

with their engineering services due to the death of a contracted employee who was working on the project. He noted he can answer any questions regarding the project.

Chairperson Brnabic said that she does not see any uniqueness to the site or any special circumstances to justify modification of the interior rear yard setback, and it appears that the applicant just wanted to add another unit.

Mr. Polyzois offered to eliminate either Unit 7 or Unit 8 from the plans immediately. He said that he would remove Unit 7 since it will allow for an opportunity to add more trees and green space which could be viewed from Hamlin Rd.

Ms. Brnabic asked the applicant to update the Environmental Impact statement since it was done in 2019 and asked if the prices listed will still be current. Mr. Polyzois said the prices will be in the \$500,000 range.

Ms. Brnabic said that at this point she does not have a problem using discretion to allow for the modification of the 10 acre minimum for this development.

Mr. Weaver said that he appreciates the applicant's willingness to remove the one unit and the addition of more green space. He asked whether the applicant knows the condition of the trees onsite that will be saved.

Mr. Nunez that a survey was not completed to show the condition of the trees.

Mr. Weaver said that the pathway is located within a drainage swale, and asked if there could be any issues in winter with freezing or ice hazards.

Mr. Nunez said that their engineers have reviewed it and do not see any issues with the pathway location.

Mr. Weaver suggested that the applicant use any deer tolerant plantings if possible. He referred to Sheet 1.5 and asked whether the seeded area shown is just for lawn. He commented that he appreciates the northern portion of the property being left open after listening to neighbors.

Mr. Struzik commented that the green space on the north side of the site is very desirable, and said that he likes the meandering pathway. He asked the applicants whether it was their intention to allow people from outside the development to use the pathway. He noted that there are some developments in the City that restrict entry to such areas.

Dr. Bowyer thanked the applicant for designing something unique so that people can interact with each other; for reducing the density; and for not building on the Sunoco pipeline. When she comes out of her subdivision across the street she will be looking right at this development and sees the pipeline area going through the rear yards of all of those houses. When Sunoco came through and clear cut all of the trees those residents lost their beautiful backyards. To have the layout so these new residents will not have to worry about that is nice. She said that she likes that they have kept the open area, green spaces, and expanded

the wetlands area, so the animals that area there will still be able to use that area. She said that there is not much new affordable housing under construction anymore, construction costs are skyrocketing. With the price point identified this will not be affordable housing, but she thanked the applicant for provided the prices. She thanked the applicant for saving trees, even more than what the tree preservation ordinance says must be saved. She said the development will be located right at the end of here street and it will be nice to have the additional green areas. She said that it's a win for residents in the area.

Mr. Dettloff commented that it is a great looking development, and he appreciates the investment of affordable housing in the City. He said that new housing starts area down currently due to material costs and labor shortages. He asked when they plan on starting construction. Mr. Polyzois said they plan to start next fall.

Ms. Brnabic referenced three resident emails that were received, and asked for staff to clarify whether a traffic study was completed, and to comment on removal of wetlands and the proposed density of the development.

Mr. Boughton said that the neighboring houses off of Parkland Drive are roughly 10 ft. higher in elevation and have a different drainage district than the proposed development. Avon Hills subdivision drains to the east and then north across Rochester Rd. toward Genesis Credit Union and keeps going east. Camden Crossing will drain under Hamlin Square shopping center, the to the Bordine's parking lot, and then heads south toward the City of Troy. He said that the proposed development will not help or hinder the existing drainage for Avon Hills Village. Regarding having units on Crestline Street, it is a City/local road and the Hamlin Crestline condominium that was previously approved in 2003 with five units having a driveway off of Crestline. Similar developments have had units on existing streets such as Clearcreek 5 subdivision which had houses on Sheldon Road. With regards to the traffic impact study, Mr. Boughton commented that the number of condominiums proposed did not require that one be completed. He said that the proposed road does meet requirements and is consistent with previous developments that have been approved in the City, and referred to Chapter 6 Engineering Design Standards. He explained that the reason for the note was due to providing a 45 ft. road easement instead of a 60 ft. right-of-way.

Chairperson Brnabic opened the Public Hearing at 8:19 p.m.

Elizabeth Hurst, 1840 Crestline St., Rochester Hills, MI *Ms. Hurst said that she is surprised that the City needs more tax money so desperately to let this development to go through. She said that she knows the people who own that lot and knows they would love to get it sold, however 26 detached condos is overdoing it. She said that Hamlin Rd. does not need that kind of traffic, Crestline does not need that kind of traffic, and the development would be turning loose 56 more cars. She said that the City has already allowed the speed bumps to be flattened from having all of the cement trucks driving over them, and the City has not given much help to the people that already live there. She and her family have lived there for 50 years, and her house is older than she is, 102 years, and it was moved from Rochester Rd. She said that she has*

a flooded yard because nothing has been done about any of that, she couldn't even live in her house and now they are putting in this many houses. When the new sewer line was put in on Hamlin Road they cut through one of her friend's sewer lines and the City did nothing to help. They could not even live in the house for a while. She said that she thinks it is pathetic.

Gary Elrod, 495 Parkland Dr., Rochester Hills, MI Mr. Elrod said that he sent an email earlier today, he has lived in his home for 25 years and this development is not worthy of approval. He said that even though some of the changes he's seen since they were last submitted are better for him because he's on the north side of the development. From his family room all he'll be able to see is this development going on from start to finish. He's concerned with the flooding on Crestline and it hasn't been resolved yet, so why put in all of these new condos. Every time we get a rain there is flooding, because there is a problem with Crestline. He said this development is unnecessary and he was hoping with the problems that we're having with materials and labor that this wouldn't go through. He said they moved there because it's beautiful and they don't want it ruined.

Paul Schira, Sycamore HOA, 227 Parkland, Rochester Hills, MI Mr. Schira said he was walking around with Mr. Polyzois looking at the plans. He said these plans are a lot better than what was originally planned because of the setback. He said that he's like Dr. Bowyer, he's located right on the pipeline and had his backyard torn up twice for that and lost three pine trees in his back yard. He asked whether there is a potential for a street light in the future for the intersection at Hamlin Rd. He also said that there was another new development west of Crestline and their detention pond was supposed to be able to accommodate a 100 year rain, and it has flooded ten times this year already. He asked if the detention pond for Camden Crossing could be larger, and if the elevation was higher on the west side so that the water flows into the pond, or if it will flow into the yard to the northwest corner of the property. He said that he understands the concerns about traffic, however if you are driving over 25 m.p.h. over the speed bumps you will hit something.

Alex Kiwior, 1860 Crestline, Rochester Hills, MI Mr. Kiwior said that all of the houses on Crestline that are proposed are all opposite from his property, so he has concerns for this and he's lived there for 45 years. He said that this meeting was one big surprise, it's the first time that she's been contacted that there's a meeting. His neighbor across the street told him he had heard of the development but he's never been contacted, what is wrong with the communications. He said on Father's Day he had two inches of rain in his basement for the first time, there are a lot of issues there. A few years back the property on Crestline was proposed for 5 houses, now there are 7. Crestline used to be a dead end street, now it's a cut through. He has a lot of concerns but he'll have to reserve his comments until he sees full sized blueprints. There's a ravine that will affect the whole subdivision and he'll like to see how they will handle that with all of the water flowing through.

Carly Uhrig - 459 Parkland Dr., Rochester Hills, MI Ms. Uhrig said that her home is on the bottom right of the map. She said that this development will be a manufactured green space, it is currently a heavily wooded area and the home

of many deer, coyote, woodchucks, and every kind of bird that you can imagine. She said that she is having a hard time coming to terms with seeing it destroyed. She said that as a parent it is also difficult, she is concerned about the traffic. Hamlin Elementary is right down the road on Hamlin, during the morning and afternoon it is extremely busy. She explained that it will be difficult to add seven driveways to Crestline, there are no sidewalks on the street. She said that it is behind her home where they will have the detention basin that's part of the open space being created. She said that 25 units is an incredible amount of development for the property and it is not suitable at all for development. She said that on paper it looks lovely, and planting individual trees will not be the same.

Madelyn and Dale Upleger, 1835 Crestline, Rochester Hills, MI Mr. Upleger said that they have lived there for 33 years. They have had five floods coming through their yard this year, it was unbelievable. He said that all of the water came between those homes, came on the northwest side of Hamlin, and right through their property. He said that if they raise the land for the condominiums it will landlock their property, their yard will become a detention area and dam it all up. Mr. Upleger said that they were told the property is wetlands and would never be built on. He said that 1,000 cars a day go down that street, and this development will make it so much worse. He is against the development because of the water and there will be no privacy, and he would like some sort of fence to be installed.

Chairperson Brnabic asked if the flooding on their property has been consistent or if there was more this year because of the heavy rains. Mr. Upleger said that they have videos of all of the rain.

Chairperson Brnabic asked Mr. Boughton whether there has been any City involvement regarding flooding in the vicinity.

Mr. Boughton responded that he was not aware of draining complaints, which would be handled by others. He said that the proposed detention pond has a 25 year volume storage, and he said it will be a lower elevation than all of the ground around it and not higher, so all of the water will flow to that pond. And they are providing 14% more than what is needed. If the water exceeds the capacity it will head to the east to the existing wetlands behind Hamlin Elementary and further east.

Chairperson Brnabic noted there was a request for a larger detention pond. Mr. Boughton said that they are currently proposing more than 14 percent more than the required amount. She asked the applicant to respond to the last homeowners' request for additional landscaping.

Mr. Polyzois said that they could reposition some of the plantings to the west property line. He said that he did speak to a homeowner on Crestline and he has no problem working with neighbors to reposition trees.

Vice Chairperson Hooper asked the applicant to clarify the location of the referenced plantings.

Mr. Nunez explained that they were keeping trees away from the resident's property to the west was to allow them to get sun for their vegetable garden. He highlighted the area on the site plan on the overhead that would remain untouched.

Chairperson Brnabic directed the applicants to speak with the Uplegers and work with them to address the concerns, and noted City staff could act as moderators if needed.

Mr. Polyzois said that he would speak to them after the meeting.

Dr. Bowyer commented that at Monday's City Council meeting they had a discussion of flooding, also at Cumberland Hills, and asked for City staff to look into those areas and to see if the storm sewer system could handle the flooding better.

Vice Chairperson Hooper said that he lives right next to the Uplegers, and said there is a detention pond for the Nottingham Woods subdivisions. He said if it doesn't function properly, when the developer is getting ready to close out their project the city may need to use that bond money to address the issue. He said that the soil grades are not being changed for the homes behind Crestline, and it may be appropriate to add screening for the two neighbors. With regard to traffic issues, he said that people would mostly use Hamlin Rd. As far as meetings go it's unfortunate the residents on Crestline were not included as part of the meeting.

Mr. Polyzois said that he knocked on doors of the homes on Crestline, left his business card and a brochure, and some residents called him. He said that he did not leave information on Vice Chairperson Hooper's door because he knew that he would get a packet with the plans for the meeting.

Vice Chairperson Hooper said that in the area the drainage heads to the east, and with this development there would not be increased flooding because the water would be heading east toward the Hamlin Pub property. He noted that proposed development homes will exceed the value of their homes, none of their homes have sold for \$500,000. He commented that developments like this add value to the City, it will raise the value of their homes and will not be detrimental.

Mr. Weaver suggested that the applicant remove the walkway on the north side of the property, and therefore all improvements located to the north of the pipeline would be removed. Ms. Kapelanski noted that the walkway is not required.

Mr. Polyzois said that he would meet with Mr. Nunez and draw some new concepts, while keeping the spirit of what they are trying to accomplish in place.

Mr. Weaver suggested that if the trail was woodchipped it would be more natural and not require bulldozing. Mr. Polyzois said that he would come up with something before the council meeting.

Ms. Roediger said there was no one with their hand raised to comment on the Zoom, and Ms. MacDonald noted there were no additional emails received.

Chairperson Brnabic closed the Public Hearing at 8:55 p.m.

Vice Chairperson Hooper said the plans to be presented at the City Council need some further refinement. He noted that he would like to address the common themes of the public comments about the property being developed. He explained that the property has been residentially zoned for 50 years, and now that development is being proposed, it's legal and within the ordinance and the City intended for it to be developed residentially. He understands that people want it to be left as undisturbed green space but noted that they have to balance with the rights of the people who own the property to develop the property within the City ordinances and the laws of the community. He said that this development is less intrusive than it would be if it were a standard R3 development, they could put homes right up along the north property line. It would be well within their rights to do that. With the Mixed Residential district, reduced setback and reduced side yards, the homes can be moved further south.

A motion was made by Hooper, seconded by Neubauer, that this matter be Recommended for Approval to the City Council Regular Meeting,. The motion carried by the following vote:

Aye 7 - Brnabic, Dettloff, Hooper, Bowyer, Weaver, Neubauer and Struzik

Abstain 1 - Gaber

Excused 1 - Kaltsounis

Resolved, in the matter of City File No. 19-031 Camden Crossing Condos, the Planning Commission recommends approval of the Preliminary Site Condominium Plan, based on plans dated received by the Planning Department on September 14, 2021, with the following findings and subject to the following conditions:

Findings:

A. The site 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.

B. The proposed project will be accessed from Hamlin Rd., thereby promoting safety and convenience of vehicular traffic both within the site and on the adjoining street.

C. Adequate utilities are available to the site.

D. The preliminary plan represents a reasonable street and lot layout and orientation.

E. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.

F. 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.

Additionally, the modifications presented to the MR Mixed Residential Overlay District, including development on the 9.36 acre property when 10 acres are required, and for 28 ft. interior rear setbacks when a minimum 35 ft. setback is required, are acceptable based on the following findings:

- A. The site plan and use will promote the intent and purpose of the ordinance.
- B. The site has been designed and is proposed to be operated, maintained and managed so as to be compatible, harmonious and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.
- C. The proposed development will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainageways, refuse disposal or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.
- D. The proposed development will not be detrimental, hazardous or disturbing to existing or future neighboring uses, persons, property or the public welfare.
- E. The proposed development will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Conditions:

1. Condominium Unit #7 is to be removed from the plans as discussed.
2. Additional landscaping in the form of trees and vegetation is to be provided, as reviewed by staff, to address the adjoining westerly neighbor's comments.
3. Applicant to address meeting comments and provide alternatives for the open space area of the development.
4. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
5. Provide a landscape bond in the amount of \$181,093.20, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.

DISCUSSION

[2021-0424](#) Proposed Multi-Family Development, consisting of approximately seven (7) acres near the northeast corner of Avon and Rochester Roads, zoned O-1 Office and B-3 Commercial with a Mixed Residential Overlay, Doriad Markus, Markus Management Group, Applicant

ANY OTHER BUSINESS**NEXT MEETING DATE****ADJOURNMENT**

Note:

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Clerk's Office at 248-841-2460 at least 48 hours prior to the meeting.