
2010 re: Washington Township Master Plan

NEW BUSINESS

2010-0346 Request for Recommendation of Approval of the Final Preliminary Plat for Rochester Meadows (City File No. 99-011), a 47-lot subdivision located on four parcels east of Rochester Rd., south of Avon, zoned R-3, One Family Residential, Rochester Meadows LLC, applicant.

(Reference: Staff Report prepared by Derek Delacourt, dated October 5, 2010 had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Joseph Check, Rochester Meadows, LLC, 11684 Majestic Ct., Shelby Twp., MI 48315 and Jason Sutton, AR Decker & Associates, Inc., 920 E. Long Lake Rd., Suite 200, Troy, MI 48085.

Mr. Delacourt recalled that most of the Commissioners had seen this item previously. There had been several Extensions granted and the applicant had proceeded to the point of requesting Final Preliminary Plat, which was the second to last stage in the process. He advised that the applicant had met all the requirements and would move to construction approval next. The necessary easements and permits had been obtained, and nothing had changed the Tentative Preliminary Plat. All items the Planning Commission reviewed were in compliance, and Staff was recommending approval.

Mr. Check summarized that it was a 47-lot subdivision, with an average lot width of 93 feet. There would be 1.59 acres of open space, and they were trying to save trees. He felt it would be a very nice subdivision for the community.

Mr. Schroeder brought up saving trees, noting that at the last approval, he had asked if they would consider saving certain trees. He also mentioned the steepness of the slopes of the berms and questioned if that would be hard to maintain. He did not see anything in the motion regarding that.

Mr. Delacourt remembered that was discussed, the they decided not

to add it as a condition of approval, since the applicant had to show them as removals. The applicant was aware of the Planning Commission's recommendation, which stayed the same.

Mr. Check agreed and noted tree numbers 261 and 280. He said that the Ordinance required them to be shown as removals, but they would make every attempt to save them. They were saving 38% of the trees and did not want to spend money to remove any they did not have to. If any died, they would be replaced inch for inch, and he reiterated that they would do everything they could to save them.

Ms. Brnabic said it had been awhile, but that earlier in the process, there had been concerns about drainage. She asked Mr. Check if he recalled a homeowner complaining about property damage because of the drainage. Mr. Check advised that the property owner had since moved, but Mr. Check had gone out to the property and said he could barely see anything visible. He had offered to meet with the homeowner, but the homeowner did not follow up, and he subsequently moved out of state. He had worked out issues with Engineering. Ms. Brnabic said she was glad to see that he had made the effort.

Mr. Schroeder moved the following motion:

MOTION by Schroeder, seconded by Dettloff, in the matter of City File No. 99-011 (Rochester Meadows Subdivision), the Planning Commission recommends to City Council Approval of the Final Preliminary Plat, based on plans dated received by the Planning Department on June 22, 2010, with the following two (2) findings and subject to the following eight (8) 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 to all applicable City ordinances, standards, regulations, and requirements.

Conditions:

1. *Address comments from the Parks and Forestry memo dated May 10, 2010, prior to Final Approval by Staff.*
2. *Provide cash bond in the amount of \$11,058.00 for transplanting trees, prior to Final Plat Approval.*
3. *Provide a performance guarantee in the amount of \$116,856.00, as adjusted if necessary by Staff, to ensure the proper installation of replacement trees and other landscaping, prior to issuance of a Land Improvement Permit.*
4. *Payment by the applicant of \$9,400.00, 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.*
5. *Address comments from the Public Services memos dated August 2 and August 5, 2010, prior to Final Plat Approval.*
6. *Install tree protective fencing, as reviewed and approved by City Staff, prior to issuance of the Land Improvement Permit.*
7. *Prior to issuance of the Land Improvement Permit, Submission of a letter of Warranty to the City for the 12 regulated trees being transplanted onsite, stating that the trees will be warranted for a period of two years and if, at the end of the warranty period the trees are dead or declining, they will be replaced on an inch for inch basis. The tag numbers of the transplanted trees are to be listed in the letter (#243, 250, 322, 357, 515, 525, 620, 1007, 1077, 1080, 1090 and 1092). The letter will also state that the City Staff has final approval on the inspection and approval rights for the type, size and location for any replacement trees necessary.*
8. *Payment into an escrow, amount to be determined by Engineering Services prior to issuance of a Land Improvement Permit, to remove temporary tee turnarounds on Robinson Dr. when it is connected to future development.*

Mr. Kaltsounis noted that things were slowly starting to pick up, and he appreciated the applicants bringing the development forward. It

was one of the first developments to come after what has happened with the economy, and wished them luck obtaining funding. He said that the Planning Commission always advised people to make developments nice and friendly. He recommended using the open space and adding things like benches and small park-like settings, which he felt meant a lot to people. A lot of residents in subdivisions asked for amenities like that, including those in his sub. He wished Mr. Check good luck and asked that they "make the City proud." He indicated that it had certainly been a long time since the Commission had seen a Final Preliminary Plat.

Mr. Dettloff agreed with Mr. Kaltsounis, and said it had been a long time coming, and it was nice to see it moving forward. Regarding funding, he asked if they were working with a local bank. Mr. Check said that they were, and they hoped to start construction in the spring of 2011. Mr. Dettloff asked if the banks were cooperating, and Mr. Check said not too much, but they were working on it. Mr. Dettloff thanked him for bringing the opportunity to the City.

A motion was made by Schroeder, seconded by Dettloff, that this matter be Recommended for Approval. The motion CARRIED by the following vote:

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

Absent 1 - Hetrick

Chairperson Boswell stated for the record that passed unanimously, and he wished the applicants good luck.

2010-0379

Request for Conditional Land Use Recommendation (Public Hearing), City File No. 10-006, to allow an in-home day care for up to 12 children at 28 Montmorency, on the northwest corner of Montmorency and Rochester Road, Parcel No. 15-27-276-025, Diane Kapanka and Kristen Parker, applicants.

ANY OTHER BUSINESS

NEXT MEETING DATE

Upon learning that there would only be five members at the Special Meeting