

2. *Submittal of a revised plan addressing Staff comments in this and other department's memos.*
3. *That all applicable permits must be reviewed and approved by Engineering Services, prior to Construction Plan Approval.*
4. *Appropriate approvals from MDOT, if required for work in Rochester Rd., must be obtained prior to issuance of a Land Improvement Permit for this project.*
5. *The applicant shall obtain a Land Improvement Permit prior to starting any work on site.*
6. *A Storm maintenance Agreement with a maintenance schedule must be provided reflecting revised locations of pipes and structures prior to issuance of a Land Improvement Permit.*
7. *That the applicant receives a soil erosion permit from the Water Resources Commissioner, prior to issuance of a Land Improvement Permit.*
8. *Provide a landscape bond for replacement trees in the amount of \$44,030.50, prior to issuance of a Land Improvement Permit for this development.*
9. *Add a decorative band along the north façade of the building, using different colors of brick as discussed.*

10. *Revise Landscape Plan to remove the Armstrong Maple from the corner clearance and move it to the north property line and change it to a Cleveland Pear.*

A motion was made by Kaltsounis, seconded by Dettloff, that this matter be Approved. The motion carried by the following vote.

Aye 6 - Boswell, Brnabic, Dettloff, Hooper, Kaltsounis and Reece

Absent 3 - Hetrick, Schroeder and Yukon

Chairperson Boswell stated after each that the motions had passed unanimously, and he wished the applicants good luck. Mr. Martin advised that they would run the band around the entire building, not just on the north side. He said they appreciated the give and take from the first meeting, and indicated that it was very helpful.

ANY OTHER BUSINESS

2010-0557 Complete Streets Legislation - Proposed Policy

Mr. Breuckman recalled that the Commissioners had reviewed some potential policies and ordinances from other communities, and it

appeared that the Saline approach was liked. He highlighted some of the items included in the draft. He felt that a goal statement was important to communicate the overall purpose of the policy. There was a tradition and a lot of implemented items in the City that went toward what Complete Streets was trying to accomplish. He pointed out that the Master Thoroughfare Plan talked about non-motorized pathway system as an interim measure. When the Thoroughfare Plan and Master Plan were next updated, they would include Complete Streets elements. He advised that there was a resource included that he felt was quite good for Complete Streets design, and would be a good foundation to base recommendations. The Act allowed cities to opt out of Complete Streets improvements under certain circumstances, and that language was included.

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

MOTION by Kaltsounis, seconded by Reece, the Rochester Hills Planning Commission hereby recommends that City Council adopt the Complete Streets Policy per the Complete Streets legislation (P.A. 135 of 2010, as amended) , to be incorporated into the future Master Thoroughfare Plan and Master Land Use Plan updates.

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 6 - Boswell, Brnabic, Dettloff, Hooper, Kaltsounis and Reece

Absent 3 - Hetrick, Schroeder and Yukon

ANY FURTHER BUSINESS

Mr. Reece noted that Crittenton had been before the Commission several times, and there were complaints from the neighbors on the south and east. He did not think it was worth turning down the Site Plan when Mr. Oberlee was adamant that they would not approve a condition regarding adding trees on the south, but he thought it might warrant additional questions at City Council. One question could involve the wall the residents said was promised but never added. They could not hold Crittenton to that, but perhaps they needed to find out if it was a Rochester requirement. Chairperson Boswell said that when Crittenton talked about the wall, they were talking about the east side along Alice. He thought it was something Rochester asked for, because that portion was in