

Whereas the Brownfield Redevelopment Authority of the City of Rochester Hills held a meeting on March 4, 2004 and approved the Brownfield Redevelopment Plan for Madison Park, City File No. 03-023;

Resolved that the Rochester Hills City Council hereby approves the Brownfield Redevelopment Plan for Madison Park, City File No. 03-023, a proposed Planned Unit Development located on the southeast corner of Hamlin and Adam Roads, based on the plan dated received by the Planning Department on February 27, 2004 with the following findings and subject to the following conditions.

#### FINDINGS

1. That the submitted plan meets the requirements for a Brownfield Plan under State Act 381 and the City of Rochester Hills.
2. The subject parcels are the site of a former landfill and a source of known contamination within the City.
3. If implemented, the Plan provides a reasonable course of action for the remediation of a known contaminated site.
4. If implemented, the amount, payback period, and use of tax increment financing is reasonable for the eligible activities proposed.

#### CONDITIONS

1. That the City requires a reimbursement agreement be negotiated between the City and the applicant prior to any Tax Increment Financing being paid out for approved eligible activities.
2. That if the extent of Due Care activities related to the subject site is altered or revised due to a change to the proposed development plans or proposed use of the site, the applicant shall submit for an amended Brownfield Plan for approval to the Brownfield Redevelopment Authority.
3. Strike the second sentence of Section 4 of the Brownfield Plan prior to final approval.

The motion carried by the following vote:

**Aye:** Dalton, Barnett, Duistermars, Hill, Holder, Raschke and Robbins

## UNFINISHED BUSINESS

2004-0340

Adoption of Resolution supporting use of a Planned Unit Development process as a solution for Rochester College and its future development. Located east of Livernois and north of Avon, known as Parcel No. 15-15-451-002, Rochester College, applicant.

**Attachments:** Agenda Summary.pdf; Map aerial.pdf; Minutes CC 20031210.pdf; Resolution.pdf

*Mr. Derek Delacourt, Planner, briefly explained that, due to development constraints, Rochester College had requested that a portion of their campus designated as historic be delisted. The City's Historic Districts Study Committee (HDSC) investigated the designation and requested that the property not be delisted. The issue was placed on hold and through meetings with some Council members, City Staff, the HDSC, the Mayor and representatives from Rochester College, it was determined that the PUD*

process be used as a remedy for the difficulties specific to this situation. Mr. Delacourt noted that this would allow the college to expand to "the extent that they need to to continue their services." He explained that the PUD process would provide flexibility in setbacks, height, spacing between buildings, wetland and natural features setbacks, etc. He stressed that this solution not only protects the historic district, but provides the flexibility to increase the development opportunities of the College beyond what would have been possible had the historic district designation been removed.

Council members expressed their admiration for all parties involved in bringing this situation to a positive conclusion.

Mr. Rod Wilson, 403 Red Oak Lane, President of the Rochester Avon Historical Society, described this arrangement as a "win-win for the entire community."

Mr. Gary Carson, 8873 Kelly Lake Drive, Clarkston, spoke on behalf of Rochester College and asked that the motion before Council include a "target date" to maintain forward momentum with the project.

President Dalton assured Mr. Carson that all parties concerned "want to maintain the momentum." However, he declined to put a date on the project moving forward.

**A motion was made by Hill, seconded by Barnett, that this matter be Adopted by Resolution.**

**Resolved by the Rochester Hills City Council supports the identified solution and directs Staff, the Historic Districts Study Committee, the Planning Commission and Rocheser College to move forward with a good faith effort to negotiate a Planned Unit Development Agreement to meet the goals and objectives of all the parties.**

**The motion carried by the following vote:**

**Aye:** Dalton, Barnett, Duisternars, Hill, Holder, Raschke and Robbins

**Enactment No:** RES0112-2004

## NEW BUSINESS

2004-0175

Revised Conditional Land Use - City File No. 98-014 - First Church of the Nazarene request to demolish the existing farmhouse, located on Walton Blvd., east of Old Perch, zoned R-1 One Family Residential, known as Parcel No. 15-16-102-002, Pastor Larry Crum, applicant.

**Attachments:** Agenday Summary.pdf; Report Staff 20030826.pdf; SitePlan First Church Naz.pdf; Minutes PC 19980428.pdf; Minutes CC 19980701.pdf; Minutes PC 20000229.pdf; Minutes CC 20030806.pdf; Minutes PC 20030902.pdf; Resolution.pdf

Mr. Derek Delacourt, Planner, after providing a brief history of the Church's request to demolish the farmhouse on its property, indicated that the Church had met most of its obligations as prescribed by the Planning Commission to improve the barn structure on its property, with the exception of painting the building. He explained that, due to poor weather conditions, the Church was unable to meet the original deadline. Mr. Delacourt assured Council that Staff was confident this remaining condition would be met in a timely manner.

Pastor Larry Crum, First Church of the Nazarene, 1705 Walton Boulevard, was present to answer Council's questions.

Ms. Hill, acknowledging that most of the necessary improvements had been completed,