

Vice Chairperson Brnabic announced that one Public Hearing was scheduled, but informed that if there was anyone who wished to speak regarding any agenda item, that a card with name and address should be turned in to the Secretary.

NEW BUSINESS

2007-0221 Recommendation of an Extension of Tentative Preliminary Plat Approval until April 20, 2008 - 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
Present for the applicant was Matthew King, Grace Street Development, LLC, 47858 Van Dyke, Suite 410, Shelby Township, MI 48317.

Chairperson Brnabic referenced that a memo had been prepared by Ed Anzek, dated April 3, 2007, which was placed on file and by reference became part of the record.

Mr. Delacourt noted that prior meeting Minutes for the project had been included in the packet. He advised that the applicant was requesting a one-year Extension of the Tentative Preliminary Plat. There had been no changes to the Plat and there were no additional reviews since the first Extension was approved by the Commission a little less than a year ago.

Mr. Schroeder asked if the applicant for the property to the east had developed any plans or moved forward. Mr. King related that they had not, to his knowledge.

Mr. Schroeder moved the following motion:

MOTION by Schroeder, seconded by Dettloff, in the matter of City File No. 04-011 (Grace Parc Subdivision), the Planning Commission recommends that City Council approve an Extension of the Tentative Preliminary Plat until April 20, 2008.

Vice Chairperson Brnabic asked the applicant if he wished to comment further and he declined.

Mr. Kaltsounis asked the applicant what he saw regarding the market and why he was requesting the Extension.

Mr. King responded that the absorption rate in the market was not very high. He and his partners had enough product they would like to see moving at a better rate. Mr. Kaltsounis asked him to define "absorption

rate." Mr. King said that the product on the market was not being absorbed into the market at a high rate - it was stagnant. Mr. Kaltsounis said that driving around, he noticed some markets were doing well and some were not. The higher end homes, over \$1,000,000.00, were selling well. Mr. King agreed, and said that market was a different market, and that unfortunately, the majority of people were not in that market. He added that there was too much on the market currently.

Mr. Hooper noted that it was the second Extension request, and he said that hopefully, things would turn around by April 2008 so they could get going. He believed that only two Extensions were allowed, and wished the applicants good luck in the next twelve months.

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

Recommended for Approval to the City Council Regular Meeting

Aye: Brnabic, Dettloff, Hardenburg, Hooper, Kaltsounis, Reece, Schroeder and Yukon

Absent: Boswell

Vice Chairperson Brnabic stated that the motion had passed 8-0.

2007-0222

Revised Site Plan Approval - City File No. 89-107.2 - Hawthorne Plaza Addition, three additions totaling 5,192 square-feet to the existing 51,000 square-foot center at the southwest corner of Rochester Road and Wabash, zoned B-2, General Business, Parcel No. 15-27-477-060, Rochester Wabash, LLC, applicant.

Vice Chairperson Brnabic advised that the Staff Report dated April 3, 2007 was prepared Mr. Derek Delacourt, and that it was placed on file and by reference became part of the record.

Present for the applicant were Jens Kusk, Architect, 145 Randolph Road, Rochester Hills, MI 48309 and Ralph Faranso (entered after 15 minutes), Rochester Wabash LLC, P.O. Box 1207, Walled Lake, MI 48390, owner of Hawthorne Plaza.

Mr. Delacourt stated that Mr. Faranso had been working with the City for quite some time, trying to upgrade the site's façade and to add about 5,000 square feet to the existing facility. The project included adding parking at the rear of the property by changing from aboveground to underground storage, which had been approved by the City Engineer. The full buffer requirement was met in that area. He noted that the parking lot islands were being upgraded and brought into conformance with the City's requirements. There would be three additions to the site - to the south of the existing Blockbuster store, to the existing children's