plans show that approximately 20 square feet of permanent impacts will result to Wetland A from the construction of a portion of a boulder retaining wall recommended by ASTI to detour future encroachment on Wetland A. It is ASTI's opinion that the impacts to City-regulated wetland in this area are very minimal and will serve to protect the remaining portion of Wetland A. The Current Plans also

show that approximately 438 square feet of permanent impacts will result to Wetland A from the construction of a portion of a woodchip path north of Lot 40. This action would maximize the usable open space area on-site and impacts to Wetland A are minimal. Therefore, ASTI recommends the City allow for a Wetland Use Permit for these impacts. These impacts are shown on the Current Plans to ASTI's satisfaction.

- f. The Current Plans show that approximately 292 square feet of temporary impacts to the eastern portion of Wetland A south of Lot 41 and temporary impacts to the watercourse that flows through Wetland A in this area will result from the placement of a proposed culvert.

This proposed action qualifies for an exception to the Wetland Use Permit provided that: (1) a prior written notice is given to the City Engineer and written consent is obtained from the City Mayor prior to work commencing; (2) the work is conducted using best management practices (BMPs) to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted; and (3) such that all impacts to the aquatic environment are minimized. The Current Plans also note that BMPs will be implemented during the construction phase of the proposed project and that any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City-approved wetland seed mix, where possible. This is to ASTI's satisfaction.

This action will also require a Part 301 permit from the DEQ, which must be obtained and submitted to the City for review. This is noted on the Current Plans to ASTI's satisfaction.

- g. The Current Plans show that approximately 857 square feet the eastern portion of Wetland B will be temporarily impacted from the construction of a storm sewer that empties into the proposed Detention Basin A.

This proposed action qualifies for an exception to the Wetland Use Permit provided that: (1) a prior written notice is given to the City Engineer and written consent is obtained from the City Mayor prior to work commencing; (2) the work is conducted using best management practices (BMPs) to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted; and (3) such that all impacts to the aquatic environment are minimized. The Current Plans also note that BMPs will be implemented during the construction phase of the proposed project and that any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City-approved wetland seed mix, where possible. This is to ASTI's satisfaction.

4. **Use Permit Approval Criteria (§126-565).** This Section lists criteria that shall govern the approval or denial of an application for a Wetland Use Permit. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review:
  - a. A DEQ Part 303 and Part 301 Permit and a Wetland Use Permit from the City are required for this project as proposed on the Current Plans. Once a permit is obtained from the DEQ by the applicant, it must be submitted to the City for review.
  
5. **Natural Features Setback (§21.23).** This Section establishes the general requirements for Natural Features Setbacks and the review criteria for setback reductions and modifications.
  - a. The Current Plans show all Natural Features Setback areas and all impacts to Natural Features Setback areas in linear feet to ASTI's satisfaction.
  - b. The Current Plans indicate that approximately 190 linear feet of Natural Features Setback will be permanently impacted from the construction of the proposed Logan Drive and associated utilities west of Lot 41. This is shown on the Current Plans to ASTI's satisfaction. The Natural Features Setback in this area is dominated by invasive species such as honeysuckle (*Lonicera tatarica*), mustard garlic (*Allaria petiolata*), and glossy buckthorn. Total canopy was approximately 20% in this area. The Natural Features Setback in this area is of poor floristic quality and is sparsely vegetated; it is ASTI's opinion that it offers minimal buffer quality to Wetland A in this area. Therefore, ASTI recommends the City allow a Natural Features modification in this area.
  - c. The Current Plans indicate that approximately 195 linear feet of Natural Features Setback will be permanently impacted from the construction of the northern portion of Lot 40. These impacts are shown on the Current Plans to ASTI's satisfaction. The Natural Features Setback in this area is dominated by invasive species such as honeysuckle, glossy buckthorn, and mustard garlic. Total canopy was approximately 20% in this area. The Natural Features Setback in this area is of poor floristic quality and is sparsely vegetated and it is ASTI's opinion that it offers minimal buffer quality to Wetland A in this area. Therefore, ASTI recommends the City allow a Natural Features modification in this area.
  - d. The Current Plans indicate that approximately 422 feet of Natural Features Setback will be permanently impacted from the construction of the proposed Logan Drive and associated utilities and from the construction of the the southeastern portion of Lot 39. These impacts are shown on the Current Plans to ASTI's satisfaction. This portion of the Natural Features setback was dominated by scattered native mature

tree species such as red oak (*Quercus rubra*), cottonwood, and red maple. Glossy buckthorn dominated the sapling/shrub layer. Tree canopy was approximately 50-60%. The Natural Features Setback in this area is of medium floristic quality, but is sparsely vegetated; it is ASTI's opinion that it offers a medium buffer quality to Wetland B in this area. Therefore, ASTI recommends the City allow a Natural Features modification in this area.

- e. The Current Plans indicate that approximately 200 linear feet of Natural Features Setback will be permanently impacted from the construction of the southwest portion of Lot 38 and the northwest portion of Lot 37. These impacts are shown on the Current Plans to ASTI's satisfaction. The Natural Features Setback in this area is comprised of a sapling and shrub layer with very sparse trees and is comprised of native species such as prickly ash (*Zanthoxylum americanum*), blackberry (*Rubus allegheniensis*), and red maple and invasive species such as Siberian elm (*Ulmus pumila*), and honeysuckle. No tree canopy was observed in this area. The Natural Features Setback in this area is of poor floristic quality and is sparsely vegetated; it is ASTI's opinion that it offers minimal buffer quality to Wetland B in this area. Therefore, ASTI recommends the City allow a Natural Features modification in this area.
- f. The Current Plans indicate that approximately 50 linear feet of Natural Features Setback will be permanently impacted from the construction of the proposed woodchip path north of Lot 40. The Natural Features Setback in this area is of the same low quality character as explained in Comment 3.c. Therefore, ASTI recommends the City allow a Natural Features modification in this area to maximize on-site open space. These impacts are shown on the Current Plans to ASTI's satisfaction.
- g. The Current Plans show that approximately 70 linear feet of Natural Features Setback will be temporarily impacted from the construction of a storm sewer north of the proposed Detention Basin A.

This action would qualify for an exception to the Natural Features Setback ordinance provided that: (1) a prior written notice is given to the City Engineer and written consent is obtained from the City Mayor prior to work commencing; (2) the work is conducted using best management practices (BMPs) to ensure flow and circulation



patterns and chemical and biological characteristics of wetlands are not impacted; and (3) such that all impacts to the aquatic environment are minimized. These impacts are shown on the Current Plans to ASTI's satisfaction.

**RECOMMENDATION**

ASTI recommends the City approve the Current Plans.

Respectfully submitted,

**ASTI ENVIRONMENTAL**



Kyle Hottinger  
Wetland Ecologist



Dianne Martin  
Director, Resource Assessment & Mgmt.  
Professional Wetland Scientist #1313



# Rochester Hills

## Minutes - Final

### Planning Commission

1000 Rochester Hills Dr  
Rochester Hills, MI  
48309  
(248) 656-4600  
Home Page:  
www.rochesterhills.org

*Chairperson William Boswell, Vice Chairperson Deborah Brnabic*  
*Members: Gerard Dettloff, Nicholas O. Kaltsounis, Stephanie Morita, David A. Reece,*  
*C. Neall Schroeder, Emmet Yukon*

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Tuesday, December 15, 2015

7:00 PM

1000 Rochester Hills Drive

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#### CALL TO ORDER

Chairperson William Boswell called the Regular Meeting to order at 7:00 p.m. in the Auditorium.

#### ROLL CALL

**Present** 8 - William Boswell, Deborah Brnabic, Gerard Dettloff, Nicholas Kaltsounis, Stephanie Morita, David Reece, C. Neall Schroeder and Emmet Yukon

#### APPROVAL OF MINUTES

2015-0523 November 17, 2015 Regular Meeting

A motion was made by Schroeder, seconded by Kaltsounis, that this matter be Approved as Presented. The motion carried by the following vote:

**Aye** 8 - Boswell, Brnabic, Dettloff, Kaltsounis, Morita, Reece, Schroeder and Yukon

#### COMMUNICATIONS

A) *Planning & Zoning News dated November 2015*

#### NEW BUSINESS

2015-0524 Public Notice and request for a Tree Removal Permit - City File No. 15-014 - for the removal of as many as 142 trees for Woodland Park Site Condominiums, a proposed 48-unit residential development on 23.6 acres, located south of Hamlin and west of Livernois, zoned R-3, One Family Residential with an MR, Mixed Residential Overlay, Parcel Nos. 15-28-226-001, -007, -008, -021, -022 and 15-28-204-004, Pulte Land Company, LLC, Applicant

*(Reference: Staff Report prepared by Sara Roediger, dated December 11, 2015 and site plans and elevations had been placed on file and by reference became part of the record thereof.)*

*Present for the applicant were Joe Skore, Pulte Land Company, Inc., 100*

*Bloomfield Hills Parkway, Suite 150, Bloomfield Hills, MI 48304 and Carol Thurber, Fazal Kahn & Associates, 43279 Schoenherr, Sterling Heights, MI 48313.*

*Ms. Roediger stated the four requests for a 48-unit site condominium development proposed on almost 24 acres near the southwest corner of Hamlin and Livernois. The six parcels formed an L-shape with access to both Hamlin and Livernois. She advised that the site was zoned R-3, One Family Residential with a MR, Mixed Residential overlay. There were approximately 1.2 acres of wetlands that had been reviewed by the City's environmental consultant, ASTI. They had been deemed of low quality, and the proposed plan had minimal impacts to the wetlands, primarily to accommodate a crossing for a road and utilities because two access roads were required. Ms. Roediger also advised that there would be two small detention ponds on site. The site was subject to the City's Tree Conservation Ordinance, and the applicant proposed to protect 45% of the regulated trees. They were accommodating the required replacement trees, in addition to the required buffer, detention pond and other tree plantings. The remainder of the tree credits would be put into the City's Tree Fund. The applicant was requesting a minor Natural Features Setback Modification, which Ms. Roediger said was typical with many developments for grading, the road and utilities. She concluded that staff and outside agencies had recommended approval, and that she would be happy to answer any questions.*

*Chairperson Boswell asked Mr. Skore if he had anything to add, and he declined.*

*Ms. Roediger added that staff had encouraged the applicant to reach out to the adjacent neighbors, and they held a meeting on December 1.*

*Mr. Skore agreed that they had met with about 40 of the neighbors from the Whispering Willows Subdivision. It was mostly an informational meeting and to answer any questions. He felt that it was a positive meeting overall.*

*Ms. Brnabic pointed out a discrepancy with the ASTI report, the Environmental Impact Statement (EIS) and the site plan. The EIS stated 22.2 acres to be developed, and ASTI said they would be constructing 23 units on 22.2 acres. Ms. Roediger said that the applicant did add property after the original submission, and the information probably had a typo and would be updated prior to Final review.*

Chairperson Boswell opened the Public Hearings at 7:11 p.m. Seeing no one come forward, he closed the Public Hearings.

Mr. Kaltsounis asked the applicants if they had met with the neighbor to the north of Logan Dr. Ms. Thurber said that he was at the meeting on December 1st. Mr. Kaltsounis asked if there was any discussion about screening. Ms. Thurber said that they did discuss the evergreen and deciduous mix and how they met and exceeded the buffer requirement. Mr. Kaltsounis asked Ms. Thurber to explain the buffer in that area. Ms. Thurber advised that it would be a typical Type B buffer, which was two deciduous trees per 100 feet, one-and-a-half ornamental per 100 feet, two evergreen shrubs per 100 feet and four shrubs per 100 feet. Mr. Kaltsounis said that if he lived in that house and there were trucks driving by every day around the corner, there would be headlights four feet in the air into the house. He pointed out the Anthony Waterer trees, and he asked how tall they would be. Ms. Thurber said that the evergreens would be ten feet and the deciduous would be 3' caliper as planted. She offered that they could certainly plant more evergreens if it would provide a better buffer. The trees were pretty thick, but they were more than willing to work with the neighbor and do whatever was desired to provide a satisfactory buffer. Mr. Kaltsounis asked how tall the bushes would be - he was concerned about those. He cited an example of a problem with headlights at the Walgreen's at Crooks and Auburn. It had the same setup with shrubs and trees, and the shrubs did not last as long as the trees. The headlights from trucks were always higher than the shrubs. He realized that businesses wanted people to see their signs, but some ended up cutting the trees too low. Ms. Thurber said that she could very much see Mr. Kaltsounis' point. She suggested that at the bend, they should switch to evergreens. Mr. Kaltsounis said that he could add a condition regarding changing the trees.

Mr. Reece said that he had reviewed the elevations, and he thought Pulte had a good-looking product. He asked the price point. Mr. Skore said that with all options and premiums, they expected it to be around \$475-500k. Mr. Reece asked if the back and side elevations would be predominately brick on the first floor and hardy board above or have more siding. Mr. Skore said that it would be predominately brick up to the first floor and above that would be either hardy or vinyl.

Hearing no further discussion, Mr. Schroeder moved the following, seconded by Mr. Reece.

**MOTION** by Schroeder, seconded by Reece, in the matter of City File

No. 15-014 (Woodland Park Site Condominiums), the Planning Commission grants a Tree Removal Permit, based on plans dated received by the Planning Department on November 11, 2015, with the following three (3) findings and subject to the following two (2) conditions.

Findings

1. The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.
2. Of the 261 regulated trees onsite, 119 will be saved, resulting in a 45% preservation rate
3. The applicant is proposing to replace 261 regulated trees with 57 trees and will pay the balance of 85 tree credits (at \$200 per tree) into the City's Tree Fund.

Conditions

1. Tree protective and silt fencing, as reviewed and approved by the city staff, shall be installed prior to issuance of the Land Improvement Permit.
2. Should the applicant not be able to meet the tree replacement requirements on site the balance shall be paid into the City's Tree Fund.

A motion was made by Schroeder, seconded by Reece, that this matter be Granted. The motion carried by the following vote:

Aye 8 - Boswell, Brnabic, Dettloff, Kaltsounis, Morita, Reece, Schroeder and Yukon

2015-0525

Public Hearing and request for a Wetland Use Permit Recommendation - City File No. 15-014 - for impacts to approximately 14,133 square feet associated with the construction of Woodland Park Site Condominiums, a proposed 48-unit development on 23.6 acres located south of Hamlin, west of Livernois, zoned R-3, One Family Residential with an MR Mixed Residential Overlay, Parcel Nos. 15-28-226-001, -007, -008, -021, -022 and 15-28-204-004, Pulte Land Company, LLC, Applicant

**MOTION** by Kaltsounis, seconded by Yukon, in the matter of City File No. 15-014 (Woodland Park Site Condominiums), the Planning Commission **recommends** City Council **approves a Wetland Use Permit** to temporarily and permanently impact approximately 14,133 square feet for the construction of several units, a portion of Logan and Conrad Drives and associated utilities, two culverts and a portion of the

storm sewer, based on plans dated received by the Planning Department on November 11, 2015, with the following two (2) findings and subject to the following conditions.

Findings

1. Of the approximately 1.12 acres of City-regulated wetlands on site, the applicant is proposing to impact less than one-third.
2. The wetland areas are of medium to low ecological quality and should not be considered a vital natural resource to the City.

Conditions

1. City Council approval of the Wetland Use Permit.
2. If required, that the applicant receives all applicable DEQ permits prior to issuance of a Land Improvement Permit.
3. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
4. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible, prior to final approval by staff.

Mr. Schroeder clarified that the disturbance to the wetland for utility installation by unit 39 would be replaced. He asked if any improvements were required by the Road Commission. Ms. Thurber said there would likely be for Livernois, but not Hamlin.

**A motion was made by Kaltsounis, seconded by Yukon, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion carried by the following vote:**

**Aye** 8 - Boswell, Brnabic, Dettloff, Kaltsounis, Morita, Reece, Schroeder and Yukon

2015-0527

Request for Natural Features Setback Modifications - City File No. 15-014 - for impacts to approximately 965 linear feet in the Natural Features Setback area for Woodland Park Site Condominiums, a proposed 48-unit residential development on 23.6 acres, Pulte Land Company, LLC, Applicant

**MOTION** by Kaltsounis, seconded by Yukon, in the matter of City File No. 15-014 (Woodland Park Site Condominiums), the Planning

Commission **grants Natural Features Setback Modification** for the temporary and permanent impacts to as much as 965 linear feet of natural features setbacks associated with the construction and grading of units and Logan and Conrad Drives and associated utilities and the storm sewer, based on plans dated received by the Planning Department on November 11, 2015, with the following two (2) findings and subject to the following one (1) condition.

Findings

1. Natural Features Setback Modifications are needed to construct several units and a portion of the roads and storm sewer.
2. The Natural Features Setbacks are of low ecological quality and the City's Wetland Consultant, ASTI, recommends approval.

Condition

1. Add a note indicating that Best Management Practices will be strictly followed during construction to minimize the impacts on the Natural Features Setbacks.

**A motion was made by Kaltsounis, seconded by Yukon, that this matter be Approved. The motion carried by the following vote:**

**Aye** 8 - Boswell, Brnabic, Dettloff, Kaltsounis, Morita, Reece, Schroeder and Yukon

2015-0526

Public Hearing and Request for Preliminary Site Condominium Plan Recommendation - City File No. 15-014 - Woodland Park Site Condominiums, a proposed 48-unit residential development on 23.6 acres, located south of Hamlin and west of Livernois, zoned R-3, One Family Residential with an MR, Mixed Residential Overlay, Parcel Nos. 15-28-226-001, -007, -008, -021, -022 and 15-28-204-004, Pulte Land Company, Inc., Applicant

*Mr. Kaltsounis stated that he had been on the Planning Commission a long time, and he felt that the proposal was the most straight forward Pulte development they had seen. He asked the applicants to please work with the neighbors and make sure things were made right for the future.*

**MOTION** by Kaltsounis, seconded by Brnabic, in the matter of City File No. 15-014 (Woodland Park Site Condominiums), the Planning Commission recommends that City Council approves the Preliminary One-Family Residential Detached Condominium plan based on plans dated received by the Planning Department on November 11, 2015, with the following five (5) findings and subject to the following seven (7)

conditions.

Findings

1. Upon compliance with the following conditions, the proposed condominium plan meets all applicable requirements of the zoning ordinance and one-family residential detached condominium.
2. Adequate utilities are available to properly serve the proposed development.
3. The preliminary plan represents a reasonable street layout.
4. The Environmental Impact Statement indicates that the development will have no substantially harmful effects on the environment.
5. Remaining items to be addressed on the plans may be incorporated on the final condominium plan without altering the layout of the development.

Conditions

1. Provide all off-site easements and agreements for approval by the City prior to issuance of a Land Improvement Permit.
2. Provide a landscape bond in the amount of \$175,325 for landscaping, replacement trees, and irrigation, prior to issuance of a Land Improvement Permit.
3. Payment of \$9,600 into the tree fund for street trees, prior to issuance of a Land Improvement Permit.
4. Approval of all required permits and approvals from outside agencies.
5. Compliance with the department memo comments, prior to Final Site Condo Plan Approval and Building Permit Approval.
6. Submittal of By-Laws and Master Deed for the condominium association along with submittal of Final Preliminary Site Condo Plans.
7. Replace Anthony Waterer Siprea at the northeast corner of Logan Dr.



*with ten foot evergreen trees to better screen headlights from the property to the north, as approved by staff.*

*Recess from 7:26 p.m. to 7:30 p.m.*

*Chairperson Boswell announced that there had been some miscommunication, and some people who wished to speak did not understand the procedure for the Public Hearings. He re-opened the Public Hearings at 7:30 p.m.*

**Jim Niks, 2179 Willow Leaf Ct., Rochester Hills, MI 48309** *Mr. Niks noted that he had talked with Mr. Skore and Mr. Khan. He had a severe problem with drainage when he moved into his sub. He thought everything would be fine after the City inspected it, but the runoff from the field came into his backyard, and it made a river into his neighbor's backyard. They tried to put pots underneath to try to take care of it without much luck. He wanted to make sure that Pulte did not exacerbate the problem. He thought that the plan was to catch the water before it went into their yards, but he wanted to make sure it was addressed.*

**Syed Raza, 2084 S. Livernois, Rochester Hills, MI 48307** *Mr. Raza was the neighbor Mr. Kaltsounis was talking about, and he appreciated the extra buffer. He noted the trees that lined up at the south side of his property that currently existed in the buffer, and he asked how many of those would be cut. He asked about the grading and drainage, because the property dipped going north, and the rain water ran through the north line of his property. He knew there would be drains, but he asked if they could expect to see any problems, because the houses in Pulte would be higher. The homes drained by his neighbor's pond and creek that ran through the property. He mentioned traffic, and said that Livernois was a bottleneck at the roundabout, and there would be a couple of hundred cars added. He asked if the City was acknowledging what would happen five years down the road, and if there were plans to widen the road. There would be a lot of cut-through traffic on Logan to go west on Hamlin or south on Livernois. They had the same problem with Rochelle Park, and he anticipated an issue moving forward.*

**Gordon Statz, 2196 Willow Leaf Dr., Rochester Hills, MI 48309** *Mr. Statz stated that he was the President of the Whispering Willows Homeowner's Association. He thanked Pulte for putting on the informational meeting, and he said that they answered a lot of questions up front. Their biggest concern was drainage. Livernois dropped down 23 feet. They got a lot of water into their system near home 42 from a couple*

of pipes by the upper retention pond, and it would flood into their system. The proposed system would connect the two ponds and collect the water, which would go into the storms underneath Hamlin. They thought that would be an improvement in their current drainage, because the water would be diverted away from their system. He surveyed the HOA board, and overall, the majority was in favor. The improved drainage along with the price point would help home appreciation in their sub.

**Launa Beattie, 2135 Willow Leaf, Rochester Hills, MI 48309** Ms.

Beattie said that her concern was the two years of construction traffic. Her home backed up to the wetland area, which attracted the wildlife and wilderness that they had come to enjoy. She did not think anyone had ever sat on her deck and said that it would be great if there were condos in the back. She said that it would be nice if they could work together with the development in order to maintain some of the wilderness or draw it back after the two years of construction traffic. They could plant attractive types of foliage to bring the animals back, such as the migrating butterflies they got every year. She suggested planting milkweed. They had many ducks that made their homes in the back, and she commented that it would be disheartening to know that they would be missing from the area. She hoped that they could maintain as much of the wetland as possible.

Chairperson Boswell closed the Public Hearing at 7:40 p.m. He asked Ms. Thurber if she could address the comments.

Ms. Thurber said that as far as drainage, they spoke with both of the homeowners at the meeting on December 1st. She agreed that there was 22 feet of fall, but the drainage would all be intercepted, because it was required by the City. She believed that the adjacent homeowners would have a significant improvement. There had been some flooding issues because of the two pipes Mr. Statz mentioned. They would be bypassing that, and they were not outletting to the creek but to a structure on Hamlin. That would also improve the drainage concern. They had already done the preliminary grading for Logan, and they would meet at the property line and go down, so there would not be drainage issues or something higher than the existing property line. Ms. Thurber pointed out that the entire wetland area, with the exception of a small portion, was being untouched. She showed the trees that were being maintained and the additional trees to be planted in that area.

Mr. Anzek said that a question was raised about cut-through traffic. He advised that in past practice, they had found that it was best determined

*after the fact, rather than trying to assume that a situation would occur. They would wait until the development was built and monitor it. If the neighbors had issues with cut-through traffic, speed humps could be installed at that time.*

**A motion was made by Kaltsounis, seconded by Brnabic, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion carried by the following vote:**

**Aye** 8 - Boswell, Brnabic, Dettloff, Kaltsounis, Morita, Reece, Schroeder and Yukon

*After each motion, Chairperson Boswell stated for the record that the motion had passed unanimously. He remarked that it had been the shortest time Pulte had ever been before the Commission. Ms. Roediger mentioned for the audience that the matter would likely go before Council on January 11, 2016.*

## **DISCUSSION**

2015-0533 Request to discuss redevelopment of the northwest corner of Rochester Rd. and M-59

*(Reference: Memo prepared by Ed Anzek, dated December 11, 2015 and site plan and elevation had been placed on file and by reference became part of the record thereof.)*

*Present for the applicant was Kenny Koza, Group 10 Management (no address listed).*

*Mr. Anzek related that for about a year-and-a-half, staff had been working with Mr. Koza, who had assembled property at the northwest corner of Rochester and M-59. They had worked on several alternative plans to redevelop the site. Currently, the site had a Sunoco gas station with a convenience store. There were two different zonings and a partial FB-2 Overlay zoning. Mr. Koza had been working on rebuilding the convenience store with a drive-through Dunkin Donuts, enlarging the convenience store and adding a 98-room, four-story hotel. Staff thought it best, because of the complexity of the site, that Mr. Koza came before the Planning Commission for input and guidance. There was a lot planned for the site, and staff had offered an opinion as outlined in Mr. Anzek's memo.*

*Mr. Koza thanked the Commission for having him. He wanted to come to have an open dialogue to hear the pros and concerns about the project. As Mr. Anzek mentioned, there might be a lot going on, but in terms of the*



CITY OF ROCHESTER HILLS  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

**NOTICE OF PUBLIC HEARING**

**ROCHESTER HILLS PLANNING COMMISSION**

**REQUEST :** In accordance with Section 126-565 of the Wetland and Watercourse Protection Ordinance, notice is hereby given that a request for a *Revised Wetland Use Permit Recommendation* for additional affects of 821 square feet (previously approved for 14,133 s.f.) associated with the construction of a 48-unit residential development on 23.6 acres has been submitted to the City. The area is zoned R-3, One Family Residential and affects Parcel Nos. 15-28-226-001, -021, -022, -007, -008 and 15-28-204-004 (City File No. 15-014).

**LOCATION:** South of Hamlin, west of Livernois

**APPLICANT:** Pulte Land Company  
100 Bloomfield Hills Parkway, Suite 150  
Bloomfield Hills, MI 48304



**DATE OF PUBLIC HEARING:** Tuesday, May 17, 2016 at 7:00 p.m.

**LOCATION OF PUBLIC HEARING:** City of Rochester Hills Municipal Offices  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

Information concerning this request may be obtained from the Planning and Development Department, during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning and Economic Development Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the Public Hearing or by the Planning Commission at the meeting. This recommendation will be forwarded to City Council after the Public Hearing.

**NOTE:** Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.



CITY OF ROCHESTER HILLS  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

PUBLIC NOTICE \*\*

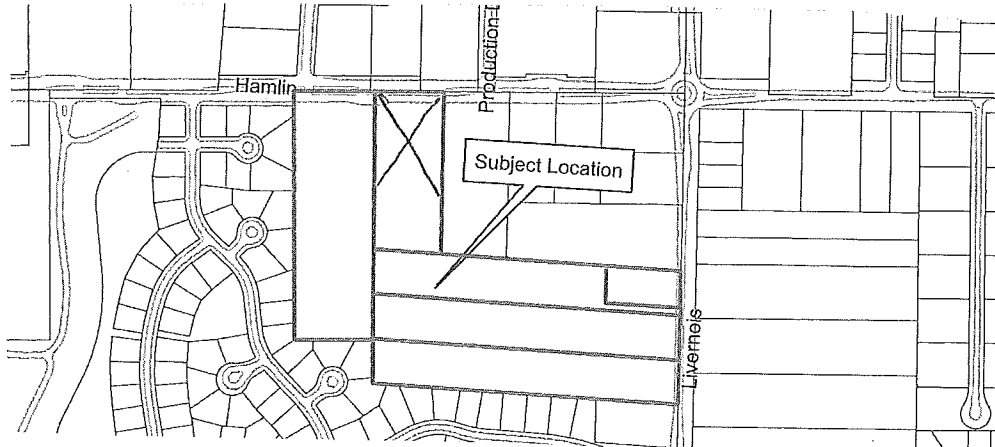
ROCHESTER HILLS PLANNING COMMISSION

**REQUEST:** Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, a minimum of seven days' notice is hereby given to all adjacent property owners regarding the request for an amended Tree Removal Permit for the removal and replacement of as many as 193 additional regulated trees associated with the proposed construction of a 48-unit site condominium development. The property is identified as Parcel Nos. 15-28-226-001, -007, -008, -021, -022 and 15-28-204-004. (City File No. 15-014).

**\*\*NOTE:** The previous approval was for 142 trees; however, there was a miscalculation on how trees were counted. The plans are substantially the same as previously approved. The development is still in compliance with the City's Tree Conservation Ordinance.

**LOCATION:** South of Hamlin, West of Livernois

**APPLICANT:** Pulte Land Company, LLC  
100 Bloomfield Hills Parkway, Suite 150  
Bloomfield Hills, MI 48304



**DATE OF MEETING:** Tuesday, May 17, 2016 at 7:00 p.m.

**LOCATION OF MEETING:** City of Rochester Hills Municipal Offices  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

The application and plans related to the Tree Removal Permit are available for public inspection at the City Planning Department during regular business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday or by calling (248) 656-4660.

Deborah Brnabic, Chairperson  
Rochester Hills Planning Commission

**NOTE:** Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-4673) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.  
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