



# Rochester Hills Master Report

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**File Number: 2004-0644**

<b>File Number:</b> 2004-0644	<b>File Type:</b> Project	<b>Status:</b> To Council
<b>Version:</b> 2	<b>Reference:</b> 04-007	<b>Controlling Body:</b> City Council
<b>Requester:</b> Planning/Development	<b>Cost:</b>	<b>Introduced:</b> 07/28/2004
<b>File Name:</b> Bloomer Park Estates Site Condominiums	<b>Final Action:</b>	

**Title:** Request for Preliminary Site Condominium Plan Approval - City File No. 04-007 - Bloomer Park Estates Site Condominiums, a proposed four (4) unit development on approximately 1.8 acres, located on the north side of Bloomer Road, east of John R, and south of Bloomer Park, zoned R-4, One-Family Residential, known as Parcel No. 15-13-151-019, P.E.G. Construction, applicant.

**Notes:** P.E.G. Construction  
Guido Grassi  
2437 Munster  
Rochester Hills, MI 48307  
248-375-1654  
248-375-1051 fax

15-13-151-019  
2 acres  
R-3

<b>Code Sections:</b>	<b>Agenda Date:</b> 09/15/2004
<b>Indexes:</b>	<b>Agenda Number:</b>
<b>Sponsors:</b>	<b>Enactment Date:</b>
<b>Attachments:</b> Agenda Summary.pdf, Map aerial.pdf, Report Staff 20040811.pdf	<b>Enactment Number:</b>

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1	Planning Commission	08/17/2004	Recommended for Approval	City Council			Pass
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**Notes:** Ms. Ruggiero brought up extending the proposed storm sewer on the south side of Bloomer and asked what work would be done there.

Ms. Grassi replied that there was an easement running along the property across the street. The water did not drain properly under the road now, so they would run the drain down the easement and pipe the water out and away from the City road. She advised that her father owned the property across the street and they would direct the water to the open drain behind it. Mr. Ostrowski added that they would enclose the existing ditch and pipe the water to the south and outlet it to this ditch. Ms. Ruggiero clarified that there would be no ditch or swales in front of the proposed properties and that there would be an enclosed storm sewer under Bloomer Road. Mr. Ostrowski said that a pipe currently existed under the road, which connected to a ditch on the north side of the road. Ms. Ruggiero clarified that there would be detention and a ditch, and drainage under Bloomer to an

enclosed drain. Ms. Grassi agreed and said they would try to solve the problem of the water that ran over the road. Ms. Ruggiero asked if there would be an enclosed culvert or pipe and if they would go on the property to enclose the ditch, which was confirmed. Ms. Ruggiero asked what physical changes would occur, such as impact to tree vegetation, other than that mentioned. She wanted to make sure that the property owners knew what would happen. Ms. Grassi said there was a swale now between the two homes on the south side of Bloomer. She clarified that her father owned the property with the easement and that they would replace the lawn. Ms. Ruggiero asked if it would be seeded or sodded. Ms. Grassi said she thought the lawn there now was seeded. Ms. Ruggiero reiterated that they should articulate to the owners of 1150 and 1200 Bloomer exactly what would happen.

Mr. Rosen asked if they had any discussions with the neighbors to the south. Ms. Grassi reiterated that her father owned the home at 1150 Bloomer, where the easement was. She said she did not want to mention anything to the neighbors until the development progressed.

MOTION by Hooper, seconded by Boswell, in the matter of City File No. 04-007 (Bloomer Park Estates Site Condominiums), the Planning Commission recommends City Council approve the Preliminary Plan, based on plans dated received by the Planning Department on June 4, 2004, with the following five (5) findings and subject to the following two (2) conditions.

*Findings:*

1. Upon compliance with the following conditions, the preliminary plan meets all applicable requirements of the Zoning Ordinance and the One-Family Residential Detached Condominiums Ordinance.
2. Adequate utilities are currently available to properly service the proposed development.
3. The preliminary plan represents a reasonable and acceptable plan for developing the property.
4. The preliminary plan represents a reasonable lot layout and orientation. In addition, all units have access to an existing roadway.
5. The Environmental Impact Statement shows that this development will have no substantially harmful effects on the environment.

*CONDITIONS:*

1. The Master Deed/Bylaws indicate that the natural preservation area is limited in its use to passive recreation activities and that signs denoting it as a natural preservation area are to be placed selectively around the edge of the area.
2. The applicant considers applying for a sidewalk waiver from City Council.

Ms. Millhouse said that if Condition 2 were a condition of approval, if City Council chose not to provide the waiver, the recommendation would go away. She wondered if it would be better to have it as a separate recommendation. Mr. Rosen felt that given the amount of discussion on the record and the fact that the Planning Commission asked the applicant to consider the request, that it would be clear enough. Overall, the Planning Commission recommended the applicant apply for it, but he clarified that it was not a showstopper.

Mr. Kaltsounis indicated that he would like Staff to really look at the issue of the swale around the trees, noting that sometimes when plans came back for final approval, they looked a little different than what was preliminarily approved. Ms. Millhouse agreed, and said Staff tried to be very conscientious to bring back the same plan that has signs denoting it as a natural preservation area are to be placed selectively around the edge of the area.

Ms. Millhouse said that if Condition 2 were a condition of approval, if City Council chose not to provide the waiver, the recommendation would go away. She wondered if it would be better to have it as a separate recommendation. Mr. Rosen felt that given the amount of discussion on the record and the fact that the Planning Commission asked the applicant to consider the request, that it would be clear enough. Overall, the Planning Commission recommended the applicant apply for it, but he clarified that it was not a showstopper.

Mr. Kaltsounis indicated that he would like Staff to really look at the issue of the swale around the trees, noting that when plans came back for final approval, some had looked a little different than what was preliminarily approved. Ms. Millhouse agreed, and said Staff tried to be very conscientious to bring back the same plan that was approved.

Ms. Millhouse advised that this item would be scheduled on a City Council agenda and they would be advised. Mr. Rosen added that the speakers would also be notified.

Aye: Hill, Hooper, Rosen, Ruggiero, Boswell, Brnabic, Kaltsounis and  
Hardenburg  
Excused: Kaiser

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## Text of Legislative File 2004-0644

### ..Title

Request for Preliminary Site Condominium Plan Approval - City File No. 04-007 - Bloomer Park Estates Site Condominiums, a proposed four (4) unit development on approximately 1.8 acres, located on the north side of Bloomer Road, east of John R, and south of Bloomer Park, zoned R-4, One-Family Residential, known as Parcel No. 15-13-151-019, P.E.G. Construction, applicant.

### ..Body

**Resolved** that the Rochester Hills City Council hereby approves the Preliminary Plan for Bloomer Park Estates (City File No. 04-007), a four-unit site condominium development on 1.82 acres located on the north side of Bloomer Road, east of John R, and south of Bloomer Park, zoned R-4 (One Family Residential) and known as Parcel Number 15-13-151-019, based on the preliminary plan dated received by the Planning Department on June 4, 2004 with the following findings and subject to the following condition.

### Findings:

1. The preliminary plan meets all applicable requirements of the Zoning Ordinance and the One-Family Residential Detached Condominiums Ordinance.
2. Adequate utilities are currently available to properly service the proposed development.
3. The preliminary plan represents a reasonable and acceptable plan for developing the property.
4. The preliminary plan represents a reasonable lot layout and orientation. In addition, all units have access to an existing roadway.
5. The Environmental Impact Statement shows that this development will have no substantially harmful effects on the environment.

### CONDITION:

1. The Master Deed/Bylaws indicate that the natural preservation area is limited in its use to passive recreation activities and that signs denoting it as a natural preservation area are to be placed selectively around the edge of the area.