

back, and that would give a little more real estate. He would have to check the quality of a couple of the trees. He pointed some other areas where they could add guest parking. They still had to look at the storm water detention requirements. He had shown a pond by John R, but if it did not need to be as large, there would be the possibility of placing some parallel parking there. They made the cul-de-sac large enough to have a center island, but they could put some parking spaces there as well. There were some units he would not like to have to push back because of the trees, but there were others they could probably move.

Mr. Anzek thought that if there was a 27-foot wide street, that they could easily accommodate on-street parking on one side. Since it would be a private street, it would have to be enforced by the Association, but he knew that the Fire Department would require no parking on one side. Mr. Schroeder added that it would be on the non-hydrant side.

Mr. Nunez stated that another advantage was that across the street, there was a school facility with a parking lot, and they could talk to them about using that parking area.

Mr. Dettloff remarked that Mr. Polyzois would probably have the project done in a year. Mr. Nunez assured that they would have the right amenities in the PUD Agreement, especially a beginning and end date.

Mr. Dettloff asked if the homes would be all brick. Mr. Polyzois clarified that they would not all be brick. He was not sure what the mix of materials would be yet, but they would use the same architects they had for the two previous projects. He maintained that they would not do anything that would diminish the project for the marketplace. Mr. Dettloff commented that it looked good, and Mr. Schroeder agreed.

Chairperson Boswell summarized that the applicants had a unanimous approval from the Planning Commissioners that they would like to see the project come forward. Mr. Nunez indicated that they would try to get it in as quickly as possible.

Discussed

ANY OTHER BUSINESS

2015-0043

Request for Recommendation of a Planning Commission representative to the Zoning Board of Appeals for a one-year term to expire March 31, 2016.

Upon confirming that Ms. Brnabic wished to fulfill another term, Mr. Schroeder moved the following, seconded by Mr. Reece:

MOTION by Schroeder, seconded by Reece, the Rochester Hills Planning Commission hereby recommends to City Council that Deborah Brnabic shall serve as its representative on the Zoning Board of Appeals for a one-year term to expire March 31, 2016.

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

Aye 7 - Boswell, Brnabic, Dettloff, Hooper, Reece, Schroeder and Yukon

Absent 1 - Kaltsounis

Chairperson Boswell congratulated Ms. Brnabic.

FURTHER BUSINESS:

(Reference: Memo regarding a potential amendment to the B-3 zoning district, prepared by Mr. Anzek and dated February 13, 2015 had been placed on file and by reference became part of the record thereof).

Mr. Anzek advised the Commissioners that regarding the proposed text amendment to the B-3, Shopping Center Business district and outlot ownership, he spoke with Mr. Staran, who wanted to do some further research about easements, private roads, prohibition of a driveway and how to accomplish that with zoning language.

OTHER FURTHER BUSINESS:

Mr. Anzek noted that Mr. Schroeder had asked about the zoning change request an applicant had made to put up a manufactured home park at Hamlin and John R. The applicant had done the due diligence portion and exhausted his remedies with the City, and he had filed suit in the Circuit Court to compel the City to support the request. After going before the Planning Commission with a Rezoning request, the applicant had gone to the ZBA requesting a Use Variance, which was denied. The ZBA Minutes had to be approved, and the City's attorneys would then be in Court. As it continued through the Court, Mr. Staran would brief Council on the matter.