



# Rochester Hills

## Minutes - Draft

### Planning Commission

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Rochester Hills, MI  
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Home Page:  
[www.rochesterhills.org](http://www.rochesterhills.org)

*Chairperson Deborah Brnabic, Vice Chairperson Greg Hooper*  
*Members: Ed Anzek, Gerard Dettloff, Nicholas O. Kaltsounis,*  
*Stephanie Morita, David A. Reece, C. Neall Schroeder, Ryan Schultz*

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Tuesday, October 16, 2018

7:00 PM

1000 Rochester Hills Drive

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#### CALL TO ORDER

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

#### ROLL CALL

**Present** 9 - Ed Anzek, Deborah Brnabic, Gerard Dettloff, Greg Hooper, Nicholas Kaltsounis, Stephanie Morita, David Reece, C. Neall Schroeder and Ryan Schultz

Quorum present.

Also present: Sara Roediger, Director of Planning and Economic Dev.  
Maureen Gentry, Recording Secretary

#### APPROVAL OF MINUTES

2018-0421 September 25, 2018 Regular Meeting

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

**Aye** 8 - Anzek, Brnabic, Dettloff, Hooper, Kaltsounis, Reece, Schroeder and Schultz

**Excused** 1 - Morita

#### COMMUNICATIONS

A) Planning & Zoning news dated October 18, 2018

Ms. Morita entered at 7:05 p.m.

#### NEW BUSINESS

**2018-0034** Request for Final Site Condominium Plan Recommendation - Woodland Crossing, a proposed 15-unit site condo development on five acres, located on

Auburn Rd., east of John R, zoned R-4 One Family Residential, Parcel Nos. 15-25-352-017 and -018, MJC Woodland Crossing, LLC, Applicant

*(Reference: Staff Report prepared by Kristen Kapelanski, dated October 12, 2018 and site condo plans and elevations had been placed on file and by reference became part of the record thereof.)*

*Present for the applicant were Mario Izzi, MJC Companies, LLC, and Shamik Tripathy, Land Development Consulting, 46600 Romeo Plank, Macomb, MI 48044.*

*Ms. Roediger recapped that the Final Site Condo Plan for Woodland Crossing was being presented for consideration. She noted that the Preliminary Plan had been before the Commissioners in February of 2018, and a Tree Removal Permit and Recommendation of the Preliminary Site Condo Plan were granted. It was forwarded to City Council in March, and it was approved. The site totaled five acres on the north side of Auburn, east of John R and west of the City's fire station. It was zoned R-4 One Family Residential, and the applicants were proposing a 15-unit single-family development. The plans was essentially the same, and the additional details required for Final had been provided. The plan was reviewed by staff, and it met Ordinance requirements, and all recommended approval. She said that she would be happy to answer any questions.*

*Chairperson Brnabic asked the applicants if they had anything to add, which they did not.*

*Mr. Kaltsounis stated that when the Commissioners looked at the Final Plan, the Preliminary Plan had already been approved. Their job was to confirm that what came for Final, after going through the process, appeared the same as the Preliminary. Seeing that it met the requirements, he moved the following, seconded by Mr. Hooper:*

**MOTION** by Kaltsounis, seconded by Hooper, in the matter of City File No. 17-035 (Woodland Crossing Site Condominiums), the Planning Commission recommends that City Council **grants Approval** of the **Final Site Condominium Plan**, based on plans dated received by the Planning Department on September 18, 2018, with the following four (4) findings and subject to the following six (6) 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 final plan represents a reasonable and acceptable plan for developing the property.*
- 4. The final plan is in conformance with the preliminary plan approved by City Council on March 12, 2018.*

Conditions

- 1. Engineering approval of all permits and agreements prior to issuance of a land improvement permit.*
- 2. Inspection and approval of tree protection and silt fencing by the City prior to issuance of a land improvement permit.*
- 3. Post a landscape and irrigation bond in the amount of \$47,213 plus inspection fees, as adjusted as necessary by the City, prior to issuance of a land improvement permit.*
- 4. Submit an irrigation plan with a note specifying that watering will only occur between the hours of 12am and 5am prior to issuance of a land improvement permit.*
- 5. Payment of \$3,000 into the tree fund for street trees prior to issuance of a land improvement permit.*
- 6. Compliance with the Building Department memo dated October 2, 2018 and Engineering Department memo dated September 27, 2018.*

*Mr. Anzek noted that he was not present for the Preliminary Plan. He asked for clarification as to whether the T turnaround went onto unit eight. Mr. Tripathy responded that there was a note on the plan stating that they could not build on that lot until the road was extended to the north. Mr. Schroeder clarified that the sidewalk on Auburn would be replaced not removed. Mr. Izzi explained that they had to remove a portion to put in the curb cut, but it would be replaced. Another portion also had to be re-contoured for the detention pond.*

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

**Aye** 9 - Anzek, Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Reece, Schroeder and Schultz

*Chairperson Brnabic stated for the record that the motion had passed unanimously, and Ms. Roediger advised that the matter would be submitted for the November 12, 2018 City Council meeting.*

**2001-0408** Request for Revised Site Plan Approval - City File No. 90-262.4 - Leader Dogs for the Blind Parking Lot Addition - the addition of 102 parking spaces at the existing location on 13.61 acres, located at the southeast corner of Avon and Rochester Roads, zoned SP, Special Purpose, Parcel No. 15-23-101-028, Leader Dogs for the Blind, Applicant.

## DISCUSSION

**2018-0426** Neighborhood in Rochester Hills, 147 single-story, ranch style rental units with attached garages on 29.96 acres located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with a MR Mixed Residential Overlay, Parcel No. 15-13-476-005, Redwood USA, Applicant

## UNFINISHED BUSINESS

**2018-0095** Master Plan Work Session - Giffels Webster

*(Reference: Draft 2018 Master Land Use Plan, prepared by Giffels Webster, had been placed on file and by reference became part of the record thereof.)*

*Present for the discussion were Rod Arroyo, Jill Bahm and Eric Fazzini of Giffels Webster, 1025 W. Maple, Birmingham, MI 48009.*

*Ms. Bahm advised that they were presenting the final working draft of the Master Plan update. The next step in the process, if it met approval, would be for the Planning Commission to make a motion to recommend that City Council release the draft plan to adjacent communities and the required reviewing agencies for a 42-day comment period.*

*Subsequently, there would be a Public Hearing before the Planning Commission in December or January to adopt the Plan. She reminded that it was not the final draft, and the motion to recommend distribution would be to keep the ball rolling. There would still be opportunities to refine, if necessary, before the final Plan was adopted.*