

NEW BUSINESS

2008-0302 Request for an Extension of the Final Site Condominium Plan Recommendation until July 14, 2014 - City File No. 05-005 - Pine Woods Site Condominiums, a proposed 29-unit development on 9.6 acres, located south of Auburn, east of Livernois, zoned R-4, One-Family Residential, Parcel Nos. 15-34-101-073, -074 & -075, L&R Homes, Inc., Applicant

Present for the applicant were Lorenzo and Vito Randazzo, L&R Homes, Inc., 2490 Walton Blvd., Suite 103, Rochester Hills, MI 48309.

Mr. Vito Randazzo stated that they were representatives of L&R Homes, Inc., and they were requesting an Extension of the Final Site Condominium Plan for one year. He advised that there were 29 units on 9.6 acres, south of Auburn, east of Livernois. He commented that things were getting better and they were eager to move forward. Mr. Lorenzo Randazzo remarked that they were smiling more this year than last, and that they felt better about the economy.

Chairperson Boswell asked the Commissioners if they wished to comment or make a motion. Hearing no further discussion, Mr. Hetrick moved the following, seconded by Mr. Schroeder:

MOTION by Hetrick, seconded by Schroeder, in the matter of City File No. 05-005 (Pine Woods Site Condominiums), the Planning Commission recommends that City Council approves an Extension of the Final Site Condominium Plan until July 14, 2014.

Mr. Kaltsounis remarked that nothing had changed since the Preliminary Approval, including the name of the street.

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

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

Absent 1 - Yukon

2012-0208 Request for an Extension of the Preliminary Site Condominium Plan Recommendation until July 16, 2014 - City File No. 06-012.2 - Somerset Pines, a proposed 41-unit residential development on 19.2 acres, located on South Boulevard, between Crooks and Adams, zoned R-4, One-Family Residential, Parcel Nos. 15-32-300-007, -008, -009, and -010, Somerset Pines, LLC, Applicant

(Reference: Memo prepared by Ed Anzek, dated July 12, 2013 and Preliminary Plan were placed on file and by reference became part of the record thereof).

Present for the applicant were Stephen Neeper, Senior Project Manager, MJC Somerset Pines, LLC, 46600 Romeo Plank Rd., Suite 5, Macomb, MI 48044 and Jeffrey Rizzo, Fenn & Associates, Inc., 14933 Commercial Dr., Shelby Township, MI 48315, Civil Engineer.

Mr. Rizzo advised that they were very close to obtaining Engineering approvals. He believed that should happen in a couple of months, so they needed more time and were seeking an Extension.

Chairperson Boswell asked Mr. Anzek if anything on the plan had changed, and Mr. Anzek advised that it was the same as approved.

Hearing no further discussion, Mr. Hetrick moved the following motion from the packet, seconded by Mr. Schroeder:

MOTION by Hetrick, seconded by Schroeder, in the matter of City File No. 06-012.2 (Somerset Pines Site Condominiums), the Planning Commission recommends that City Council approves an Extension of the Preliminary Site Condominium Plan until July 16, 2014.

Ms. Brnabic asked the applicants if they managed to remedy the concerns the Fire Department had with fire flow and additional access.

Mr. Fenn informed that they added an additional emergency access for the Fire Department vehicles, and that the fire flow data had been updated.

Mr. Schroeder asked if there had been any action on the site next door, but Mr. Fenn had no knowledge of that.

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

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

Absent 1 - Yukon

Chairperson Boswell stated that the Extension request was granted and that the applicants could now "get busy."