



# Rochester Hills

## Agenda Report

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**File Number: 2006-0695**

**File Number:** 2006-0695      **File Type:** Project      **Status:** To Council  
**Version:** 4      **Reference:** 00-037      **Controlling Body:** City Council  
Regular Meeting  
**Requester:** Planning/Development      **Cost:**      **Introduced:** 09/14/2006  
**File Name:** Northbrooke East Site Condominiums - Extension of PSCP      **Final Action:**

**Title:** Request for Extension of Preliminary Site Condominium Plan (Second Extension Request) - Northbrooke East Site Condominiums, a 12-unit development on approximately 3.7 acres, located south of Auburn and east of Crooks, Zoned R-4, One Family Residential. PSCP approved by City Council on July 20, 2005. Northbrooke East Development, LLC, applicant.

**Notes:** Reid Orr  
Northbrooke East Development, LLC  
1361 East Square Lake Road  
Troy, MI 48084  
248 828-3811  
248 828-3812 fax

**Code Sections:**

**Agenda Date:** 08/07/2007

**Indexes:** Preliminary-Final Plan

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary.pdf, Map.pdf, Site Plans.pdf, Staff Report 060205.pdf, Orr Ltr 071807.pdf, 091906 Agenda Summary.pdf, 091906 Resolution.pdf, Resolution.pdf

**Enactment Number:** RES0343-2006

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1	Planning Commission	09/19/2006	Recommended for Approval	City Council Regular Meeting			Pass
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**Notes:** *(Reference: Memo prepared by Ed Anzek, dated September 15, 2006 had been placed on file and by reference became part of the record thereof.)*

*Present for the applicant were Laith Hermiz and Reid Orr, Northbrooke East Development, L.L.C., 1361 East Square Lake Road, Troy, MI 48085.*

*Mr. Anzek related that the applicants were requesting an extension of the Preliminary Site Condo Plan for a twelve-unit development on 3.73 acres located south of Auburn Road between Crooks and Livernois, which would*

connect with a development to the east. The Plan received Preliminary Approval from City Council on July 20, 2005, and the applicants had been working consistently with Engineering Services, and thought the project would be through the engineering review on time. The plans were expected to be finalized this month. Staff recognized that the project would need an extension, which required recommendation by the Planning Commission and approval by City Council. Mr. Anzek advised that there had not been any changes to the Plan or Ordinances that would affect the approval, and he stated that Staff recommended approval.

Mr. Boswell asked the applicants if they had anything to add, to which they declined, and Mr. Kaltsounis moved the following motion.

**MOTION** by Kaltsounis, seconded by Hardenburg, in the matter of City File No. 00-037, the Planning Commission **recommends** to City Council **approval** of an Extension of the Preliminary Site Condominium Plan until July 20, 2007 for Northbrooke East Site Condominiums.

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

2 City Council Regular Meeting 10/04/2006 Adopted by Resolution Pass

Notes: **Mr. Ed Anzek**, Director of Planning/Development, explained that the project received approval the previous summer and that the applicants had been working diligently with City staff to meet the necessary deadline, but that it was now evident that there was a need for an extension.

**Mr. Laith Hermiz** and **Mr. Reid Orr**, Northbrooke East Development, LLC, 1361 East Square Lake Road, Troy, were present to represent the applicant and answer any questions posed by Council. They indicated that the extension request was for one year.

Aye: Ambrozaitis, Duistermars, Holder, Hooper, Raschke, Rosen and Yalamanchi

3 Planning Commission 08/07/2007 Recommended for Approval City Council Regular Meeting Pass

Notes: (Reference: Memo prepared by Ed Anzek, dated August 3, 2007 had been placed on file and by reference became part of the record thereof.)

Present for the applicant was Reid Orr, Northbrooke East, LLC, 1361 East Square Lake Road, Troy, MI 48085.

Mr. Orr noted the letter he sent to the Commission, and said he believed that it would be a bad move for him to proceed with the development at the present time because it abutted Meadow Creek II Subdivision, which still had vacant lots after a year. He did not think it would be a good idea to add more problems. He thought it would be better to sit back and let things take their course, and let the other developer have a little success. He thought it would be very foolish to proceed now, and stated that he would greatly like an Extension.

Ms. Hardenburg asked if the Avondale Faith Church would still allow the church property for detention for Northbrooke East. Mr. Orr said they would. Ms. Hardenburg asked if he had been working on any of the Preliminary Plan

conditions and if so, which ones.

Mr. Orr advised that all the conditions had been met, other than getting a few easement issues worked out. The church was run by a father and a son, and the son had been out of town for quite a while, so Mr. Orr had not finalized the easements. He did not anticipate any problems doing so because the church folks had been very nice to him since he began working with them.

Mr. Schroeder moved the following motion:

**MOTION** by Schroeder, seconded by Brnabic, in the matter of City File No. 00-037, the Planning Commission **recommends** to City Council **approval** of an Extension of the Preliminary Site Condominium Plan until July 20, 2008 for Northbrooke East Site Condominiums.

**Voice Vote:**

Ayes: Boswell, Brnabic, Dettloff, Hardenburg, Hooper, Reece, Schroeder, Yukon

Nays: None

Absent: Kaltsounis

**MOTION CARRIED**

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

Absent: Kaltsounis

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**Text of Legislative File 2006-0695**

..Title

Request for Extension of Preliminary Site Condominium Plan (Second Extension Request) - Northbrooke East Site Condominiums, a 12-unit development on approximately 3.7 acres, located south of Auburn and east of Crooks, Zoned R-4, One Family Residential. PSCP approved by City Council on July 20, 2005. Northbrooke East Development, LLC, applicant.

..Body

**Resolved** that the Rochester Hills City Council hereby approves an Extension of the Preliminary Site Condominium Plan until July 20, 2008 for Northbrooke East Site Condominiums, City File No. 00-037, a 12-unit development located south of Auburn, east of Crooks, Zoned R-4, One Family Residential, Parcel No. 15-33-128-009.