



Rochester Hills

Minutes - Draft

Planning Commission

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Chairperson William Boswell, Vice Chairperson Deborah Brnabic
Members: Gerard Dettloff, Julie Granthen, Greg Hooper, Nicholas O. Kaltsounis,
David A. Reece, C. Neall Schroeder, Emmet Yukon

Tuesday, September 15, 2015

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

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

ROLL CALL

Present 9 - William Boswell, Deborah Brnabic, Gerard Dettloff, Julie Granthen, Greg Hooper, Nicholas Kaltsounis, David Reece, C. Neall Schroeder and Emmet Yukon

Quorum present.

Also present: Sara Roediger, Manager of Planning
Maureen Gentry, Recording Secretary

APPROVAL OF MINUTES

[2015-0350](#) August 18, 2015 Regular Meeting

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

Aye 9 - Boswell, Brnabic, Dettloff, Granthen, Hooper, Kaltsounis, Reece, Schroeder and Yukon

COMMUNICATIONS

- A) *Planning & Zoning News dated August 2015*
- B) *Charter Township of Orion Master Plan Documentation*
- C) *Downtown Birmingham-Bloomfield Magazine prototype*

NEW BUSINESS

[2000-1135](#) Public Hearing and request for Conditional Use Recommendation - City File No. 85-528.8 - to construct a drive-through accessory to Meijer's Curbside Pickup

Program, located at the Meijer store at Rochester and Auburn, Parcel No. 15-35-100-048, zoned B-3, Shopping Center Business, WD Partners, Applicant

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

Present for the applicant was Seth Dorman, WD Partners, 7007 Discovery Blvd., Dublin, OH 43017.

Ms. Roediger stated the requests and noted that the site was zoned B-3, Shopping Center Business, which allowed accessory drive-through uses. She indicated that what they wanted to do was relatively simple. They would cut into the landscaped island and install a stacking and drive-through lane. There would not be a lot of structural changes to the building - just adding windows and a lighted canopy. Two trees would have to come down, which would be replaced with two new trees. She showed a colored picture of the elevation and explained the route of the drive-through. The service would allow people to shop online, drive up and pick up their order with no need to get out of a vehicle. She commented that it would be very convenient, and she said she would be happy to answer any questions.

Chairperson Boswell asked Mr. Dorman if he had anything to add. Mr. Dorman said that he felt Ms. Roediger did a great job of introducing the project, and that he could answer any questions in terms of operations.

Mr. Yukon asked what the process inside the store was once the order was placed online. He asked if employees would retrieve items from the shelves, bag them and have them waiting for a customer.

Mr. Dorman said that was correct. Meijer told him they would have their top 20,000 skus available for purchase online, including grocery and non-grocery. There would be a staging area with shelving, a walk-in cooler, a freezer and a hot holding unit. There would be an associate who got the items, bagged them and put them in the appropriate place. The customer would have a scheduled pickup time, and it took about a minute at the call box to check in. People could either pre-pay for items online or a transaction would be run at the pickup window.

Mr. Yukon asked if someone would give a name or a number when they picked up. Mr. Dorman believed that there would be a camera at the call box, and people would say who they were. Mr. Yukon clarified that an order was placed by last name, and Mr. Dorman also believed people

would have an order number for reference.

Mr. Yukon asked if there was a minimum time between ordering and picking up. Mr. Dorman thought so. He added that the website would give times to select from to pick up items.

Mr. Schroeder asked if returns would be taken at the window or if it would be strictly for pickups. Mr. Dorman did not believe they would accept returns. He also noted that if someone placed an order, they did not have to go through the drive-through; they could still go inside.

Mr. Dettloff asked if the Program was a concept Meijer would be doing at other locations. Mr. Dorman said that they had a couple others open currently. They started with a list of 40-50 stores, including outside of Michigan, but they decided that for the first round to only select Michigan stores. As it grew and evolved, and he thought it was a great idea, it would expand nationally.

Mr. Kaltsounis remarked that he thought the Commissioners had seen every kind of drive-through until he saw the proposed. He said that it was another drive-through concept, and the Planning Commission sometimes had concerns with drive-throughs. He asked if Meijer also had a pharmacy drive-through or if there were plans for one. Mr. Dorman did not believe so. He knew that they had put pharmacy drive-throughs in a number of other stores, but he did not know if one was scheduled at this location.

Mr. Kaltsounis asked the hours of operation, and Mr. Dorman said it would be 7:00 a.m. to 9:00 p.m. Mr. Kaltsounis asked if Mr. Dorman would agree to that as a condition. Mr. Dorman thought that timeframe was acceptable, however, Meijer had said that they would like to have some flexibility as the Program grew to expand the hours. Mr. Kaltsounis thought that 7:00 a.m. was a little early, but he would wait to hear from other Commissioners. When he reviewed a drive-through, the first thing he considered was its surroundings, how many neighbors would have to hear the voice box, what kind of screening it had, etc. He was not much of a fan of how the island stuck out and asked if a potential fire lane would be lost because of cars stacking.

Mr. Dorman did not think so. He showed six cars stacking, but he did not know if there would often be six cars in line because of the way pickup times would be scheduled. He claimed that if he saw six cars in line, he would probably just park and walk in. He did not really see an issue. Mr.

Kaltsounis said that he was concerned about it. The call box was at the end, and there was no stacking shown there. Mr. Dorman said that a whole transaction would take about five minutes. He felt that it was designed for a maximum of nine transactions per 15 minutes, so it would not be high volume. The traffic would not be similar to that at a fast food drive-through. Mr. Kaltsounis was just considering the worst case situation and where all the cars would really go. He asked if the concept could be turned 90 degrees. Mr. Dorman could not decide if that it would be acceptable to Meijer. Meijer had studied it, and it was a layout Mr. Dorman was directed to follow. If the Commission felt strongly enough about it, he would have to go back to Meijer and ask about a re-orientation. Mr. Kaltsounis wondered why a representative who could make that decision was not in front of the Planning Commission. He noted that McDonald's always sent people who could. Mr. Kaltsounis felt that if it were turned 90 degrees, the issues with flow could be less intrusive on the entire parking lot, and blocking the fire lane would not be an issue. He said that he would like to hear from the other Commissioners.

Mr. Hooper advised that it could not be turned 90 degrees, because there was a loading dock. It had been purposefully designed, and the dock was immediately south of the curbed island.

Mr. Schroeder noted that Meijer would control the timing as to when people would pick up, so Meijer could expand or contract the timing to accommodate a situation. Mr. Dorman agreed.

Mr. Reece stated that he was fine with the layout, in light of what Mr. Schroeder said. It would not be a Starbucks type of drive-through where at 6:00 a.m. there were 20 people in line for coffee. He thought that the hours of operation were fine as well, and it might be very convenient for people going to work or school to stop on their way. He felt that 9:00 p.m. was more than reasonable. He thought that the layout was well thought out, and he agreed that the project could not be turned 90 degrees because of the loading dock. In the rare instance that there might be a backup, cars would stack at the entry just like at any other drive-through in town. Chairperson Boswell agreed with Mr. Reece that the layout looked fine.

Chairperson Boswell opened the Public Hearing at 8:20 p.m. Seeing no one come forward, he closed the Public Hearing.

Hearing no further discussion, Mr. Schroeder moved the following,

seconded by Mr. Brnabic.

MOTION by Schroeder, seconded by Brnabic, in the matter of City File No. 85-528.8 (Meijer Curbside Pickup Program) the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to construct a drive-through, based on plans dated received by the Planning Department on August 19, 2015, with the following seven (7) findings and subject to the following one (1) condition:

Findings

1. *The proposed drive-through and site improvements meet or exceed the standards of the Zoning Ordinance.*
2. *The expanded use will promote the intent and purpose of the Zoning Ordinance.*
3. *The proposed drive-through has been designed and is proposed to be constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.*
4. *The proposal should have a positive impact on the community as a whole and the surrounding area by further offering a convenient shopping method and enhanced customer service.*
5. *The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.*
6. *The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
7. *The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

Condition:

1. *The hours of operation shall be from 7:00 a.m. to 9:00 p.m.*

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

Aye 9 - Boswell, Brnabic, Dettloff, Granthen, Hooper, Kaltsounis, Reece, Schroeder and Yukon

2015-0351

Request for Site Plan Approval - City File No. 85-528.8 - for a proposed Meijer Curbside Pickup Program with drive-through at the northeast end of the Meijer store at Rochester and Auburn, zoned B-3, Shopping Center Business, Parcel No. 15-35-100-048, WD Partners, Applicant

MOTION by Kaltsounis, seconded by Yukon, in the matter of City File No. 85-528.8 (Meijer Curbside Pickup Program), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on August 19, 2015, with the following five (5) findings and subject to the following two (2) conditions.

Findings

1. *The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other city requirements, can be met subject to the conditions noted below.*
2. *The proposed drive-through will be accessed by an existing driveway and promotes safety and convenience of vehicular traffic both within the site and on adjoining streets. Walkways have been incorporated to promote safety and convenience of pedestrian traffic.*
3. *The existing vegetation meets the intent of the Type D Buffer along the east property line.*
4. *The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.*
5. *The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.*

Conditions

1. *City Council approval of the conditional use.*

2. Address any applicable comments from other city departments and outside agency review letters, prior to final approval by staff.

Mr. Kaltsounis commented that with all the site plan details, the space around the drive-through and all the trees, it was an easy one for the Commissioners. He cautioned that they had to think about the next one and the one after that. He was sure that if this Program was successful, that they would see another store proposing the same thing, and they had to think about that next step.

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

Aye 9 - Boswell, Brnabic, Dettloff, Granthen, Hooper, Kaltsounis, Reece, Schroeder and Yukon

After each motion, Chairperson Boswell stated for the record that the motion had passed unanimously. Ms. Roediger informed the applicant that the matter would be scheduled on the September 28, 2015 City Council meeting.

Ms. Brnabic asked if the matter would come back before the Planning Commission if Meijer wished to expand the hours of operation or if it would be handled administratively. Ms. Roediger advised that it would have to come back to the Planning Commission and City Council.

2015-0349

Public Hearing and request for Conditional Use Recommendation - City File No. 00-001.2 - for a used car display accessory to an existing Audi dealership. The proposed display is for Parcel Nos. 15-36-426-002 & -003, located at 45545 and 45555 Dequindre, at the northwest corner of Dequindre and Melville, north of the Audi dealership and north of M-59, zoned B-2, General Business, David Hanoute, Applicant

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

Present for the applicant was David Hanoute, CHMP, Inc. 5198 Territorial Rd., Grand Blanc, MI 48439, and Chris Consiglio, General Manager of the adjacent Audi dealership.

Ms. Roediger recapped that the display would be an extension of the existing Audi dealership located on Dequindre north of both Melville Dr. and M-59. There were two parcels with residential homes, which the applicant would demolish and redevelop to house a pre-owned car sales area. The parcels were zoned B-2, General Business, which permitted

outdoor sales of used cars as a Conditional Use with a recommendation to City Council. As part of the project, 12 trees would be removed, and it was subject to the City's Tree Conservation Ordinance. There were no structures proposed. Staff had worked with the applicant to ensure that the site would be landscaped heavily. There was an existing berm along the north and west property lines which was heavily screened from the adjacent apartment complex. The applicant would enhance the buffers to create a solid, mature, landscaped buffer along the north and west perimeter, in addition to adding required street trees. Staff also worked with the applicant to create better connectivity between the main office and the proposed site, and the median in Melville would be redeveloped with a crosswalk and sidewalk. The plans had been recommended for approval by all staff, and she said she would be happy to answer any questions.

Chairperson Boswell asked the applicants if they wished to add anything. Mr. Hanoute said that Ms. Roediger had done a wonderful job.

Ms. Brnabic asked Ms. Roediger if she had any idea when the properties were zoned B-2, General Business since they had homes. Ms. Roediger did not have knowledge of that. She had not heard of any anecdotal stories of it being rezoned in the recent past. It was master planned for multiple-family, which she thought was because of the property to the north and west which was multiple-family. The City recognized that the viability of isolated, single, detached residential houses on a major road was not very desirable in the long term. The easiest transition would have been multiple-family at that location. The zoning allowed for business, so the applicant did have a right to develop that way. She did not know if historically, the zoning had been changed.

Ms. Brnabic asked the applicants when the properties were purchased. Mr. Consiglio said it had been a year or so. Ms. Brnabic asked if the homes had been occupied when the property was purchased and if they were now vacant because Audi purchased the property, which Mr. Consiglio confirmed. Ms. Brnabic asked if anyone on the Commission knew about the B-2 zoning. She said that it made sense that the future land use would be multiple-family, but she was curious when it was zoned B-2, especially since there were two single-family homes on the parcels.

Mr. Schroeder asked if the extension of the pathway was part of the project. Ms. Roediger said that it was not shown on the plans, because it was planned as part of the Road Commission's improvements to Dequindre. Mr. Schroeder asked if the applicant would pay for that. Ms.

Roediger believed that it was included in the project already planned. When the City's Engineers reviewed the project, they determined that it would be more appropriate to put the pathway in when the road was improved. Mr. Schroeder reminded that the City always required applicants to put in a pathway in front of their property, and he thought that would be correct for this situation. Ms. Roediger explained that currently there was an open swale, and the Engineers thought that it could proceed as part of the Road Commission project. Mr. Schroeder said that he did not agree, but he would go along with the program.

Mr. Schroeder asked if there would be a need for any type of security fencing or a gate at the driveway. Mr. Hanoute advised that there would be neither. Mr. Schroeder asked if they felt that would be secure enough. Mr. Consiglio said that they felt it would be adequate. Mr. Schroeder asked if the applicants would have to come back if a fence was proposed. Ms. Roediger said they would not have to if it met zoning requirements.

Mr. Hooper said that he could shed some light on Ms. Brnabic's question about the zoning. He recalled that in the late 1980's, McDonald's owned the property. When they built the McDonald's at Crooks and M-59, they also owned the subject parcels, but they decided not to build at the subject location. It had been zoned that way almost 30 years. When the dealership was approved in 2001, Chairperson Boswell and he were both on the Commission, and that was what he recalled.

Mr. Hanoute added that the Road Commission indicated that there would be a realignment of Melville Dr. with Utica Rd. directly to the east. That would take place in 2016. At that time, Dequindre Rd. improvements would take place, and the swale would be filled in, the storm sewer would be extended, and that was why it was suggested to not do anything with the pathway yet.

Mr. Reece believed that the BMW dealership across Dequindre expanded to the north recently. He thought that what Audi was proposing was much better than what BMW had done in terms of additional landscaping.

Mr. Hanoute explained that additional landscaping was proposed for the BMW location; it just had not been installed yet. There would be several trees along the road frontage and landscaping for the north and east property lines.

Mr. Reece asked if Audi had any conversation with the apartment

ownership team, and if they had expressed any opposition or concern, particularly for the two adjacent units. Mr. Consiglio advised that they had not. He said that the residences on the parcels were quite run down, and the properties were not well maintained. What they were proposing would be an improvement to the area. Mr. Reece said that the Commission always suggested to owners to coordinate with their neighbors so there were not issues later. It appeared that there would be a fair amount of landscaping, and he thought that it would be more than adequate, and he did not think they would want a wall. Overall, he thought it was a pretty good plan.

Chairperson Boswell opened the Public Hearing at 7:36 p.m. Seeing no one come forward, he closed the Public Hearing.

Mr. Kaltsounis asked if they should add a finding as to why the sidewalk was not being added because the applicants were waiting for the pending redevelopment of Dequindre. Ms. Roediger said they could add that so there was no confusion in the future as to why the City did not require it.

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

MOTION by Kaltsounis, seconded by Schroeder, in the matter of City File No. 00-001.2 (Audi Pre-Owned Car Display) the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to construct a pre-owned car display, based on plans dated received by the Planning Department on August 12, 2015 with the following six (6) findings.

Findings

1. The proposed site improvements meet or exceed the standards of the Zoning Ordinance.
2. The expanded use will promote the intent and purpose of the Zoning Ordinance.
3. The proposed lot has been designed and is proposed to be constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.

4. *The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.*
5. *The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
6. *The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

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

Aye 9 - Boswell, Brnabic, Dettloff, Granthen, Hooper, Kaltsounis, Reece, Schroeder and Yukon

2000-0269

Public Notice Request for Tree Removal Permit - City File No. 00-001.2 - for the removal and replacement of as many as 12 trees for a Pre-Owned Car Display for the Audi dealership on two parcels at the northeast corner of Dequindre and Melville Dr., north of M-59, Parcel Nos. 15-36-426-002 & -003, zoned B-2, General Business, David Hanoute, Applicant

MOTION by Kaltsounis, seconded by Yukon, in the matter of City File No. 00-001.2 (Audi Pre- Owned Car Display), the Planning Commission grants a Tree Removal Permit, based on plans dated received by the Planning Department on August 12, 2015, with the following two (2) findings and subject to the following One (1) condition.

Findings

1. *The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.*
2. *The applicant is proposing to replace 12 regulated trees with 12 tree replacement credits, as required by the Tree Conservation Ordinance.*

Condition

1. *Tree protective and silt fencing, as reviewed and approved by the City's Landscape Architect, shall be installed prior to issuance of the Land Improvement Permit.*

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

Aye 9 - Boswell, Brnabic, Dettloff, Granthen, Hooper, Kaltsounis, Reece, Schroeder and Yukon

2000-0268

Request for Site Plan Approval - City File No. 00-001.2, for a pre-owned car display proposed at 45545 and 45555 Dequindre, north of M-59, accessory to an existing Audi dealership, zoned B-2, General Business, Parcel Nos. 15-36-426-002 & -003, David Hanoute, applicant.

MOTION by Kaltsounis, seconded by Schroeder, in the matter of City File No. 00-001.2 (Audi Pre-Owned Car Display), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on August 12, 2015, with the following nine (9) findings and subject to the following five(5) conditions.

Findings

1. *The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other city Ordinances, standards, and requirements, can be met subject to the conditions noted below.*
2. *The proposed plantings, combined with the existing mature evergreen trees and berm located on the adjacent residential site meet the intent of the buffer screen in lieu of an obscuring wall or fence.*
3. *The Planning Commission waives the interior parking requirements due to the extensive perimeter landscape requirements, which are more prominently visible from adjacent properties.*
4. *A sidewalk and crosswalk will be constructed to provide safe access between the Audi dealership and the proposed used car lot.*
5. *The proposed ingress and egress to the outdoor sales area will be from Melville and will be at least 60 feet from the intersection of Melville and Dequindre, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Walkways have been incorporated to promote safety and convenience of pedestrian traffic.*
6. *Off-street parking areas have been designed to avoid common traffic problems and promote safety.*
7. *The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as*

existing development in the adjacent vicinity.

8. *The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.*
9. *The pathway will not be constructed until the Road Commission makes upcoming improvements to Dequindre.*

Conditions

1. *City Council approval of the conditional use.*
2. *Provide a landscape bond for landscaping and replacement trees in the amount of \$24,717, as adjusted by staff if necessary, prior to issuance of a Land Improvement Permit for this development.*
3. *Provide an irrigation plan and cost estimate, prior to final approval by staff.*
4. *Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff*
5. *Applicant shall pay into the City's Pathway Fund an amount determined by staff based on the linear footage of the property frontage in lieu of constructing the pathway.*

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

Aye 9 - Boswell, Brnabic, Dettloff, Granthen, Hooper, Kaltsounis, Reece, Schroeder and Yukon

Chairperson Boswell stated for the record that the motions had passed unanimously. Ms. Roediger informed that the matter would be on the September 28, 2015 CC meeting.

ANY OTHER BUSINESS

Ms. Roediger announced that the City sent out a request for proposals for the sub area plan for Auburn Rd., including the Olde Towne area. Rather than limit it just to Olde Towne, and the focus was on Olde Town, they also wanted to look at the Auburn Rd. corridor in general. There were some tired sections, such as at major road intersections that could be looked at. Mr. Dettloff asked the timeframe for that, and Ms. Roediger said that the RFP was due back at the end of September. They hoped to get someone

under contract before the end of the year and wrap up within a year from now.

Ms. Roediger mentioned that in response to some Zoning Ordinance questions, staff had initiated several housekeeping updates. There was recently a ZBA case about an accessory structure, and they were going to look into accessory structure limitations. Staff talked with the City Attorney about public notice requirements. They were a little hesitant about increasing the distance for the mailings, for a number of reasons, but they will require an applicant to put out signage. Anyone driving by could see the sign and be directed to the City's website to get more information. The Public Hearing notices on the website were corrected so that all boards and commissions would be covered. Through social media, the City was trying to increase communications electronically and get away from hard copy mailings. There were other items they were taking a look at. Code enforcement had asked Planning to look at Ordinances for commercial and recreational vehicle storage on residential properties; temporary and special events policies, and firework tent sales, for example. If there were other things the Commissioners felt staff should look at, it would be the time for housekeeping.

Ms. Granthen said that someone had asked her about a Bibb Oak on Livernois Rd., which was purported to be one of the oldest in Oakland County. There was concern the sign was gone, and they were afraid it would be cut down. Ms. Roediger said that would not happen; in fact, the road had not been widened because of that tree. Mr. Schroeder recalled that a branch had to be cut for the bike path, and it was a very tender situation.

Mr. Reece felt that putting signage on a proposed project site was a great idea. He recommended developing some standard signage so it was consistent from one property to the next. Ms. Roediger said that there was language in Novi where she worked that could be used. Mr. Reece indicated that people would be hard pressed not to see something like that on a property.

Mr. Kaltsounis agreed, and said having a sign was definitely the way to go. Ms. Roediger added that it would be the applicant's responsibility. Mr. Kaltsounis said that he appreciated that the entire Auburn Rd. corridor would be looked at. Since the 1960's, when M-59 went in, the purpose of Auburn had changed. He drove it every day, and there was a hodge podge of development that was from another era. Mr. Kaltsounis said he appreciated staff looking at Zoning Ordinance updates as well.

Mr. Kaltsounis said that he heard a full stop had been put on the Barrington Park development due to a lawsuit. Ms. Roediger said that she had not heard that, and Chairperson Boswell said that workers were out there earlier. Mr. Kaltsounis acknowledged that it had been a couple of weeks. Ms. Roediger said that she got a call from their architects today confirming the building materials, so she assumed it was full speed ahead, and that they wanted to get a model up before the end of the year.

Chairperson Boswell mentioned that the next meeting could include the Maple Hill Townhomes. He said the he would appreciate it if everyone could be there (nothing that he already knew Mr. Yukon could not). It was a 10 unit townhome development at the end of Maple Hill and there was strong opposition by a lot of the residents. Mr. Reece said he would check his schedule, but he thought he might be out of town.

NEXT MEETING DATE

Chairperson Boswell reminded the Commissioners that the next Regular Meeting was scheduled for October 20, 2015.

ADJOURNMENT

Hearing no further business to come before the Planning Commission and upon motion by Mr. Kaltsounis, Chairperson Boswell adjourned the Regular Meeting at 8:01 p.m.

William F. Boswell, Chairperson
Rochester Hills Planning Commission

Nicholas O. Kaltsounis, Secretary