



# Rochester Hills

## Master Report

1000 Rochester Hills Drive  
Rochester Hills, MI 48309  
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Home Page:  
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**File Number: 2005-0852**

**File Number:** 2005-0852      **File Type:** Project      **Status:** To Council  
**Version:** 2      **Reference:** 04-007      **Controlling Body:** City Council  
Regular Meeting  
**Requester:** Planning/Development      **Cost:**      **Introduced:** 12/05/2005  
**File Name:** Bloomer Park Site Condominiums      **Final Action:**

**Title:** Request for Final Site Condominium Plan Approval - City File No. 04-007 - Bloomer Park Site Condominiums, a proposed four (4) unit development on approximately 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, 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 phone 248-375-1051 fax

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

**Code Sections:**      **Agenda Date:**  
**Indexes:**      **Agenda Number:**  
**Sponsors:**      **Enactment Date:**  
**Attachments:** Agenda Summary FP.pdf, Map aerial.pdf, Report Staff.pdf, Site Plans.pdf      **Enactment Number:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1	Planning Commission	12/20/2005	Recommended for Approval	City Council Regular Meeting			Pass
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**Notes:** *(Reference: Staff Report prepared by D. Delacourt, dated December 8, 2005, had been placed on file and by reference became part of the record thereof.)*

*Present for the applicant were Guido Grassi, PEG Construction, 2437 Munster Rd., Rochester Hills, MI 48309 and Al Bayer, Nowak & Fraus, 46777 Woodward Ave., Pontiac, MI 48342.*

*Mr. Delacourt advised that the applicant had met conditions of the Preliminary approval, had received construction plan approval, and had received recommendations for approval from applicable departments, subject to conditions. He further advised that the City Attorney had reviewed and approved the Master Deed and By-Laws, and that the Final submittal was*

consistent with the approved Preliminary Plan.

Mr. Hooper stated that the Commission's task was fairly straightforward, given the Final Plan's consistency with the recommended Preliminary Plan. He asked if there were any comments regarding the Final Plan and Mr. Kaltsounis moved the following motion:

**MOTION** by Kaltsounis, seconded by Schroeder, in the matter of File No. 04-007 (Bloomer Park Estates Site Condominiums), the Planning Commission recommends City Council **approve the Final Site Condominium Plan** based on plans dated received by the Department of Planning and Development on August 18, 2005, with the following four (4) findings and subject to the following six (6) conditions.

Findings:

1. All applicable requirements of the One-Family Residential Detached Condominiums Ordinance and Zoning Ordinance can be met.
2. Adequate public utilities are currently available to properly service the proposed development.
3. The Final Plan represents a reasonable and acceptable plan for developing the property.
4. The final plan is in conformance with the preliminary plan approved by City Council on September 15, 2004.

Conditions:

1. The applicant submit a Performance Bond for proposed trees and landscaping of \$23,450.00, as adjusted necessary by the City, prior to issuance of a Land Improvement Permit.
2. Tree protective fencing be installed, inspected and approved by the City's Landscape Architect prior to the issuance of the Land Improvement Permit for this development.
3. Remove reference to the easement from the Storm Maintenance Agreement and exhibits.
4. Storm maintenance agreement to be provided by the applicant in recordable form and approved by the City prior to City Council consideration of the Final Plan.
5. All required easement agreements and exhibits in recordable form be provided by the applicant and approved by the City prior to City Council consideration of the Final Plan.

6. *A warranty deed for the 30-foot right-of-way for Bloomer Road, along with the legal description and exhibit, be provided by the applicant and approved by the City prior to City Council consideration of the Final Plan.*

Aye: Boswell, Brnabic, Dettloff, Hardenburg, Holder, Hooper, Kaltsounis, Reece and Schroeder

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**Text of Legislative File 2005-0852**

..Title

Request for Final Site Condominium Plan Approval - City File No. 04-007 - Bloomer Park Site Condominiums, a proposed four (4) unit development on approximately 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, known as Parcel No. 15-13-151-019, P.E.G. Construction, Applicant

..Body

Resolved, that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Bloomer Park Estates Site Condominiums, City File No. 04-007, a four-unit development on Bloomer Road, east of John R, zoned R-4, One Family Residential, and known as Parcel No. 15-13-151-019, based on plans dated received by the Department of Planning and Development on August 18, 2005 with the following four (4) findings and subject to the following six (6) conditions.

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