

Draft Minutes From July 7, 2009 Special Planning Commission Meeting;

Extensions Policy:

(Reference: Memo dated July 2, 2009 and Extensions Policy, dated July 1, 2009 prepared by Derek Delacourt, had been placed on file and by reference became part of the record thereof.)

Mr. Delacourt noted that the Planning Commission spoke at the last meeting regarding having a formalized Extensions Policy based on the number and type of Extension requests over the past few years. Some projects were in their third and fourth review. Staff and the Planning Commission thought it was important to put together a Policy to guide them in reviewing the Extensions – something simple to use and fairly easy on the applicants, but something that also protected the City, so approved projects were kept in good standing. Staff drafted a Policy, and he felt it represented what the Planning Commission had discussed. He noted that the Policy had been reviewed and approved by Mr. Staran, the City Attorney. Mr. Delacourt also noted that there was a motion in the packet to recommend the Policy for City Council adoption, if the Planning Commission was in favor.

Mr. Kaltsounis asked about projects in foreclosure. He asked if they should consider those.

Mr. Anzek said that Grace Parc was a good example. He spoke with the bank and they authorized Mr. Mancini, the applicant, to proceed with processing because they wanted to keep the project alive. He got that in writing and confirmed it verbally. He reminded that a policy was a guideline; it was not law. There would always be some mitigating circumstances. Someone might not be able to bring an escrow up to date currently, but if they liked the project, the Planning Commission could still recommend an Extension.

Mr. Kaltsounis brought up PUDs. Mr. Anzek said that PUDs were on a case-by-case basis. Mr. Delacourt agreed, and said they had requirements for expiration that the City Attorney and Council had to go through to get them unrecorded. He did not feel the Policy would apply to PUDs, since they had separate contracts.

Mr. Schroeder moved the following motion:

Motion by Schroeder, seconded by Yukon, that the Rochester Hills Planning Commission hereby recommends that City Council adopt the Extensions Policy for Approved Site Plans, Subdivision Plants and Site Condo developments dated July 1, 2009, based on discussion at the June 16, 2009 Planning Commission Meeting and presented for consideration at the July 17, 2009 Special Planning Commission Meeting.