

A motion was made by Brnabic, seconded by Yukon, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion CARRIED by the following vote:

Aye 7 - Boswell, Brnabic, Hetrick, Hooper, Reece, Schroeder and Yukon

Absent 2 - Dettloff and Kaltsounis

2007-0221

Request for Recommendation of an additional Extension of the Tentative Preliminary Plat, for Grace Parc, City File #04-011, a 16-lot subdivision located north of South Boulevard between Livernois and Rochester Roads, zoned R-4, Parcel Nos. 15-34-402-035 & -057, Grace Street Development, applicant. (Reference: Memo prepared by Ed Anzek, dated February 25, 2010 had been placed on file and by reference became part of the record thereof.)

Mr. Delacourt presented the request for extension. Due to the economy, staff has seen many more requests for extensions. The Planning Commission and City Council requested a policy be written to guide the review of extension requests. That policy has been established. The applicant has met all the requirements for the extension regarding taxes, understands that some of the standards have changed, and has agreed during the next review, that the plat will be evaluated against the updated standards. If the new standards require significant changes to the plat, the applicant also understands that revised tentative preliminary plat approval may be required. Mr. Delacourt confirmed the plat is still in good standing and that staff is proposing the extension be recommended for approval through April 20, 2011. Mr. Delacourt asked if there were any questions.

Present for the applicant was William Mosher, Apex Engineering, 560 Whims Lane, Rochester, MI 48306. Mr. Mosher indicated the owner will continue working with the Engineering and Planning Departments to assure that the new requirements are met once the extension is granted. Mr. Mancini is no longer involved with the project.

Chairperson Boswell asked what changes might be necessary because of the new requirements, to which Mr. Delacourt explained the most significant potential is the retention basin volume and discharge.

MOTION by Schroeder, seconded by Reece, in the matter of City File #04-011 (Grace Parc Subdivision), the Planning Commission recommends that City Council approve an Extension of the Tentative Preliminary Plat until April 20, 2011.

A motion was made by Schroeder, seconded by Reece, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion CARRIED by the following vote:

Aye 7 - Boswell, Brnabic, Hetrick, Hooper, Reece, Schroeder and Yukon

Absent 2 - Dettloff and Kaltsounis

NEW BUSINESS

2010-0109 Request for review and recommendation of the Historic Districts Study Committee Report for Stiles School, 3976 S. Livernois Road, located at the

northwest corner of Livernois Road and South Boulevard, as it relates to the City's Master Land Use Plan.

(Reference: Memo prepared by Derek Delacourt, dated February 23, 2010 had been placed on file and by reference became part of the record thereof.)

Mr. Delacourt explained a recommendation for designation was previously made to Council, but neither the applicant nor Council was comfortable with the size of the designation. City Council then asked the Study Committee to consider a smaller district. The Committee is now proposing a smaller boundary for the district, encompassing the contributing portions of the building and some of the surrounding area for context. The Study Committee felt this change was significant enough to schedule another public hearing for input and to submit the revised report to the Planning Commission. Mr. Delacourt asked if there were questions.

Mr. Schroeder asked if the Stiles School owner agrees with the revised report. Mr. Delacourt replied he does not know. The school representative arrived late to the public hearing and did not provide any comment for the record. Mr. Schroeder feels we should have the property owner's concurrence with the report and Ms. Brnabic agreed. Mr. Delacourt indicated the owner will be granted full opportunity to provide their input and voice any concerns to City Council.

MOTION by Schroeder, seconded by Hetrick, *Resolved*, that the Planning Commission has reviewed the December 2009 revised Preliminary Report prepared by the Historic Districts Study Committee regarding the proposed designation of a portion of the property known as 3976 S. Livernois Road (Stiles School) and has determined that the proposed designation will not have any impact on the property with respect to the City's Master Land Use Plan.

A motion was made by Schroeder, seconded by Hetrick, that this matter be Accepted. The motion CARRIED by the following vote:

Aye 7 - Boswell, Brnabic, Hetrick, Hooper, Reece, Schroeder and Yukon

Absent 2 - Dettloff and Kaltsounis

2010-0108

Request for review and recommendation of the Historic Districts Study Committee Report for 2040 S. Livernois Road, located on the west side of Livernois Road, south of Hamlin Road, as it relates to the City's Master Land Use Plan.

(Reference: Memo prepared by Derek Delacourt, dated January 14, 2010 had been placed on file and by reference became part of the record thereof.)

Mr. Delacourt explained the Study Committee has completed their preliminary report recommending designation of the parcel, as it meets the National Register of Criteria for architecture, and may be National Register eligible. The property is zoned single family and the designation isn't going to impact the Master Land Use Plan or the zoning district, and won't have a negative impact on its use as a single family property.

Chairperson Boswell asked if the Planning Commission agrees there is no impact on the Master Land Use Plan, is it also an acceptance of the designation recommendation of