
NEW BUSINESS

2019-0324 Request for Final Site Condominium Plan Recommendation - Christenbury Site Condos, a proposed two-unit site condo development on 2.4 acres, located south of Washington, west of Dequindre, zoned RE Residential Estate, Vito Terracciano, Applicant

(Reference: Staff Report prepared by Kristen Kapelanski, dated August 15, 2019 and site condo plans and elevations had been placed on file and by reference became part of the record thereof.)

Present for the applicant was Vito Terracciano, 19910 Westchester Dr., Clinton Township, MI 48308.

Ms. Roediger recapped that the Preliminary Plan for a two-unit site condo on Christenbury Ct. had gone before the Planning Commission at the July 31, 2019 meeting. The Planning Commission recommended approval and approved a Tree Removal Permit. City Council approved the Preliminary Plan on August 12th. The applicant was eager to move forward, and he was back before the Commission for Final Plan recommendation. She noted that at the last meeting, one neighbor had raised a concern about potential views from his property. The applicant had spoken with that property owner, and advised that he would be willing to plant additional landscaping to help alleviate those concerns.

Chairperson Brnabic asked Mr. Terracciano if he had any further comment, and he did not.

Mr. Kaltsounis said that the goal for a Final Site Condo Plan, after the matter had gone before Council for the Preliminary and the Final was reviewed by staff was to make sure that there were no changes, and the Final Plan was consistent with the Preliminary. Hearing no further comments, he moved the following:

MOTION by Kaltsounis, seconded by Dettloff, in the matter of City File No. 19-014 (Christenbury 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 August 13, 2019, with the following four (4) findings and subject to the following four (4) 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 August 12, 2019.*

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 an amount to be determined, plus inspection fees, as adjusted as necessary by the City, prior to issuance of a land improvement permit.*
4. *Compliance with all outstanding staff review comments, if any, prior to final approval by staff.*

A motion was made by Kaltsounis, seconded by Dettloff, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion PASSED by an unanimous vote.

Request for Final Site Condominium Plan Recommendation- Christenbury Site Condos, a proposed two-unit site condo development on 2.4 acres, located south of Washington, west of Dequindre, zoned RE Residential Estate, Parcel Nos. 15-01-278-005 and -007, Vito Terracciano, Applicant

Chairperson Brnabic stated for the record that the motion had passed unanimously, and she congratulated the applicant. Mr. Dettloff thanked Mr. Terracciano for addressing his neighbor's concern.

2019-0061 Public Hearing and request for recommendation of the First Amendment to the PUD Agreement for Brewster Village Condominiums - City File No. 18-015.2 - a proposed 30-unit development on 7.3 acres, located north of Walton, on the west side of Brewster, zoned SP Special Purpose and R-1 and R-3 One Family Residential, Parcel Nos. 15-08-376-015 and 15-08-331-041, Robertson Brothers Homes, Applicant

2019-0372 Public Hearing and request for Conditional Use Recommendation - City File No.