

(Reference: Memo prepared by Ed Anzek, dated August 19, 2008 and copy of the approved Preliminary Plan had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Reid Orr and Laith Hermiz, Northbrooke East Development, L.L.C., 1361 East Square Lake Road, Troy, MI 48085.

Mr. Orr stated that said that as people knew, the economic situation for residential property was bleak, and he did not think it would be a good idea to proceed with the development process for his property. He mentioned that there was a subdivision next door with 45 vacant lots with no activity, so rather than "adding mud to the puddle," he hoped to be able to extend their approval for another year. He also hoped that the Commissioners saw it the same way and that they would grant an Extension.

Mr. Schroeder did not anticipate further discussion regarding the matter, and he moved the following motion:

**MOTION** by Schroeder, seconded by Kaltsounis, in the matter of City File No. 00-037, the Planning Commission **recommends** to City Council **approval** of an Extension of the Preliminary Site Condominium Plan until July 20, 2009 for Northbrooke East Site Condominiums.

Mr. Dettloff asked the applicants what they perceived for the upcoming year, or if there was any light at the end of the tunnel or good news. Mr. Reid said he was optimistic, but that he was also a realist, and he really did not know what would happen.

Mr. Kaltsounis asked how the banks were treating subdivisions currently. He asked if things had opened up since they last spoke about it. Mr. Hermiz advised that the bank requirements had gotten much stricter because of the number of foreclosures. In their situation, being next to a sub with 45 vacant lots, many of which had already gone into foreclosure, the opportunity to get financing was difficult, even though their project was small. Mr. Kaltsounis asked if Meadow Creek II (the adjacent subdivision) was bank-owned. Mr. Hermiz said that it was his understanding that the project was initially developed by the Tadian Group, and then it was sold. He was not sure how many lots went into foreclosure, but a number of them had. They sold at foreclosure, and people could buy a finished product, cheaper than what it would cost Northbrooke to develop their lots. They were at a competitive disadvantage because of the undeveloped lots. They had invested a great deal of time, money and effort into their property, and they hoped those efforts would not go to waste. They were confident that the location in Rochester Hills was desirable, and they hoped to be strategically positioned for the turn-around when it came. Mr. Kaltsounis indicated that he hoped so, also.

Chairperson Boswell asked Mr. Anzek how many times the Commission had given a third Extension. Mr. Anzek replied that it would be the first in his eight years with the City. Chairperson Boswell asked what would trigger a denial besides an Ordinance change. Mr. Anzek agreed that an Ordinance change might necessitate a different set of standards and require a re-design. He could not think of anything else that might stop an Extension besides a withdrawal or abandonment by the applicant.

**Voice Vote:**

Ayes: Boswell, Brnabic, Dettloff, Hooper, Kaltsounis, Reece, Schroeder,  
Yukon

Nays: None

Absent: Hardenburg

**MOTION CARRIED**

Chairperson Boswell stated for the record that the motion had passed unanimously. Mr. Schroeder thanked the applicants for sticking with the project.