

PUBLIC COMMENT

Chairperson Brnabic opened Public Comment at 7:05 p.m. Seeing no one come forward, she closed Public Comment.

NEW BUSINESS

2017-0023 Request for a Tree Removal Permit - City File No. 16-029 - for the removal of as many as 145 trees (104 regulated) for Saddlebrook Orchards Site Condominiums, a proposed ten-unit residential development on 5 acres, located on the north side of Auburn Rd., between Crooks and Livernois, zoned R-4 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-28-300-029, Mike Magnoli, Gianna Investments, LLC, Applicant
Reference: Staff Report prepared by Kristen Kapelanski, dated February 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 Dana Temerowski, PEA, 2450 Rochester Ct., Suite 200, Troy, MI 48083.

Ms. Kapelanski stated that the applicant was proposing to construct a ten-unit site condo development on the north side of Auburn between Crooks and Livernois on five acres zoned R-4. The applicant had previously received approval of a Preliminary and Final Site Condo Plan with nine units in 2007 and in 2017. The approvals expired before the applicant completed the construction review process, and they were back for consideration. She advised that the site layout was generally the same with the addition of one unit. There was common space around units three and four, which had been decreased in size, and unit three had also been decreased to allow for an additional unit. She noted that the plan was generally in compliance with Ordinance provisions. A Tree Removal Permit was required to remove 104 regulated trees, which would be replaced on site, and the applicant was seeking a recommendation of approval for the Preliminary and Final Site Condo Plan. She added that all staff had recommended approval.

Ms. Temerowski agreed that the project had been going on since 2007, and they finally believed that they had a plan that would be built. They were working through things, and they just needed the final approvals.

Chairperson Brnabic said that there was a difference between the January 2 and February 19 reports in regard to trees saved. The first said 54% would be saved, but she believed that was typo, because on sheet T-1 it

listed 45%. Ms. Kapelanski agreed. Chairperson Brnabic also noted that in the January 2 report it said that there was a Planning Commission meeting previously on January 17, 2018 which should have been 2017.

Ms. Morita asked if there would be three-car garages on all the homes, which was confirmed. She pointed out that in the Environmental Impact Statement (EIS), they were only anticipating two-and-a-half trips per day per house. Ms. Temerowski concurred, but she asked if Ms. Morita felt that they should be estimating three trips per day. Ms. Morita considered that with a three-car garage, there would be a family. Ms. Timoroski did not think that every family would have three drivers. Ms. Morita still felt that it was low for a three-car garage on every home.

Ms. Roediger knew that trip generation determination used a standard formula depending on the type of use. She believed that a single-family home generated nine or ten trips per day for a single-family home. That would be closer to 100 trips per day out of the subdivision. Ms. Morita said that the EIS said 25. Ms. Roediger agreed that it was not accurate. Ms. Morita asked if there was anything else in the EIS they needed to look at that might not be accurate. Ms. Roediger said that they would look at it again before it went to Council, and she stated that the EIS should be updated regarding the traffic.

Mr. Kaltsounis recalled that the first time they discussed the project, there had been a question about the fencing around the detention pond, which had been debated at the time. He could not see what was proposed now. He wondered if the pond was shallower, and it was not needed. Ms. Kapelanski did not believe any fencing was proposed around the basin. Ms. Temerowski stated that the slopes had become more gradual, and a fence was not required. They had been working with the Engineering Dept. Mr. Kaltsounis felt that it was much better, and Ms. Temerowski said that she had learned that people were not fans of fencing.

Mr. Kaltsounis summarized that the Commissioners had seen the project several times in several versions, but he felt that the units were laid out reasonably and similar to the previous submittal. He said that he appreciated the extra open space, and he moved the following:

MOTION *by Kaltsounis, seconded by Schroeder, in the matter of City File No. 16-029 (Saddlebrook Orchards Site Condominiums), the Planning Commission grants a Tree Removal Permit, based on plans dated received by the Planning Department on January 24, 2019, with the following two (2) findings and subject to the following two (2) conditions.*

Findings

1. *The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.*
2. *The applicant is proposing to remove 104 regulated trees and replace with 104 tree credits on site.*

Conditions

1. *Tree protective and silt fencing, as reviewed and approved by the City staff, shall be installed prior to issuance of the Land Improvement Permit.*
2. *Should the applicant not be able to meet the tree replacement requirements on site the balance shall be paid into the City's Tree Fund at \$216.75 per tree.*

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

Aye 8 - Anzek, Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Reece and Schroeder

Excused 1 - Schultz

Chairperson Brnabic stated for the record that the motion had passed unanimously. She opened the Public Hearing at 7:15 p.m. Seeing no one come forward, she closed the Public Hearing.

2019-0041

Public Hearing and request for Preliminary and Final Site Condominium Plan Recommendation - City File No. 16-029 - Saddlebrook Orchards, a proposed ten-unit site condo development on five acres, located on the north side of Auburn, between Crooks and Livernois, zoned R-4 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-28-300-029, Mike Magnoli, Gianna Investments, LLC, Applicant

MOTION by Kaltsounis, seconded by Schroeder, in the matter of City File No. 16-029 (Saddlebrook Orchards Site Condominiums, the Planning Commission **recommends approval of the Preliminary and Final Site Condominium Plan**, based on plans dated received by the Planning Department on January 24, 2019, with the following six (6) findings and subject to the following five (5) conditions.

Findings

1. *The site condo 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 project will be accessed from Auburn Rd., thereby promoting safety and convenience of vehicular traffic both within the*

site and on adjoining streets. Sidewalks have been incorporated to promote safety and convenience of pedestrian traffic.

3. Adequate utilities are available to the site.
4. The preliminary and final plan represents a reasonable street and lot layout and orientation.
5. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
6. 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. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
2. Provide a landscape performance bond for replacement trees and landscaping in the amount of \$102,644, plus inspection fees, as adjusted as necessary by staff, prior to issuance of a Land Improvement Permit by Engineering.
3. Submittal of By-Laws, Master Deed and Exhibit B's for the condominium association prior to issuance of a Land Improvement Permit by Engineering.
4. Payment into the City's Tree Fund for 10 street trees at \$216.75 for a total of \$2,167.50, prior to issuance of a Land Improvement Permit.
5. Revise Environmental Impact Statement to correctly show number of trips per day per household, prior to the City Council meeting.

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 8 - Anzek, Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Reece and Schroeder

Excused 1 - Schultz

Chairperson Brnabic stated for the record that the motion had passed unanimously, and she congratulated the applicant. Ms. Morita requested that the owner be present at the City Council meeting.

2019-0070

Public Hearing and request for Conditional Use Recommendation - City File No. 19-003 - to add a pharmacy with drive-through at the existing Meijer store located at the southeast corner of Auburn and Rochester Rds., zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Parcel No. 15-35-100-056, Craig Armstrong, Elevatus Architecture, Applicant