



Rochester Hills

Minutes - Draft

Planning Commission

1000 Rochester Hills Dr
Rochester Hills, MI
48309
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Home Page:
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Chairperson William Boswell, Vice Chairperson Deborah Brnabic
Members: Gerard Dettloff, Julie Granthen, Greg Hooper, Nicholas O. Kaltsounis,
David A. Reece, C. Neall Schroeder, Emmet Yukon

Tuesday, July 21, 2015

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson William Boswell called the Regular Meeting to order at 7:00 p.m. in the Auditorium.

ROLL CALL

Present 8 - William Boswell, Deborah Brnabic, Gerard Dettloff, Julie Granthen, Greg Hooper, Nicholas Kaltsounis, C. Neall Schroeder and Emmet Yukon

Absent 1 - David Reece

Quorum present.

Also present: Ed Anzek, Director of Planning and Economic Dev.
Sara Roediger, Manager of Planning
Maureen Gentry, Recording Secretary

APPROVAL OF MINUTES

[2015-0306](#) June 30, 2015 Special Meeting

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

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

Absent 1 - Reece

COMMUNICATIONS

NEW BUSINESS

2008-0302 Request for Recommendation of an Extension of the Final Site Condominium Plan Approval until July 14, 2016 - City File No. 05-005 - Pine Woods Site Condominiums, a proposed 29-unit development on 9.6 acres, located south of

Auburn, east of Livernois, zoned R-4, One-Family Residential, Parcel Nos. 15-34-101-073, -074, -075, L&R Homes, Inc., Applicant

(Reference: Memo prepared by Ed Anzek, dated July 17, 2015 and Extensions letter had been placed on file and by reference became part of the record thereof.)

Present for the applicant was Vito Randazzo, L&R Homes, Inc., 2490 Walton Blvd., Suite 103, Rochester Hills, MI 48309.

Mr. Randazzo stated that he was present to ask for an Extension for the Pinewoods Final Site Condos. He noted that it was a 29-unit development on 9.6 acres located east of Livernois and south of Auburn. He explained that they were still going through the process with their Engineer to obtain a Land Improvement Permit, post bonds and get it ready for development.

Mr. Anzek agreed that Mr. Randazzo had been working with the Engineering plans, and Staff did not have anything further to add. He was hopeful that the project would start soon.

Hearing no further discussion, Mr. Kaltsounis moved the following motion, seconded by Mr. Schroeder:

MOTION by Kaltsounis, seconded by Schroeder, in the matter of City File No. 05-005 (Pine Woods Site Condominiums), the Planning Commission hereby recommends that City Council approves an Extension of the Final Plan until July 14, 2016.

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 - Boswell, Brnabic, Dettloff, Granthen, Hooper, Kaltsounis, Schroeder and Yukon

Absent 1 - Reece

2007-0221

Request for Recommendation of an Extension of the Final Preliminary Plat Approval until July 29, 2016 - City File No. 04-011 - Grace Parc, a 14-lot subdivision on 5.6 acres located north of South Boulevard between Livernois and Rochester Roads, zoned R-4, One-Family Residential, Parcel Nos. 15-34-402-057 and -066, Gwen and Patrick Bismack, Applicants

2015-0307

Public Hearing and Request for Conditional Use Recommendation - City File No. 15-010 - Wild Bill's Tobacco, to provide alcoholic beverage sales for on-site consumption at its location in the Rochester Hills Plaza, located on the north side of Walton, east of Rochdale, Zoned B-3, Shopping Center Business, part