



# Rochester Hills Agenda Report

1000 Rochester Hills  
Drive  
Rochester Hills, MI 48309  
(248) 656-4660  
Home Page:  
www.rochesterhills.org

**File Number: 2006-0405**

<b>File Number:</b> 2006-0405	<b>File Type:</b> Project	<b>Status:</b> To Council
<b>Version:</b> 2	<b>Reference:</b> 04-011	<b>Controlling Body:</b> City Council Regular Meeting
<b>Requester:</b> Planning/Development	<b>Cost:</b>	<b>Introduced:</b> 05/31/2006
<b>File Name:</b> Grace Parc		<b>Final Action:</b>

**Title:** Request for Approval of an Extention of Tentative Preliminary Plat - City File No. 04-011 - Grace Parc, a 16-lot subdivision located north of South Boulevard between Livernois and Rochester Roads, zoned R-4, Parcel Nos. 15-34-402-035 and -057, Grace Street Development, applicant.

**Notes:** Grace Street Development  
Franco Mancini  
47858 Van Dyke, Suite 410  
Shelby Township, MI 48317  
(586) 726-1231  
(586) 726-1007 fax

Matthew King  
Kingsway Development  
(248) 656-0122  
(248) 656-0125 fax  
(586) 855-1622 cell

**Code Sections:**

**Indexes:** Plats

**Sponsors:**

**Attachments:** Agenda Summary Ext.pdf, Site Plans.pdf, Anzek memo 071806 .pdf

**Agenda Date:**

**Agenda Number:**

**Enactment Date:**

**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	07/18/2006	Recommended for Approval	City Council Regular Meeting			Pass
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**Notes:** *(Reference: Memo prepared by Ed Anzek, dated July 14, 2006 had been placed on file and by reference became part of the record thereof.)*

*Present for the applicant was Franco Mancini, Grace Street Development, LLC, 47858 Van Dyke, Suite 410, Shelby Township, MI 48317.*

*Mr. Anzek stated that the request should have noted it was a 16-lot subdivision, not 15. He advised that Mr. Mancini requested an extension,*

after having worked with Engineering Services on construction plans, after Staff realized the conditions placed by Planning Commission and City Council had not been addressed on the Tentative Preliminary Plat. Mr. Anzek did not expect the entire extension would be necessary and they expect the Final Preliminary Plat to be before the Commission in several months. He indicated that Staff had no objections to the request and recommended approval. He added that there had been no change in standards.

Mr. Boswell opened the public comments at 7:35 p.m.

**Mr. Bill Craig, 349 Grace Ave., Rochester Hills, MI 48309** Mr. Craig said he did not have any problems with the extension. He identified that a parcel number shown was incorrect, and he wanted to make sure there was not a change in parcels or a change in the plan.

Mr. Anzek responded that there were no changes and that the parcel number was a typo. Mr. Boswell closed the public comments and asked for comments from the Commissioners.

Mr. Schroeder asked the status of the proposed development to the west of Grace Parc. Mr. Mancini was told that nothing new had transpired and he had not been approached by anyone.

**MOTION** by Schroeder, seconded by Kaltsounis, in the matter of City File No. 04-011 (Grace Parc Subdivision), the Planning Commission **recommends approval** of an Extension of Tentative Approval of Preliminary Plat until April 20, 2007 for Grace Parc Subdivision.

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

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### **Text of Legislative File 2006-0405**

..Title

Request for Approval of an Extension of Tentative Preliminary Plat - City File No. 04-011 - Grace Parc, a 16-lot subdivision located north of South Boulevard between Livernois and Rochester Roads, zoned R-4, Parcel Nos. 15-34-402-035 and -057, Grace Street Development, applicant.

..Body

Resolved, that the Rochester Hills City Council hereby approves an extension of the Tentative Preliminary Plat until April 20, 2007 for Grace Parc, City File No. 04-011, a 16-lot subdivision to be located north of South Boulevard, between Livernois and Rochester Roads, zoned R-4, One Family Residential, Parcel Nos. 15-34-402-035 and -057.