

occur between the hours of 12am and 5am prior to approval by staff.

5. *Payment of \$3,600 into the tree fund for street trees prior to issuance of a land improvement permit.*
6. *Payment into the City's Tree Fund of \$41,000 in lieu of replacement tree credits, prior to issuance of a land improvement permit.*
7. *Compliance with the Building Department memo dated May 1, 2015 and Engineering Department memo (surveyor) dated May 8, 2015.*

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

Aye 7 - Boswell, Brnabic, Dettloff, Granthen, Hooper, Schroeder and Yukon

Absent 2 - Kaltsounis and Reece

Chairperson Boswell stated for the record that the motion had passed unanimously.

2015-0225

Public Hearing and request for Rezoning Recommendation - City File No. 15-009 - An Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to Rezone one parcel of land totaling approximately .91 acre, Parcel No. 15-29-427-036, located west of Crooks, south of M-59, 2642-2652 Crooks Rd., from B-4, Freeway Service Business to REC-W, Regional Employment Center, Workplace, Southeast Michigan Management Co., Applicant

(Reference: Staff Report prepared by Sara Roediger, dated June 12, 2015 and Rezoning application documents had been placed on file and by reference became part of the record thereof.)

Present for the applicant was Keith Gretkierewicz, Southeast Michigan Management Corp., 901 Wheatfield Dr., Lake Orion, MI 48362 and Erick Hosner, Howard & Howard Attorneys, PLLC, 450 W. Fourth St., Royal Oak, MI 48067.

Ms. Roediger noted that Staff had received the rezoning request not too long ago, and Staff thought that it was a fairly straight forward request. The property was a little under an acre just west of Crooks, between M-59 and Auburn. The property was currently zoned B-4, Freeway Service Business, and the request was to rezone to REC-W, Regional Employment Center, Workplace. She pointed out that the property was surrounded on three sides by REC-W zoning. The request was consistent with the Master Plan, which called for the entire quadrant to be REC. There was a detailed table in the Staff Report outlining the uses permitted in the district. A lot of the same business uses were permitted;

however, the REC district allowed a wider range of manufacturing, research and technology uses. The applicants had indicated that in their efforts to get tenants in the past, a lot of them were more office users and they were interested in being able to use the property in a manner consistent with the City's Master Plan and the City's vision for the area.

Chairperson Boswell asked the applicants if they had anything they wished to add, and they did not. Chairperson Boswell said that he had been roaming the City for 30 years, and he never knew there was a building back behind YaYa's restaurant. He agreed that it did not look too prosperous at the moment.

Chairperson Boswell opened the Public Hearing at 7:12 p.m. Seeing no one come forward, he closed the Public Hearing.

Hearing no further questions or comments, and acknowledging that it was a fairly straight forward matter, Mr. Schroeder moved the following, seconded by Ms. Brnabic.

MOTION by Schroeder, seconded by Brnabic, in the matter of City File No. 15-009 (2642-2652 Crooks Rd.) the Planning Commission **recommends approval** to City Council of the proposed rezoning of parcel no. 15-29-427-036 from B-4 Freeway Service Business to REC-W Regional Employment Center Workplace with the following three (3) findings.

Findings

1. REC-W is an appropriate zoning district at this location as it is compatible with the future land use map and the goals and objectives of the Master Land Use Plan.
2. Approval of the proposed rezoning will allow for flexibility in uses that are consistent and compatible with the surrounding area.
3. The proposed rezoning is consistent with the criteria for approval of an amendment to the Zoning Map, listed in Section 138-1.200.D of the Zoning Ordinance.

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

Aye 7 - Boswell, Brnabic, Dettloff, Granthen, Hooper, Schroeder and Yukon

Absent 2 - Kaltsounis and Reece

Chairperson Boswell stated for the record that the motion had passed unanimously. Ms. Roediger advised the applicants that the matter would be scheduled on the June 29, 2015 City Council meeting for First Reading.

ANY OTHER BUSINESS

Ms. Roediger thanked the Planning Commission members for agreeing to a Special Meeting on June 30, 2015. She commented that the applicants, including City Apartments, were very eager to get started, but the projects were not quite ready. She added that the Pines of Rochester Hills project (senior living facilities) was also on that agenda, provided that all of Staff's comments were met.

Mr. Hooper asked what the height variance was for City Apartments. Ms. Roediger explained that in the PUD Agreement, it outlined that any building over three stories had to be treated like a Conditional Use. Mr. Hooper asked if the building would be three stories with garages underneath. Ms. Roediger advised that the garages were not underneath - they were detached and on the same level. The apartment building would be four stories of residential. The garages would have a green roof with a park area for the residents.

Mr. Hooper remarked that the meeting time was a record. He recalled that when Mr. Kaiser was Chair, meetings could go to 2:30 in the morning. Chairperson Boswell gave the Commissioners an update on former Chair Mr. Kaiser, who now lived in Petosky.

NEXT MEETING DATE

Chairperson Boswell reminded Commissioners that the next Special Meeting was scheduled for June 30, 2015.

ADJOURNMENT

Hearing no further business to come before the Planning Commission, and upon motion by Mr. Schroeder, Chairperson Boswell adjourned the Regular Meeting at 7:20 p.m.