



Rochester Hills Minutes City Council Work Session

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*Erik Ambrozaitis, Jim Duistermars, Barbara Holder, Greg Hooper,
Linda Raschke, James Rosen, Ravi Yalamanchi*

Wednesday, August 1, 2007

7:30 PM

1000 Rochester Hills Drive

DRAFT

CALL TO ORDER

President Rosen called the Rochester Hills City Council Work Session Meeting to order at 7:32 p.m. Michigan Time.

ROLL CALL

Present: Erik Ambrozaitis, Greg Hooper, Linda Raschke, James Rosen and Ravi Yalamanchi

Absent: Jim Duistermars and Barbara Holder

Others Present:

*Ed Anzek, Director of Planning and Development
Bryan Barnett, Mayor
Scott Cope, Director of Building/Ordinance Compliance
Paul Davis, City Engineer
Derek Delacourt, Deputy Director of Planning
Susan Galeczka, Deputy Clerk
Julie Jenuwine, Director of Finance
Kevin Krajewski, Deputy Director of MIS
Jane Leslie, City Clerk
Mark McLocklin, Ordinance Inspector
Jack Sage, Ordinance Inspector
John Staran, City Attorney
Mark Vecellio, Bldg. Trades Insp./Plan Reviewer
Bob White, Supervisor of Ordinance Services
Kelly Winters, Deputy Director of Building/Ordinance Compliance*

Council Members Jim Duistermars and Barbara Holder provided previous notice that they would be unable to attend and asked to be excused.

PLEDGE OF ALLEGIANCE

REVIEW OF AGENDA

A motion was made by Raschke, seconded by Ambrozaitis, to Approve the Agenda as Presented.

The motion carried by the following vote:

Aye: Ambrozaitis, Hooper, Raschke, Rosen and Yalamanchi

Absent: Duistermars and Holder

PUBLIC COMMENTS

Mr. Tim Jacobson, 1845 Charm Court, encouraged Council to make subdivision traffic safety and speed enforcement a priority. He suggested soliciting opinions from other law enforcement agencies on how other communities deal with these types of issues.

Mr. Joe Washburn, 771 East Bluff Court, stated he was representing the Mill Stream Village Condominium Association and asked Council to continue the sale of the Area Maintenance Meters.

LEGISLATIVE & ADMINISTRATIVE COMMENTS

Mr. Ambrozaitis stated the League of Women Voters were hosting a forum for all candidates for public office on Thursday, August 2, 2007 at 7:00 p.m.

Mr. Yalamanchi requested an update of the Zoning Ordinance.

President Rosen stated the Zoning Ordinance rewrite should be completed in November or early December.

Mayor Barnett advised that the Rochester/Auburn Hills Community Coalition hosts "Movies Under The Moon", noting the movies are shown at the Rochester College. He stated that Mr. Charlie Sanders, a former Detroit Lions Football player, was being inducted into the National Football League Hall of Fame. He commented the Rochester Community House is sponsoring a "Charlie Sanders Appreciation Day" on August 26. He added there will be a dinner served and the proceeds from that will go towards the Charlie Sanders Endowment Scholarship Fund.

PRESENTATIONS

2007-0450

Mayor's 2008 Proposed Budget and Notice of Public Hearing

Attachments: Agenda Summary.pdf; Resolution to Waive CC Rules.pdf; Resolution to Accept Budget.pdf

Mayor Barnett noted several 2007 Accomplishments relating to the following issues/goals:

- Provided reliable and safe infrastructure
- Retained investments, promoted redevelopment, and maintained the employment base
- Improved operational processes and efficiencies
- Maintained an excellent level of governmental services
- Preserved the City's natural resources and recreational character and charm
- Ensured short-term and long-term prosperity by performing fiscal planning, demonstrated fiscal responsibility and efficient management of taxpayers' assets

Mayor Barnett discussed the highlights of the fiscal year 2008 Budget, noting it proposes to keep the City's total millage rate at 9.7060; assuming the passage of the Special Police II Millage renewal on September 11, 2007. He further noted that this millage rate represents the fourth lowest of the 30 communities in Oakland County. He commented that this is the ninth consecutive year that the millage rate has not increased.

Mayor Barnett announced that the recommended total budget for Rochester Hills would be \$121,053,370, noting the following specific funds:

| | |
|-----------------------|----------------|
| - General Fund | \$27.1 million |
| - Major Road Fund | \$8.9 million |
| - Local Street Fund | \$6.5 million |
| - Fire Operating Fund | \$8.1 million |
| - Special Police Fund | \$8.6 million |
| - Pathway Maint. Fund | 702,160 |
| - Drain Fund | \$2.2 million |
| - Pathway Const. Fund | \$1.1 million |
| - Water & Sewer Fund | \$16.4 million |
| - Facilities Fund | \$5.1 million |

Transfers from General Fund

| | |
|----------------------------|---------------|
| - Capital Improvement Fund | \$366,220 |
| - Major Road Fund | \$366,220 |
| - Special Police Fund | \$3.3 million |
| - Drain Fund | \$508,610 |
| - Local Street Fund | \$5.1 million |

The Mayor then discussed several Capital Projects proposed in the 2008 Budget, including the following:

- Seven Fire Department apparatus: four replacement Ambulances, two Rescue Pumps, one Telesquirt, and one Squad Car (\$1.8 million)
- Eleven general vehicles, one Backhoe, one Street Sweeper (\$483,000)
- Mowers, tractors, an upgrade to the Fuel Management System, and other various fleet equipment (\$120,000)
- A new "Smart Cart" with reporting capabilities to be used for Police and DPS traffic services (\$12,500)
- Facility improvements of Spencer Park Parking lot (\$320,000)
- Information technology: Office Suite software upgrade, financial system enhancement, cash receipting system, five Fire Department laptops for field operations and one color printer for the sign shop (\$173,000)
- Storm water/drain improvements for the Karas Drain II extension and completion of the East Ferry Drain (\$1.3 million)
- Pathway improvements along John R Road, Auburn Road and City-wide pathway rehabilitation (\$1.1 million)
- Water and Sewer infrastructure work, projects include: water main design for Washington Road, Austin Drive, and South Blvd; Water main installation/replacement for Brewster Road and Avon Road loop by Rochester College. Sanitary Sewer projects include: design of Washington Road extension, Tienken @ Allston, Adams @ Avon Road, lining of Shadow Woods subdivision, and a Sanitary Sewer Evaluation Study. Grant Pump Station improvements, SCADA improvements and PRV Vault consolidation and the final year of Radio Read equipment installation (\$2.3 million)
- Major road improvements, projects include: Dutton Road, John R Road and Tienken Road Corridor designs, construction costs for Hamlin Road, Brewster Road, John R Road (South Blvd - Hamlin Road), Avon Road and Crooks Road irrigation. Right-of-Way acquisition costs for Hamlin Road and Dequindre Road. (\$6.7 million) Major road concrete slab replacement (\$336,000)

- Asphalt repaving of Birch Tree Lane, Birch Tree Court, Sherwood Forest Drive, Mount Oak and Heritage Oaks Subdivision along with School Road section paving (\$1 million) City-wide concrete slab replacement (\$1.9)

Mayor Barnett thanked the City Council for their focus on the need to unite in order to provide vision for the numerous issues the City faces in the upcoming year. In closing he stated, "These continue to be challenging times that will demand a united front and honest dialogue. This conservative budget continues precedence of doing more with less, as we work together to match resources with expectations."

Discussed

2007-0461

Adoption of Resolution to Waive City Council Rules of Procedure to take action at a Work Session solely for the purpose of accepting the Mayor's 2008 Proposed Budget.

A motion was made by Yalamanchi, seconded by Raschke, that this matter be Adopted by Resolution.

Whereas, at the August 1, 2007 City Council Work Session, the Mayor presented to Council the 2008 Proposed Budget in accordance with applicable Sections 3.2, 3.3, 3.4 and 3.5 of the City Charter; and

Whereas, City Council deemed it appropriate to waive their "Rules of Procedure" in order to accept the Mayor's 2008 Proposed Budget and set the Public Hearing; and

Whereas, City Council "Rules of Procedure,:" Article III: Meetings of Council; Section.03: Work Sessions: Subsection (b) states, "No vote will be taken at Work Sessions, except if there is a need to adjourn to Closed Session at which time Council may consider a resolution at the beginning of the Work Session to adjourn to Closed Session at the conclusion of the Work Session."; and

Whereas, City Council can determine to suspend their "Rules of Procedure" pursuant to Article IX: Suspension and Amendment of these Rules, Section.01: Suspension of these Rules: Subsection (a) states, "A majority of the Council currently holding office may resolve to waive or suspend any rule as applied to any matter of business appearing on the Council Agenda

Resolved, that the Rochester Hills City Council hereby waives City Council "Rules of Procedure," Article III, Section.03 (b)(ii), solely for the purpose of accepting the Mayor's 2008 Proposed Budget.

The motion carried by the following vote:

Aye: Ambrozaitis, Hooper, Raschke, Rosen and Yalamanchi

Absent: Duistermars and Holder

Enactment No: RES0257-2007

2007-0450

Mayor's 2008 Proposed Budget and Notice of Public Hearing

Attachments: Agenda Summary.pdf; Resolution to Waive CC Rules.pdf; Resolution to Accept Budget.pdf

Adopted by Resolution.**The motion carried by the following vote:**

Aye: Ambrozaitis, Hooper, Raschke, Rosen and Yalamanchi

Absent: Duistermars and Holder

Enactment No: RES0258-2007

2007-0165

Property Maintenance Ordinance Presentation, Scott Cope, Director of Building, presenter.

Attachments: Agenda Summary.pdf; Overview of Changes.pdf; Ordinance Final Draft.pdf; Proposed Property Maint Ordinance.pdf; 080107 Agenda Summary.pdf; 080107 Overview of Changes.pdf; 080107 Property Mtnc Presentation.pdf; Ordinance 061207.pdf; 030707 Agenda Summary.pdf

Mr. Scott Cope, Director of Building, thanked **Mr. John Staran**, City Attorney, and his staff for their participation in the development of the new Property Maintenance Ordinance. He stated Article I is a General Section that consists of all current Ordinances for Property Maintenance. He further stated Article II consists of all Building Exterior Maintenance and this is a new section that will allow the Building Department to enforce exterior maintenance issues. He advised that Article II, Division II, Building Interior Maintenance, is also a new section that has been added to the Property Maintenance Ordinance.

Mr. Yalamanchi asked for clarification of the new Ordinance proposing to only allow a homeowner 15 days to repair an inoperable vehicle that was sitting outside of the residence. He questioned if the Ordinance should state that a resident should have 30 days to repair an inoperable vehicle.

Mr. Bob White, Supervisor of Ordinance Services, stated that if an inoperable vehicle received a "red tag" Notice, that a homeowner would have seven days to respond to the Ordinance Officer; then the homeowner and the Ordinance Officer could discuss how much time the repair would require.

Mr. Yalamanchi questioned if the new Ordinance prohibited a mass distribution of flyers.

City Attorney Staran stated the Ordinance does not prohibit the distribution of flyers, but it contains a litter based measure to stop people from leaving flyers on vacant property.

Mr. Yalamanchi asked if the flyer could be placed in the newspaper box under the mailbox.

City Attorney Staran advised that placing a flyer in the newspaper box was acceptable.

Mr. Yalamanchi questioned that prior to the house being demolished would the owners of boarded up, uninhabitable structures have up to 150 days to make the structure livable or acceptable to the City's Codes.

Mr. Cope stated that after 150 days the City would initiate the process to get a Court Order to have the structure demolished or encourage the homeowners to demolish it themselves.

President Rosen asked if smoke detectors that were placed in houses years prior to the Building Code, that are not interconnected, would need to be replaced.

Mr. Cope stated the Ordinance would not require the battery operated smoke detectors to be hardwired. He further stated there are different requirements for homes that have

been built prior to 1974 when the State Codes went into effect. He advised that interconnection is only required if the construction project requires the builder to remove some of the interior drywall, thus allowing the installation of the interconnection.

PUBLIC COMMENT

Mr. Lee Zendel, 1575 Dutton Road, stated, in his opinion, the Ordinance Enforcement Officers struggle to enforce all of the City Ordinances. He was concerned that with the addition of a Blight Ordinance, there would be even more Ordinances that the current Enforcement Officers would have to effectively enforce.

Mr. Anthony Markwort, 2790 Walbridge Dr., stated he strongly favored reactive enforcement, as he felt proactive enforcement opens the door to more government intervention into private citizens lives. He commented that he felt the City did not have a blight problem.

Ms. Melinda Hill, 1481 Mill Race, stated concerns with City government intervening into the personal lives of their citizens. She further stated she would like to see this Ordinance be reactive verses proactive. She encouraged Council to use discretion in their decision regarding this issue and stated some of the Ordinance items could be abused.

Mr. Paul Miller, 1021 Harding Ave., stated that when homes fall into disrepair that it is most likely caused by family hardships, emergencies, or physical conditions. He felt it was not proper for the City to inflict fines on these citizens when they are not able to keep their property in tact due to their individual circumstances.

COUNCIL DISCUSSION

Mr. Ambrozaitis stated he was not in favor of governmental interference but would like to see an Ordinance in place to protect property values for all citizens of Rochester Hills.

Ms. Raschke stated she does not feel that Rochester Hills has a blight problem. She commented that realtors should be responsible for the upkeep of vacant properties that they are trying to sell in the City.

Mr. Cope stated the City Ordinance Staff will be enforcing interior maintenance issues only if a complaint is received from residents who are in rental houses or apartments that lack maintenance such as, open wires, smoke detectors not functioning, heating systems not working properly, etc.

President Rosen asked if a resident complained to the Ordinance Department regarding their living conditions within a rental property could that be addressed under the current Building Code.

Mr. Cope advised that unless there was a blatant safety issue, (concern for an electrical shock from exposed wiring, etc.) there was not an item in the current Ordinance that would address a citizen complaint of that magnitude.

PUBLIC COMMENT

Ms. Colleen Dodt, 3618 S. Emmons, asked Council to refrain from viewing natural landscaping as "blight". She stated her lawn may look "untidy" compared to the commercial landscaping company that adjoins her property, but she grows her own herbs on her lawn and uses them in her food.

Mr. Hooper commented that he did not feel there was a "blight" problem in Rochester Hills. He stated that the current Ordinances need to be updated, but he did not want to see City government intrude into the residents' personal lives. He asked if Council could

look at the current Ordinance, and the new Ordinance, side by side to evaluate the information that each one contains.

Presented

ADMINISTRATION

2007-0406

Request for Revised Conditional Land Use - Crittenton Hospital Medical Office Building Addition, a 55,340 square-foot addition to the existing building south of University, east of Livernois zoned SP, Special Purpose; French Associates, applicant.

Attachments: Agenda Summary .pdf; Map.pdf; Staff Report.pdf; Site Plans.pdf; Elevations & Floor Plan.pdf; Kirco Letter 070307.pdf; Crittenton Letter 071007.pdf; PC Minutes.pdf; Resolution.pdf

Mr. Quinn Kiriluk, French and Associates, 1600 Parkdale, Rochester, stated the purpose of the expansion project is to provide Out-Patient Medical Services to the Crittenton Hospital Medical Center, and to house the Wayne State Family Practice Residency Program, that has just formed a recent partnership with the hospital. He further stated this addition will attach to the existing lobby of the hospital and will extend southward.

Mr. Ambrozaitis stated he was in support of this project as it was beneficial to the City's economy and employment.

Ms. Raschke stated that due to the diversity of the residents in Rochester Hills, she requested an "H" be placed on the side of the Crittenton Hospital Building, as it is the universal symbol for a hospital.

Mr. Ed Anzek, Director of Planning and Development, stated that since the "H" represented an international symbol for a hospital, it would be exempt from the Sign Ordinance provision, and he would inquire when the symbol could be placed on the hospital building.

Mr. Hooper advised the only issue that was brought before the Planning Commission from the residents of the Hidden Hills Subdivision was buffering, and the Architecture Staff determined that no additional buffering was needed. He further advised the Planning Commission unanimously approved this project.

Mr. Anzek stated the Landscape Architect determined that there are a couple of areas where some additional trees could be planted on the south side of the retention basin, but there is not a sufficient amount of space for additional landscaping.

Mr. Yalamanchi stated he was supportive of the hospital expansion but was cognizant of the concerns of the residents who live in close proximity to the project. He asked if the hospital would consider allowing Council to view it's Master Plan so Council could be aware of the hospital's future expansion plans.

PUBLIC COMMENT

Ms. Nadine Harvey, 435 S. Livernois, Apt. 131, inquired if the south emergency road, which is already in disrepair, would be resurfaced after the construction equipment would no longer be using the road.

Mr. Kiriluk replied that if the construction traffic damages the road further, there is some intent to repair the damages.

President Rosen inquired of *Mr. Lynn Orfgen* if Council could view Crittenton's Master Plan later in the fall at a Work Session.

Mr. Orfgen stated that he would contact *President Rosen* to schedule an appropriate time for Council to view Crittenton's Hospitals Master Plan.

Discussed

Enactment No: RES0264-2007

2007-0437

Request for Purchase Authorization - MIS: Legistar System Upgrade and Hosting Services, in the amount not-to-exceed \$49,643.00; Daystar, Inc., Chicago, IL

Attachments: Agenda Summary.pdf; MIS Recommendation Memo.pdf; Legistar Upgrade.pdf; Legistar Budget Changes.pdf; Resolution.pdf

Mr. Kevin Krajewski, Deputy Director of MIS, stated he would like to upgrade the current Legistar System to a new version that is available from the vendor. He further stated the City is currently hosting the application on its servers, and requested to now allow the vendor to host the application of the software. He commented that the City would save a substantial amount of money over the next three years by having the vendor host the application of the new Legistar System software, verses the City hosting it.

Mr. Yalamanchi asked *Mr. Krajewski* if new licenses would need to be purchased for additional users of the software.

Mr. Krajewski replied that the licensing the City currently has for the Legistar System software is sufficient, as the amount of users will remain the same.

Mr. Yalamanchi inquired as to how much staff time would be saved by having the vendor host the application.

Mr. Krajewski stated that two MIS employee's use approximately two hours per week to manage the databases and manage the application.

Discussed

(Recess 9:38 p.m. - 9:57 p.m.)

2007-0454

Request for Purchase Authorization - DPS/Engineering: Contract for Professional Engineering Service for the South Boulevard Pathway Improvement Project in the amount of \$56,780.00; Hubbell, Roth & Clark, Inc., Pontiac, MI

Attachments: Agenda Summary.pdf; Map.pdf; HRC Proposal.pdf; Resolution.pdf

Mr. Paul Davis, City Engineer, stated this project has been in the CIP since 2003 and will resurface areas along the pathway on South Boulevard that need to be repaired. He requested that the design services for this item be awarded to Hubbell, Roth, and Clark. He informed Council that he is proposing to move this project forward as construction projects are limited for 2007.

President Rosen requested *Mr. Davis* to discuss Legislative File Items 2007-0454 and 2007-0455 as both of the DPS/Engineering items brought to this meeting for Council's approval are related.

Mr. Davis requested Hubbell, Roth, and Clark be awarded the design services for the

Avon Road Pathway Project. He reviewed the events of how the pathway sections were destroyed by contractors that were hired by Detroit Edison (DTE). He informed Council that he approached DTE and requested that they not only upgrade the pathway to the City's standards, but also upgrade the pathway to the standards of the Americans With Disabilities Act (ADA). Due to the expensive nature of the repair, DTE acknowledged their obligation to repair the pathway, but declined to repair the pathway to both standards requested by the City. He stated that due to the strict requirements of the ADA that this project would become very expensive to complete. He further stated that the project would require numerous retaining walls, grading permits would be needed to allow trucks to be on personal property, and re-construct driveways due to slope requirements. He advised that DTE did not have enough money budgeted for this project and it is being brought to Council to award the design project to the firm Hubbell, Roth, and Clark so they could begin designing the plans. He stated the project would be sent out for bids and constructed yet this year. He advised that the City would continue discussions with DTE and try to come to an agreement on how the cost would be shared for the overall cost of the project.

President Rosen inquired if there was an agreement for the actual cost of the reconstruction of the Avon Pathway Project.

Mr. Davis stated DTE will be measuring the pathway areas that were destroyed by their contractor, to decipher what they feel they are responsible to repair. He further stated money had been budgeted for the Pathway Rehabilitation Program and those monies would be used to resurface existing pathways areas that are in need of repair. He advised Council that money was budgeted for this program in 2007, and that money has not been used as of yet for any upgrades or repairs along the Avon Road Pathway.

Mr. Yalamanchi asked for clarification regarding the cost factor for complying with the ADA requirement issues, and would the cost be increasing \$20,000, \$30,000, or \$40,000. He feels that since DTE's contractors damaged the pathway, that they should have to replace it.

Mr. Davis stated the pathway area that DTE's contractor destroyed had 4" of asphalt over existing ground, with no aggregate. The City is requesting that the area, which needs to be repaired, have 4" of aggregate placed down first, and then 4" of asphalt placed on top. He advised Council that the placement of 4" of aggregate is the cost that DTE feels for which they should not be responsible.

Mr. Yalamanchi questioned why the costs were excessive for such a small area. He stated he was in favor of the formation of an Advisory Board to prioritize Pathway Project requests.

Mr. Ambrozaitis questioned if the costs associated with our pathways would now increase due to the fact that we must now be compliant with ADA standards.

Mr. Davis stated that previous designs of pathway projects are no longer acceptable according to ADA standards, as the pathways must now be usable and accessible for people with any kind of disability.

PUBLIC COMMENT

Ms. Melinda Hill, 1481 Mill Race, stated she was in favor of bringing back the Advisory Board Committee as the City has quite a challenge to determine what Pathway Projects should be constructed first and what cost structure would be approved so the ADA standards could be followed.

Discussed

2007-0455

Request for Purchase Authorization - DPS/Engineering: Contract for Professional Engineering Service for the Avon Road Pathway Repair Project in the amount of \$45,000.00; Hubbell, Roth & Clark, Inc., Pontiac, MI

Attachments: Agenda Summary.pdf; HRC Proposal.pdf; Letter to DTE 51107.pdf; Letter to DTE 62207.pdf; DTE Agreement to Share Cost.pdf; Resolution.pdf

This item was discussed with Legislative File 2007-0454.

Discussed

2007-0460

Discussion regarding possible Residential PUD for Lorna on the Green - 28 acres (4 parcels) located on South Boulevard, west of Crooks, zoned R-4, One Family Residential, Lorna on the Green, LLC, applicant.

Attachments: Agenda Summary.pdf; Map.pdf; Site Plans.pdf; PUD Ordinance.pdf; Letter P. Nine 72007.pdf; PC Minutes 070507.pdf; PC Minutes 071707.pdf; PIC Duplex.pdf; PIC Entrance Sign.pdf; PIC Entrance Sign 2 .pdf; PIC Entrance Wall.pdf; PIC HP Entrance.pdf; PIC Quadpl

Mr. Derek Delacourt, Deputy Director of Planning, explained to Council that this project began as a Standard Single Family Site Condominium Development and was reviewed and recommended to Council by the Planning Commission with conditions. He further explained that the Planning Commission requested the removal of three lots located on the western portion of the property which abuts South Boulevard, as it would create more open space in the development. He commented that the Planning Commission indicated to the applicant that they were disappointed with the design of the project and would like to see the applicant be "more creative". He stated the applicant returned to the Planning Commission with a new proposed project as a Planned Unit Development (PUD).

Mr. Paul Nine, Attorney for Mondrian Properties, 100 W. Long Lake Road, Bloomfield Hills, stated that the new plan that Mondrian Properties submitted to the Planning Commission is certainly a more creative development for this property. He stated he needed assurance that the PUD Ordinance would be allowed to be applied to this development. He further stated that Mondrian Properties would seek the help of the PUD Ordinance in the following areas in order to continue in the development of this property:

- 1) Reduce the side yard setbacks from 10 ft. to 7.5 ft.
- 2) Minimize the front and rear yard setbacks.
- 3) Reduce the road width to 50 ft. on the paved portion, and maintain five-foot easements on each side of the road.

Mr. Joseph Maniaci, Property Owner, Mondrian Properties, stated after discussing this development in detail with the Planning Commission, each party realized that a PUD on this property would allow for more open space in the project. He noted that with the new proposed PUD site plan; numerous trees will now be saved.

Mr. Nine stated that redoing the engineering plans from conception to completion is a major decision for Mondrian Properties to make, given the state of the economy. He added that with a PUD, the City would end up with an increase in their tax base, as this development would attract "empty nesters".

Mr. Ambrozaitis asked what the price difference would be from the original project to the new proposed PUD.

Mr. Nine replied that the cost of a unit would be decreased \$25,000 to \$50,000.

Mr. Ambrozaitis stated he wanted the Master Plan to be followed. He asked what the difference would be between the two proposed projects in regards to the Master Plan.

Mr. Derek Delacourt, Deputy Director of Planning, stated Mondrian Properties has indicated with the PUD Site Plan, that they are confident they can save double the amount of trees, and triple the amount of open space from their original project plans. He explained the criteria that would need to be met before this development could be classified as a PUD. He stated there are pros and cons in the utilization of either development, but noted the big advantage to the City would be the control factor they would have in the PUD Development such as:

- 1) Elevation control
- 2) Stormwater control
- 3) Ability to ask for additional requirements above what the Ordinance requires

He emphasized the PUD should not be used just to avoid the underlying requirements of the district.

Mr. Yalamanchi questioned what the square foot reduction would be per unit if Council were to approve a PUD for this project.

Mr. Maniaci replied that subdivision lots would be approximately 3,000 square feet per house, but if a PUD were approved, and the main focus were on senior citizens and empty nesters, then the units would be approximately 1,500 square feet for ranch style condominiums, and 3,000 square feet for colonial condominiums.

Mr. Yalamanchi stated concerns with the size of the units and the width of the street. He commented that if the size of the units were increased then he would be more amicable to vote in favor of this project.

Mr. Maniaci stated he was willing to build the site condo, that resembles a regular subdivision, but would rather have a PUD on his property.

Mr. Nine informed Council that Mondrian Properties was in the process of building another project in the community. He commented that Mondrian Properties anticipates having more projects in the City and would like to be compliant with all of the requests of the Planning Department Staff.

Mr. Hooper stated that Mondrian Properties had complied with all of the Ordinance requirements and that he was in favor of having their development in the City. He further stated that due to the denseness of the trees along South Boulevard that this development will not be seen from the road; only the sign and boulevard at this development's entrance would be seen from the road.

President Rosen agreed with Mr. Hooper and stated that he was in favor of the PUD that the Planning Commission approves of also.

Discussed

2006-0764

Request for Approval of Preliminary Site Condominium Plan - Lorna on the Green, a proposed 45-unit site condominium development on approximately 20 acres, located on South Boulevard between Crooks and Adams, zoned R-4, One Family Residential, Mondrian Properties Lorna on the Green, LLC, applicant.

Attachments: Agenda Summary.pdf; Map.pdf; Site Plans.pdf; Staff Report 060507.pdf; PC Minutes and Resolution.pdf

This item was discussed with Legislative File 2007-0460.

Discussed

CITY COUNCIL

ANY OTHER BUSINESS

Mayor Barnett distributed a brief report regarding the False Alarm Ordinance. He advised Council if they had any questions to contact his office.

President Rosen commented that the False Alarm Ordinance is enforceable and working.

Ms. Raschke advised that the City has received and processed 551 registrations thus far.

Mr. Hooper inquired regarding implementation of Ordinance changes the State Liquor License Law may require for the Redevelopment Districts.

Ms. Jane Leslie, City Clerk, stated that the State is still working out the details for implementation. She advised she had spoke with Attorney, Kelly Allen, from the firm Adkison, Need, & Allen, who represents many Liquor License applicants, and she stated the State is working with a community to determine what documentation needs to be filed to form a district.

NEXT MEETING DATE

Closed Session - Wednesday, August 8, 2007 at 6:00 p.m.

Regular Meeting - Wednesday, August 8, 2007 at 7:30 p.m.

ADJOURNMENT

There being no further business before Council, President Rosen adjourned the meeting at 11:07 p.m.

*JAMES ROSEN, President
Rochester Hills City Council*

*JANE LESLIE, Clerk
City of Rochester Hills*

*SUE SMITH
Administrative Secretary
City Clerk's Office*

Approved as presented at the (insert date, or dates) Regular City Council Meeting.

