



# Rochester Hills

## Minutes

### Planning Commission

1000 Rochester Hills Dr.  
Rochester Hills, MI  
48309  
(248) 656-4600  
Home Page:  
[www.rochesterhills.org](http://www.rochesterhills.org)

*Chairperson William Boswell, Vice Chairperson Deborah Brnabic*  
*Members: Gerard Dettloff, Dale Hetrick, Greg Hooper, Nicholas O. Kaltsounis,*  
*David A. Reece, C. Neall Schroeder, Emmet Yukon*

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Tuesday, October 4, 2011

7:00 PM

1000 Rochester Hills Drive

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#### CALL TO ORDER

Chairperson William Boswell called the Regular Meeting to order at 7:00 p.m. in the Auditorium.

#### ROLL CALL

**Present** 7 - William Boswell, Deborah Brnabic, Gerard Dettloff, Dale Hetrick, Nicholas Kaltsounis, David Reece and C. Neall Schroeder  
**Absent** 2 - Greg Hooper and Emmet Yukon

#### APPROVAL OF MINUTES

2011-0428 September 6, 2011 Regular Meeting

**A motion was made by Schroeder, seconded by Dettloff, that this matter be Approved as Presented. The motion carried by the following vote:**

**Aye** 7 - Boswell, Brnabic, Dettloff, Hetrick, Kaltsounis, Reece and Schroeder  
**Absent** 2 - Hooper and Yukon

#### COMMUNICATIONS

There were no Communications brought forward.

#### NEW BUSINESS

2011-0429 Request for Conditional Land Use Recommendation (Public Hearing) - File No. 11-010 - Pam's Day Care, a proposed child care facility for up to 12 children at 3057 Midvale, Rochester Hills, MI 48309, located south of Auburn and west of Crooks, Parcel No. 15-32-202-033, Pamela Prange, Applicant  
*(Reference: Staff Report, prepared by James Breuckman, dated October 4, 2011 and associated documents had been placed on file and by*

reference became part of the record thereof.)

Present for the applicant was Pamela Prange, 3057 Midvale, Rochester Hills, MI 48309.

Ms. Prange introduced herself, and stated that she was present to request approval for a day care for up to 12 children. She advised that she cared for six children now, and that she wanted to expand her business and utilize her home. She believed she had gotten everything taken care of to this point; she was waiting for approval from the City and for the State to come to her home and make sure everything was in order.

Mr. Breuckman advised that the request was for a group child day care home, as qualified under the Ordinance, for between six and 12 children, which required a Conditional Land Use Approval. He noted that the property was zoned R-4. The Staff Report outlined the considerations in the Ordinance, and he felt that given the location, it seemed well suited for a day care. There was a business to the north, a large residential parcel across the street to the west, the American House to the east, and a home to the south. Also, in the applicant's favor, was the fact that she had been running a day care for a number of years, and it was an expansion of an existing use, so there was some level of comfort that the day care would be operated in a good manner. He referred to the potential motion in the packet, and said he would be happy to answer any questions.

Mr. Hetrick pointed out the separation requirements, and noted that the American House was behind the home. He asked if that facility would fall under the requirements. Mr. Breuckman advised that the American House was not a State licensed residential facility, and it was not in the same category as day cares. State licensed residential facilities were those that could operate in a home, and the American House was a much larger operation.

Mr. Schroeder asked if the neighbor to the south was in concurrence, and Ms. Prange said that her neighbor had lost her home and did not live there any longer.

Chairperson Boswell opened the Public Hearing at 7:06 p.m. Seeing no one come forward, he closed the Public Hearing.

Hearing no further discussion, Mr. Kaltsounis moved the following motion:

***MOTION*** by Kaltsounis, seconded by Reece, in the matter of City File No. 11-010 (Pam's Day Care), the Planning Commission **recommends** to City Council **approval** of the **Conditional Land Use**, based on plans and information dated received by the Planning Department on September 9, 2011, with the following findings.

Findings:

1. *The use is consistent with the intent and purpose of the Zoning Ordinance in general, and of Section 138-4.300 in particular.*
2. *The proposed development has been designed to be compatible, harmonious, and appropriate with the existing character of the general vicinity and adjacent uses of land.*
3. *The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.*
4. *The development should be not detrimental, hazardous, or unreasonably disturbing to existing land uses, persons, property, or the public welfare.*
5. *The development does not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

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

**Aye** 7 - Boswell, Brnabic, Dettloff, Hetrick, Kaltsounis, Reece and Schroeder

**Absent** 2 - Hooper and Yukon

*Chairperson Boswell stated for the record that the motion had passed unanimously.*

**2011-0431** Request for density discussion for a 7.3-acre parcel on Dequindre, abutting Rochester Corporate Limit - File No. 05-042. Project originally received Tentative Preliminary Plan Approval for ten site condo units in November 2006 and was known as Little Winkler Estates, Parcel Nos. 15-01-277-015 and 15-01-278-006, Damian Kassab, Little Winkler, LLC, Applicant.

**2011-0381** Discussion regarding a proposed Zoning Ordinance text amendment to allow