



**City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS**

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**Legislative File No: 2007-0324 V6**

**TO:** Mayor and City Council Members

**FROM:** Ed Anzek, Director of Planning and Development, ext. 2572

**DATE:** October 30, 2009

**SUBJECT:** Request for an Extension of the Tentative Preliminary Plat until May 17, 2010 for Rochester Meadows Subdivision, City File No. 99-011, a 47-lot, single-family development located south of Avon, east of Rochester Road.

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**REQUEST:**

Approval of another one-year Extension of the Tentative Preliminary Plat for Rochester Meadows Subdivision, a 47-lot development located south of Avon, east of Rochester Road.

**BACKGROUND:**

The Planning Commission recommended approval of the Tentative Preliminary Plat on March 21, 2006 and City Council gave approval on May 17, 2006. An approval by City Council expires after one year and can be extended by a recommendation from Planning Commission and approval by City Council, per Section 122-156(3) of the Subdivisions Ordinance. The applicant was granted the first Extension of the Tentative Preliminary Plat, until May 17, 2008 and a second Extension, until May 18, 2009, the following year.

Although Mr. Rathka's request for a third Extension was submitted within the required timeframe (please refer to attached letter dated March 19, 2009), Staff wanted to delay bringing the matter before the Planning Commission until the City had an Extensions Policy in place. New Engineering Standards had been adopted which could affect a site's design and layout, and there had been repeated requests for Extensions by various applicants. It was determined that to be consistent and to ensure that all relevant matters would be addressed, it was important to have a Policy, which the City Council adopted on July 13, 2009. The Extensions Policy requires an applicant to acknowledge in writing all applicable conditions of the Policy, including that the design or layout of the site might be affected by the Engineering Standards, before another Extension is granted. The subject site's taxes and escrow accounts were brought up to date, and the October 2009 Planning Commission meeting was the first opportunity to hear the matter after the Policy was adopted. A copy of the acknowledgement letter, dated September 2, 2009, is also included.

The applicant has been working to obtain engineering approvals, as stated in the attached Planning Commission Minutes of October 20, 2009, and is close to submitting the Final Preliminary Plat. Construction plan approval is not required until after Final Preliminary Plat approval, but the applicant has submitted Construction documents and has been working with Engineering Services to obtain permits. There have been no changes to the Tentative Preliminary Plat.

Since the applicant met all requirements of the Extensions Policy and due to the State’s notable economic conditions, the Planning Commission unanimously recommended approval of the Extension at its October 20, 2009 meeting.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of an Extension of the Tentative Preliminary Plat for Rochester Meadows Subdivision, City File 99-011, until May 17, 2010.

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**RESOLUTION**

**NEXT AGENDA ITEM**

**RETURN TO AGENDA**

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<b>APPROVALS:</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>Department Review</b>		
<b>Department Director</b>		
<b>Mayor</b>		
<b>City Council Liaison</b>		