

2007-0221 Request for Final Preliminary Plat Approval - Grace Parc, a 14-lot subdivision on 5.6 acres located north of South Boulevard between Livernois and Rochester Roads, zoned R-4, One-Family Residential, Gwen and Patrick Bismack, Applicants

Attachments: [Agenda Summary.pdf](#)  
[Map.pdf](#)  
[FPP Plans.pdf](#)  
[Backup Documentation.pdf](#)  
[Staff Report 071013.pdf](#)  
[Letter Kopson 071613.pdf](#)  
[Minutes PC 071613.pdf](#)  
[061812 Agenda Summary.pdf](#)  
[Site Plans.pdf](#)  
[Memo Anzek 060112.pdf](#)  
[Letter Bismack 041112.pdf](#)  
[Minutes PC 060512.pdf](#)  
[071811 Agenda Summary.pdf](#)  
[Letter Bismack 050311.pdf](#)  
[Minutes PC 060711.pdf](#)  
[041210 Agenda Summary.pdf](#)  
[Memo Anzek 06-01-11.pdf](#)  
[Letter Mosher 04-13-11.pdf](#)  
[Minutes PC 2005-2010.pdf](#)  
[Minutes PC 030210 \(draft\).pdf](#)  
[Memo Anzek 022510.pdf](#)  
[Minutes PC 042109.pdf](#)  
[Letter Mancini 041509.pdf](#)  
[041210 Resolution.pdf](#)  
[053008 Agenda Summary.pdf](#)  
[PC Minutes 050608.pdf](#)  
[Letter Mancini 032808.pdf](#)  
[Letter Mosher 021510.pdf](#)  
[Agenda Summary 042507.pdf](#)  
[PC Minutes 040307.pdf](#)  
[Letter Mancini 031207.pdf](#)  
[060908 Resolution.pdf](#)  
[PC Minutes 071806.pdf](#)  
[PC Minutes 031505.pdf](#)  
[PC Minutes 021505.pdf](#)  
[PC Minutes 020105.pdf](#)  
[071811 Resolution.pdf](#)  
[061812 Resolution.pdf](#)  
[Resolution.pdf](#)

Applicant **Gwen Bismack** was in attendance.

*Jim Breuckman, Manager of Planning, stated that the Final Preliminary Plat includes 14 lots. He pointed out that the initial Preliminary Plat was approved in 2005, and was kept open through yearly extensions until this year. He mentioned that the site plan was revised subsequent to updated storm water requirements, decreasing the number of lots by two and increasing the retention pond size. He noted that the road layout remains the same. He stated that the Planning Commission has reviewed the plat, found that it meets all the technical requirements of the Ordinance, and recommends approval.*

**A motion was made by Yalamanchi, seconded by Tisdell, that this matter be Adopted by Resolution. The motion carried by the following vote:**

**Aye** 7- Hooper, Klomp, Kochenderfer, Rosen, Tisdell, Webber and Yalamanchi

Enactment No: RES0163-2013

**Resolved**, that the Rochester Hills City Council hereby approves the Final Preliminary Plat for Grace Parc Subdivision, a 14-lot development on 5.6 acres, located north of South Boulevard between Livernois and Rochester Roads, zoned R-4, One-Family Residential, Parcel Nos. 15-34-402-057 and -066, Gwen and Patrick Bismack, Applicants based on plans dated received by the Planning and Economic Development Department on May 16, 2013 with the following findings and conditions:

Findings:

1. The Final Preliminary Plat is consistent with the street and lot layout of the previously approved Tentative Preliminary Plat.
2. The Final Preliminary Plat conforms or can reasonably be made to conform to all applicable City Ordinances, standards, regulations and requirements once all review comments referenced by Staff are addressed.

Conditions:

1. Address landscaping and tree removal comments from Planning Staff Report.
2. Submit tree preservation easements for City Attorney review and approval and record such easements with the County Register of Deeds prior to issuance of a Land Improvement Permit.
3. Address Fire Department review comments dated May 20, 2013; Building comments dated May 29, 2013; Survey comments dated June 7, 2013; and Engineering comments dated June 4, 2013.
4. Provide cash bond in an amount to be determined once the cost estimate for all proposed landscaping is provided on the plans.
5. Payment by the applicant of \$2,800, as adjusted if necessary by Staff, for one street tree per lot. Such payment to be provided prior to issuance of a Land Improvement Permit.

**2008-0302**

~~Request for Approval of an Extension of the Final Site Condominium Plan until July 14, 2014 - Pine Woods Site Condominiums, a proposed 29-unit development on 9.6 acres, located south of Auburn, east of Livernois, zoned R-4, One-Family Residential, L&R Homes, Inc. Applicant~~