



Rochester Hills

Minutes

Planning Commission

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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

Tuesday, July 20, 2010

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

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

ROLL CALL

Present 8 - William Boswell, Deborah Brnabic, Gerard Dettloff, Dale Hetrick, Greg Hooper, Nicholas Kaltsounis, C. Neall Schroeder and Emmet Yukon

Absent 1 - David Reece

Quorum present.

Also present: Ed Anzek, Director of Planning and Development
Derek Delacourt, Deputy Director
Maureen Gentry, Recording Secretary

COMMUNICATIONS

There were no Communications presented.

NEW BUSINESS

2010-0259 Rezoning Recommendation - City File No. 99-026.2 - A request to Rezone one parcel of land totaling approximately 4 acres, located at 1680 S. Livernois, south of Avon, west side of Livernois, Parcel No. 15-21-276-006, from I, Industrial to SP, Special Purpose district. Jack's Place for Autism Foundation, applicant.

(Reference: Staff Report prepared by Derek Delacourt, dated July 20, 2010 and information about Jack's Place Foundation had been placed on file and by reference became part of the record thereof).

Present for the applicant were Bob Gigliotti, Rehmann, 5750 New King Street, Suite 200, Troy, MI 48098; Ted Wilson, Core Partners,

26622 Woodward Ave., Suite 250, Royal Oak, MI 48067; Lisa Price, Jack's Place for Autism Foundation, 17360 W. 12 Mile Rd., Suite 204, Southfield, MI 48076; and Randy DeRuiter, Synergy Group, Inc., 39400 Woodward Ave., Suite 190, Bloomfield Hills, MI 48304.

Mr. Delacourt summarized the request to Rezone approximately four acres of property from Industrial (I) to Special Purpose (SP), and noted that the property was located on the west side of Livernois between Avon and Hamlin, near the Fire Station on Horizon Ct. The applicants approached Staff several months ago with plans for a use in a couple of locations in the City. The use was one not clearly identified in the Zoning Ordinance (the applicant would explain the use and project further) and after evaluating it, Staff and the City Attorney determined that the most appropriate zoning would be Special Purpose. There was very little Special Purpose zoning in the City, and the applicants found a parcel that the Master Plan seemed to support for their future use. It was master planned REC, which was intended to permit flexibility in the type of use that occurs within the buildings and foster redevelopment of the area with the loss of manufacturing and other industrial uses. Staff felt that the request was reasonable.

Mr. DeRuiter shared that there had been quite a history of sites under consideration. They were very excited about the proposed site and excited it was in Rochester Hills. Mr. Wilson advised that he was a commercial real estate agent and he had done several projects in the community. They had been working on the project for almost a year, and they identified several other locations in southeast Michigan, but for one reason or another, they did not have the appeal of this location. They liked the industrial-type building and open space was very advantageous. They liked that it was on a main road and that there was excess land for future development. The site had many advantages for the use, and he felt the City would be proud of it and that it would add to the community, like the Leader Dog Program.

Mr. Gigliotti advised that Jack's Place for Autism was a Foundation that was dedicated to providing support, education, compassion and a comprehensive array of services to help families cope with autism. Because there was no place for young kids with autism to go, Jack's Place was developed about seven years ago to provide a resource center to help children mainstream into life. Jack's Place provides

the ability to learn life (social) skills from age five to young adulthood. It reinforces school-type programs like art, music, graphics and computers and to learn how to do something like buy a candy bar at the store or write a check. Jack's Place previously did not have a facility and utilized Oakland Community College and Oakland University for sports camps in the summer. They wanted to be near those entities. There would be a kitchen facility to help the kids learn to cook. Burger King and Best Buy said they would donate and help outfit the kitchens because they would hire some of them when they get older. There would be laundry facilities and teaching about hygiene, medical and dental. There would be a library, media center and performing art center. There would be a resource center for parents. Mr. Gigliotti added that it would be the first of its kind in the country.

Mr. DeRuiter said that they felt that the proposed use was appropriate for the location, and that it would have less impact on the surrounding environment than an industrial use might have. He promised that they would be great neighbors and commented that it was a good cause.

Chairperson Boswell opened the Public Hearing at 7:16 p.m. Seeing no one come forward, he closed the Public Hearing.

Mr. Hetrick thought it was great that the applicants were considering Rochester Hills and positioning it to be similar to Leader Dogs for the Blind. He asked if the facility allowed kids to play outside.

Mr. DeRuiter said there were plans for that in a controlled manner. The site had high bay space which they planned to develop into a gym and theatre. There was space to allow outdoor recreational activities. There was the ability in the future to develop some respite care. Mr. Hetrick clarified that the area would be secured with a fence, noting the fire station next door.

Mr. Hetrick referred to other uses allowed in Special Purpose, and said there were a few he did not think would fit or be appropriate: keeping of animals, transit passenger stations, and roadside stands. He would not be comfortable seeing those. Mr. Gigliotti said that they were not part of their plan.

Mr. Delacourt pointed out that the applicants had not requested a Conditional Rezoning. He believed that the uses Mr. Hetrick mentioned were also currently permitted in the existing zoning.

Mr. Yukon asked how many families were associated with the Foundation. Ms. Price said they had served over 6,000. Mr. Yukon asked if there would be a schedule in place for families coming to the facility.

Ms. Price explained that the dominant usage was in the summer, starting at 8:00 a.m. and going to 9 or 10:00 in the evening. That schedule changed in the winter, as most of the individuals returned to formal education. Services continued from 9:00 a.m. to 9:00 p.m. in the winter months as they served teenagers and young adults. There would be specific programs to sign up for, and they would use the programs according to their needs. They might come twice a week or five times a week. Mr. Gigliotti indicated that it was a little like Parks and Rec. Mr. Yukon asked if they had secured funding for phase one, which he clarified would be for renovations of the existing structure, the gym and performing arts center, and Mr. Gigliotti said they were in the process

Mr. Kaltsounis moved the following motion:

MOTION by Kaltsounis, seconded by Schroeder, that in the matter of City File No. 99-026.2, the Planning Commission recommends to City Council approval of the request to Rezone Parcel No. 15-21-276-006, approximately four acres, from I, Industrial to SP, Special Purpose district.

Ms. Brnabic verified that the applicants would purchase the building. She was glad to see they would have controlled activities outside.

Mr. Hooper stated that he supported the project, and he thought it was a great idea for the community. He asked how many jobs were projected. Mr. Gigliotti said six to eight full time and 25-50 part time instructors.

This matter was Recommended for Approval to the City Council Regular Meeting

Aye 8 - Boswell, Brnabic, Dettloff, Hetrick, Hooper, Kaltsounis, Schroeder and Yukon

Absent 1 - Reece

ANY OTHER BUSINESS

Mr. Anzek noted that the previous night, City Council had placed a moratorium on activities regulating medical marijuana. Staff had been getting numerous inquiries in the last several months. When it was approved by the State in 2008, there was no implementation guidance that came with the law. The City Attorney and been talking with other City Attorneys to try and find out the best way to deal with this issue. The City needed time to sort it out and conduct appropriate public input meetings with the Planning Commission. When it was voted on, there was an 80% turnout and Rochester Hills voted 62% in favor of medical marijuana. He had been talking to several individuals who offered to come and explain how a care giver or store front operated. He would bring something forward to the Planning Commission and City Council so Ordinances could be developed for consideration. There were a lot of questions and issues to sort through. He asked the Commissioners to send in any questions they had and Staff would research. Mr. Kaltsounis asked Mr. Anzek if he could put together a list of issues the Commissioners would have to recommend.

Upon questioning by Mr. Hooper, Mr. Anzek talked about plans for the lighting policy.

NEXT MEETING DATE

The Chair reminded the Commissioners that the next Special Meeting was scheduled for July 27, 2010.

ADJOURNMENT

Hearing no further business to come before the Commission, and upon motion by Kaltsounis, the Chair adjourned the Special Meeting at 7:39 p.m., Michigan time.

William F. Boswell, Chairperson
Rochester Hills Planning Commission

Maureen Gentry, Recording Secretary