

located on the north side of Hazelton, east of Livernois, zoned R-4, One Family Residential, Parcel No. 15-34-101-039, Joseph Lombardo, Applicant
(Reference: Staff Report prepared by Ed Anzek, dated June 1, 2012 and Final Site Condo Plan had been placed on file and by reference became part of the record thereof.)

Present for the applicant was Joseph Lombardo, 3377 Hazelton, Rochester Hills, MI 48307, property owner.

Mr. Anzek stated that Mr. Lombardo filed several years ago to divide his 1.1-acre property into two lots. The process available for that was to do single-family detached condos because the land had been previously platted in 1939 and a re-plat or lot split was not available. Mr. Lombardo had been diligently working with the City Attorney on the Master Deed and Bylaws; he has met all the engineering requirements. Everything was filed that needed to be, and Staff was recommending that the Planning Commission Recommend Approval to City Council.

Chairperson Boswell asked Mr. Lombardo if he had anything to add, which he did not.

Hearing no further discussion, Mr. Schroeder moved the following:

MOTION by Schroeder, seconded by Brnabic, in the matter of City File No. 02-009 (Grace Oaks Site Condominiums), the Planning Commission **recommends** that City Council **approves** the **Final Site Condominium Plan**, based on plans dated received by the Department of Planning and Development on January 6, 2012, with the following six (6) findings and subject to the following two (2) conditions.

Findings:

1. Upon compliance with the following conditions, the Final Plan meets all applicable requirements of the Zoning Ordinance and One-Family Residential Detached Condominiums Ordinance.
2. Adequate utilities are available to properly service the proposed development.
3. The Final Plan represents an acceptable comprehensive development that is harmonious with the surrounding development.

4. *The Final Plan represents a reasonable lot orientation.*
5. *The development should have no substantially harmful effects on the environment.*
6. *The Final Plan is in conformance with the Preliminary Plan approved by City Council on September 29, 2006.*

Conditions:

1. *Provide a Notice of Wetland/Floodplain Designation in recordable format after City Council approval and prior to Plans being stamped "Approved" in accordance with Ordinance 469: One-family Residential Detached Condominium; Sec. 122-368 (d).*
2. *Eliminate Note #3 that references the need for a sidewalk waiver. The note is part of 3 notes placed near the bottom center of sheet 1. The City Council had already granted that with the Preliminary Plan approval in 2006.*

A motion was made by Schroeder, seconded by Brnabic, 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, Hooper, Reece and Schroeder

Absent 2 - Kaltsounis and Yukon

Chairperson Boswell wished Mr. Lombardo good luck, and commented that it had been a while.

2005-0394 Request for a Tree Removal Permit - City File No. 00-037.2 - Northbrooke East Site Condominiums, a 12-unit site condo development on 3.7 acres, located south of Auburn between Crooks and Livernois, Parcel No. 15-33-128-009, zoned R-4, One Family Residential, Northbrooke East, LLC, Applicant

(Reference: Staff Report prepared by James Breuckman, dated May 31, 2012 and Preliminary/Final Site Condo Plan had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Andrew Milia, President, Franklin Property Corporation, 300 South Old Woodward Ave., Birmingham, MI 48009, development consultant, and Jim Jones, JJ Associates, Inc., 1055 S. Blvd. E., Rochester Hills, MI 48307, civil engineer.