

*Charter Twp. of Oakland*

- E) Letter from Mr. and Mrs. Frank Suhy, dated March 15, 2013 re: Harvard Place*
- F) City Council Resolution dated March 19, 2013 re: Blossom Ridge of Oakland Twp.*
- G) Nomination Forms for Community First Program*

**NEW BUSINESS**

**2012-0056** Request for Final Site Condominium Plan Recommendation - Avon Lakes Condominium, City File No. 11-011, a two-unit development on Mackwood, west of Dequindre, zoned R-4, One Family Residential, Parcel No. 15-25-202-040, Hamlin Associates, Applicant

*(Reference: Staff Report prepared by Ed Anzek, dated March 15, 2013 and Final Plan/Exhibit B had been placed on file and by reference became part of the record thereof.)*

*Present for the applicant was Dale Garrett, Hamlin Associates, 5877 Livernois, Suite 103, Troy, MI 48098.*

*Mr. Anzek stated that it was a fairly straight-forward request for a two-unit Final Site Condominium Plan Recommendation to City Council. He noted that the Preliminary Plan had been before the Commissioners about a year ago. There was a limited common element to serve both units. Mr. Garrett had established that the common element would be preserved in its natural state. The two units would become part of the Avon Lakes Homeowner's Association, which was put in the Master Deed and reviewed by the City Attorney, John Staran. Engineering had no issues with the Plan, and Mr. Anzek concluded that Staff recommended approval.*

*Chairperson Boswell asked the Commissioners if they had any comments or questions. Hearing none, Mr. Schroeder moved the following motion, seconded by Mr. Hetrick. Chairperson Boswell confirmed that Mr. Garrett was aware of and had agreed to the conditions.*

***MOTION*** by Schroeder, seconded by Hetrick, in the matter of City File No. 11-011 (Avon Lakes Condominium), the Planning Commission recommends that City Council **grants Approval** of the **Final Site Condominium Plan**, based on plans dated received by the Planning Department on March 1, 2013, 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 a reasonable lot layout and orientation that is harmonious with the surrounding developments.*
4. *The development should have no substantially harmful effects on the environment.*
5. *The proposed use will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*
6. *The Final Plan is in conformance with the Preliminary Plan approved by City Council on April 2, 2012.*

Conditions:

1. *Provision of \$200 per unit for street trees, payment made prior to obtaining a Land Improvement Permit.*
2. *That the applicant receives all engineering-related permits, including a Soil Erosion and a Sedimentation Control Permit.*

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

**Aye** 9 - Boswell, Brnabic, Dettloff, Hetrick, Hooper, Kaltsounis, Reece, Schroeder and Yukon

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

**2010-0106**

Request for Recommendation of the Amended and Restated Final Planned Unit Development (PUD) Agreement - City File No. 04-037.2 - Harvard Place PUD, a 168-unit apartment complex development on approximately 26 acres, located east of John R, north of School Rd., Parcel Nos. 15-24-100-009, -010, -018, -019, -028, -029, -037, -038, and -040, zoned PUD overlay, MJC Harvard Place, LLC, Applicant