



# Rochester Hills

## Minutes

### Planning Commission

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Home Page:  
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*Chairperson Deborah Brnabic, Vice Chairperson Greg Hooper*  
*Members: Sheila Denstaedt, Gerard Dettloff, Anthony Gallina, Dale Hetrick, Marvie*  
*Neubauer, Scott Struzik and Ben Weaver*  
*Youth Representatives: Janelle Hayes and Siddh Sheth*

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Tuesday, June 18, 2024

7:00 PM

1000 Rochester Hills Drive

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## CALL TO ORDER

*Chairperson Brnabic called the June 18, 2024 Regular Planning Commission Meeting to order at 7:00 p.m., Michigan Time.*

## ROLL CALL

**Present** 7 - Deborah Brnabic, Sheila Denstaedt, Gerard Dettloff, Greg Hooper, Marvie Neubauer, Scott Struzik and Ben Weaver  
**Excused** 2 - Anthony Gallina and Dale Hetrick

## Others Present:

*Chris McLeod, Planning Manager*  
*Jennifer MacDonald, Recording Secretary*

*Mr. Gallina and Mr. Hetrick provided prior notice that they would be unable to attend and were excused.*

*Chairperson Brnabic welcomed attendees to the June 18, 2024 Planning Commission meeting. She noted that if anyone would like to speak on an agenda item tonight or during Public Comment for non-agenda items to fill out a comment card, and hand that card to Ms. MacDonald. She noted that all comments and questions would be limited to three minutes per person, and all questions would be answered together after each speaker had the opportunity to speak on the same agenda item.*

## APPROVAL OF MINUTES

[2024-0301](#) May 21, 2024 Special Work Session Minutes

**A motion was made by Hooper, seconded by Neubauer, that this matter be Approved as Presented. The motion carried by the following vote:**

**Aye** 7 - Brnabic, Denstaedt, Dettloff, Hooper, Neubauer, Struzik and Weaver

**Excused** 2 - Gallina and Hetrick

[2024-0302](#) May 21, 2024 Regular Meeting Minutes

**A motion was made by Hooper, seconded by Neubauer, that this matter be Approved as Presented. The motion carried by the following vote:**

**Aye** 7 - Brnabic, Denstaedt, Dettloff, Hooper, Neubauer, Struzik and Weaver

**Excused** 2 - Gallina and Hetrick

## COMMUNICATIONS

*Chairperson Brnabic stated that the Rochester Hills community experienced an unthinkable tragedy this past Saturday of a mass shooting at the Brooklands Park Splash Pad. She commented that innocent families were enjoying their day together, and she stated that heartfelt thoughts and prayers continue for the nine people wounded, and especially for the eight-year-old boy and his mother, who are still in critical condition. She offered a prayer for the Brooklands and the entire Rochester Hills community in healing and moving forward without fear.*

*Ms. Neubauer stated that everyone has been dealing with this as a City and as a community and a family since it happened, and she commented that everyone from the Mayor's Office, the Sheriff's Office, and police and first responders have done a tremendous job. She noted that the Mayor has been saying that this is not going to define us, but the response to this will. She stated that everyone is asked to love God and their neighbor, and watch out for each other and care about each other. She noted that she asked for permission to do a prayer to open the meeting and to pray for the victims, especially the two that are still in very serious critical condition. She stated that not only the residents of the city have been impacted but staff as well.*

*She offered a prayer for the first responders, the shooting victims, and the community, and asked for strength and help to come together and love each other.*

## PUBLIC COMMENT

*None.*

## NEW BUSINESS

### 2024-0298

Request for Site Plan Approval - File No. PSP2022-0028 - for Oak Ridge Plaza to construct an addition, located at 3230 - 3270 S. Rochester Rd., on the west side of Rochester Rd., between Auburn Rd. and M-59, zoned NB Neighborhood Business with the FB Flex Business Overlay, Parcel No. 15-34-226-38, Ralph Faranso, A.F. Property Management, Inc., Applicant

*(Staff Report dated 6/18/24, Reviewed Plans dated 5/16/24, Development Application, Applicant's drone images, List of Revisions, Environmental Impact Statement, WRC Letter of 11/30/22, and Planning Commission minutes of 5/16/23 had been placed on file and by reference became a part of the record thereof.)*

*Present for the applicant were Ralph Faranso, owner of Oak Ridge Plaza and*

*John Marusich, Architect.*

*Chairperson Brnabic introduced this item and asked Mr. McLeod for the Staff Report.*

*Mr. McLeod stated that this is a simple site plan request, and does not include any additional items such as a tree removal request. He explained that the request is for a 1,500 square foot addition to the existing Oak Ridge Plaza located on the west side of Rochester Road just north of Nawakwa. He pointed out that the proposed addition would be on the very south side of the building. He stated that the property is zoned Neighborhood Business (NB) and also has the Flex Business District Overlay; and noted that the property is being developed under the NB District standards. He noted the position of the addition relative to the existing site and the impact to the sidewalk and parking area, and stated that there is nothing in terms of a huge footprint change. He explained that it was a simple site plan request with a parking modification, and he mentioned that the proposed use in terms of retail is acceptable in the NB District.*

*He stated that the 1,500 square foot addition would fill in the parking area that is currently there, and noted that the applicant is proposing a series of improvements to the site. He pointed out that most of the landscaping would include hedgerows and additional right-of-way trees, and he mentioned that there is a conflict between requirements for tree locations. He stated that due to the limited landscape area between the front of the parking lot and the right-of-way, the applicant has proposed to put the ornamental trees that are required by Ordinance within the road right-of-way. Unfortunately there is a 10-foot separation distance required by Forestry from any sort of pathway to an ornamental tree. He explained that they cannot meet the requirement without going even closer to the roadway. He suggested that the Planning Commission allows staff to work with the applicant to find potential relocated areas for those trees because they simply will not fit within the landscape buffer area. Ultimately, if they cannot find locations onsite, that modification can be a part of the Commission's decision-making process. Mr. McLeod noted that the applicant is also increasing the landscaping along the west property line to increase the overall screening to residences to the west.*

*He explained that relative to the overall site, 1,500 square feet is not a large addition and staff felt that the proposed improvements to the site were quantifiable in proportion to the addition. He noted, however, that the site does not meet the current Ordinance requirements in terms of parking. He stated that the basic driver is CJ Mahoney's Bar and Grill, which by itself, including its outdoor seating area, requires 144 parking spaces. He mentioned that the applicant was before the Commission about a year ago to discuss parking; and it was noted that the parking lot in the center does not ever appear to be full and probably barely gets to half-full based on the current configuration of uses. He explained that the applicant is requesting a modification in terms of the overall amount of parking being provided onsite to allow for the addition to occur and not meet the required number of spaces for retail for the overall shopping center. He stated that the proposed addition will match the existing architecture and the materials will be decorative brick in soldier courses to match the existing center.*

*He stated that if approved and constructed, it would be seamless in terms of overall design.*

*Mr. McLeod noted that the Ordinance allows the Planning Commission to approve a parking modification. He noted that the packet includes information provided by the applicant as to how the parking lot is utilized during different times of the day, and the data pointed out that at 1 o'clock in the afternoon, a very limited amount of parking is being utilized. Parking use was highlighted at 5:11 p.m. and at 6:08 p.m., where again limited parking was being utilized on the site.*

*He addressed the possible relocation of the ornamental trees relative to the pathway traffic, and explained that the right-of-way trees along the Rochester Road frontage have been pruned severely multiple times over the course of time. He stated that at this point those trees should be left alone to allow them to grow to their natural state and the only pruning and maintenance that should be allowed to occur is to meet appropriate standards.*

*He noted that a land improvement permit and all necessary building permits would have to be obtained as well.*

*Mr. Hooper asked if Mr. Faranso was in agreement with Condition 2 relative to the relocation of the ornamental trees specified in the draft motion for approval along with the other conditions added. Seeing Mr. Faranso acknowledge agreement, he continued, pointing out that Condition 3 of the proposed motion states that City Staff may reassess the parking demand in order to determine whether a new occupant would be permitted.*

*Mr. Struzik stated that when this came before the Commission a year ago, he had mentioned that he travels through that area on bike and by car and noted that he does not see parking as an issue. He stated that there is a condition added to address parking if it should become an issue, and he commented that he thinks that this is a win-win and a way that they can reduce an over-provisioned parking lot while also getting some additional green barrier for the neighbors to the west.*

*Chairperson Brnabic stated that her major concern is if the use changes. She commented that Be Seated Leather Furniture is in the shopping center and does not bring much traffic, while a sit-down restaurant would. She noted that under Condition 3, if the plaza owner chose to lease to a tenant that had a larger parking demand, he would be required to come to the Planning Department and make them aware of that.*

*Mr. McLeod explained that as a part of the Certificate of Occupancy process, the Planning Department reviews the proposed uses in each tenant space. He stated that if the 18,155 square feet of existing retail is proposed to be occupied by a tenant that generates a lot of parking, City Staff would have the ability to require either additional justification for the amount of parking or the C of O could get denied unless they provided some alternative to rectify the parking situation.*

*Ms. Denstaedt asked if Mr. Faranso had any idea who would be taking that space.*

*Mr. Faranso responded that he did not currently know, but once they break ground he believes that the space will get a lot of attention. He stated that he did not think he would have a problem leasing it.*

*Mr. Hooper moved the motion in the packet for site plan approval, noting the six pre-printed findings and four pre-printed conditions. The motion was seconded by Mr. Dettloff.*

*After calling for a voice vote, Chairperson Brnabic noted that the motion passed unanimously.*

**A motion was made by Hooper, seconded by Dettloff, that this matter be Approved. The motion carried by the following vote:**

**Aye** 7 - Brnabic, Denstaedt, Dettloff, Hooper, Neubauer, Struzik and Weaver

**Excused** 2 - Gallina and Hetrick

**Resolved**, in the matter of City File No. PSP2022-0028 (Oak Ridge Plaza Retail Addition), the Planning Commission approves the proposed Site Plan, based on plans received by the Planning Department on April 29, 2024, with the following findings and subject to the following conditions:

#### **Findings**

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project is within an existing shopping center that already has a defined access to S. Rochester Road and Nawakwa Road and does not propose any new driveway locations, thereby promoting current and future safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. Off-street parking areas for the proposed retail addition are provided for in the existing shopping center parking lot onsite thereby avoiding common traffic problems and promoting customer safety.
4. The proposed development and associated improvements should have a satisfactory and harmonious relationship between the development on-site, the existing development in the adjacent vicinity, and the overall vision of this area of Rochester Road.
5. The proposed development, with its limited scope will not have an unreasonably detrimental or injurious effect upon the existing characteristics and features on the site or those of the surrounding area.
6. The Planning Commission finds that the modification to the overall number of parking spaces required is appropriate. The overall number of parking spaces provided (160) should satisfactorily accommodate the required parking for the center, given the nature of the existing business onsite and the limited overlap of generated parking needs of the restaurant use and the other retail uses within the center.

Conditions

1. All original comments from City departments on the reviewed site plans, this staff report, and outside agency review letters, remain applicable.
2. That the required ornamental trees proposed within the S. Rochester Road right-of-way be planted along the north and south property lines, in locations as approved by City staff.
3. That City staff may reassess the parking demand and availability of the appropriate number of parking spaces should a large sit-down restaurant user or other significant traffic generating use as determined by City staff be proposed for the center, in order to determine whether such a new occupant would be permitted.
4. Provide a landscape bond in the amount of the landscape installation cost estimation shown on the site plan, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.

2024-0300

Request for Site Plan Approval - File No. PSP2023-0015 - to construct an approximately 11,605 sq. ft. office building for Rochester Square II Medical Office, located at 83-85 E. Avon Rd., on the north side of Avon and east of Rochester Rd., zoned O Office Business District with the FB Flex Business Overlay, Parcel No. 15-14-351-016, Doraid Markus, 85 Avon Development LLC, Applicant

*(Staff Report dated 6/18/24, Reviewed Plans, Environmental Impact Statement, Development Application, RCOC email dated 5/16/24 and WRC letter dated 4/6/23, and Tree Removal Notice had been placed on file and by reference became a part of the record thereof.)*

*Present for the applicant were Erin McMachen of Stonefield Engineering and Design, and Mark Drane with Rogvov Architects. Mr. Drane noted that owner Doraid Markus was unable to attend this evening.*

*Chairperson Brnabic introduced this item noting that it is a site plan approval request to construct an approximately 11,605 square foot office building for Rochester Square II Medical Office located at 83 and 85 East Avon Road on the north side of Avon, east of Rochester Road, zoned O-Office Business District with the FB Flex Business Overlay. She invited the applicants to the table and asked Mr. McLeod for the staff report.*

*Mr. McLeod noted that staff did receive word from Mr. Markus that Mr. Drane and Ms. McMachen would be attending tonight on his behalf. He explained that this is a site plan request along with a tree removal permit request. He stated that the site is currently occupied by a vacant residential structure in the front and a non-residential structure on the north side, and the site is being developed as a part of the standard Office zoning provisions. He noted that Mr. Markus owns the new building at the corner that houses Starbucks, Five Guys, and more. He pointed out that the proposed development does not impact any residential properties as the property immediately to the east that is heavily treed is also zoned Office, further to the east of that is a church, to the north is the car dealership, and to the south is Leader Dogs For The Blind. He reviewed adjacent zoning, noting that it is Neighborhood Business to the west, Community Business to the north, Office to the east and Special Purpose to the*

south.

*He stated that the site plan proposes an 11,605 square foot office building, and joint access is going to be utilized through the existing driveway for the Starbucks complex to the west. He pointed out the detention pond, and noted that there would be underground storage as well. He explained that the sites would merge together with the site plan proposing the combination of the lots, getting rid of the necessity for a lot of easements going across the sites and bringing the parking together in more of a complete fashion. He explained that 25 regulated trees would be removed and he pointed out the trees that are proposed to be planted and the amount to be paid into the Tree Fund. He mentioned that the applicants have provided an extensive amount of landscaping around the perimeter of the site, and he noted that their main tree preservation is in the southeast corner where the largest stand of trees exists. He noted that they are actually rerouting the utilities around that tree stand to try to keep existing trees. He stated that unique to the site is a proposed raised patio or porch that will be across the front of the site that will overlook the stormwater facility, including a retaining wall and a railing. He noted the elevation change from that portion of the building which will ultimately come down to the connection to the Avon pathway, along with a cross pedestrian connection to the site to the west. He mentioned that the elevations follow the architectural design palette established by the existing building to the west, along with a wood siding or metal product that simulates wood siding represented by tan or beige areas in the rendering, and decorative brick represented by darker gray areas and a tan or beige burnished block. He noted it was more of a modernistic type design.*

*He mentioned that with the plan to combine the parcels, the green belt requirement in between them is removed; if that is not the case, the green belt becomes an issue. He mentioned some slope and swale modifications, and noted that these are some of the things covered in the Staff Report in terms of additional modifications that will be necessary as they go through their conditions and engineering review. He pointed out that the ornamental tree locations must be slightly revised, and commented that he is sure that a modified location could be determined.*

*Ms. McMachen stated that Commissioners can expect a similar cohesive feeling with the project to the west, and pointed out that two existing driveways would be closed since the developments will be combined.*

*Chairperson Brnabic asked if there was any idea of the use for the second floor of the building already constructed, and if there were any concerns about the additional traffic being that it will be a medical office building next to busy retail.*

*Mr. Drane responded that the right use has not presented itself yet for the second floor.*

*Mr. McLeod responded that having a cross connection for the site is one of the solutions for traffic congestion as the purpose of cross connections is to try to reduce curb cuts.*

*Chairperson Brnabic noted that there had been a question about an additional storm sewer and mention of an east swale and she did not see a response.*

*Mr. McLeod responded that Engineering still signed off on the plans for the Planning Commission but want to see additional clarification going forward that the water will actually be reaching the pond. He assured them that if Jason Boughton felt this was going to be an issue that will somehow modify the site or change the site significantly, he would not have said yes to the review. He stated that he is certain that this is a relatively minor change.*

*Chairperson Brnabic asked if Comerica had moved out.*

*Mr. McLeod responded that they had not and have been working to secure access to the site.*

*Ms. Neubauer referred to Page 22 of 30 and asked if the material of the exterior was metal or wood grain siding. She stated that she wanted to ensure the material's durability.*

*Mr. Drane responded that it is an aluminum metal and would look like weathered, washed or whitewashed lap siding.*

*Ms. Neubauer stated that for the record she would like the applicants to acknowledge the four conditions, including one of the conditions that refers to the original comments, waivers and modifications from the different departments, and pointed out that there were four Engineering issues, three Building issues, and two Forestry issues to address.*

*Ms. McMachen responded that they were in agreement with all of the conditions, including the notes on the latest plan review, and would be addressing these comments coming out of tonight's meeting.*

*Mr. Struzik stated that it is always good to see something proposed that is a lot nicer than what is currently there, and commented that currently the property is in a condition that it should not be in. He noted that it looks like there are some construction materials that were pushed from the recently-developed site onto this property. He commented that it should not look as bad as it does right now. He added that he is a huge fan of the joint access and reduction of two curb cuts, noting that he likes to walk and bike and this is on his regular route. He noted that medical services are in demand in the city and this will provide another opportunity to have these services located close to home. He mentioned that he views the uses as complimentary with a medical office building busy during the daytime and the retail establishment and Starbucks being busy early in the morning and then later in the evening for Five Guys and some of the other uses; and he noted that it is nice that they do not have to over-provision parking and can have a shared model for use during different times of the day.*

*Mr. Dettloff stated that it is a great looking facility and asked if the tenants were lined up already.*



*Mr. Drane responded that he believes that once they start digging the phone will begin to ring.*

*Mr. Dettloff asked whether the price per square foot for rent had been determined.*

*Mr. Drane responded that he did not know.*

*Ms. Denstaedt stated that she would echo the previous comments, and noted that it is exciting to see what is coming considering what they have already brought to the area. She commented that the Commission has been talking about the Master Plan, talking about pedestrians and talking about mobility; and to know that they are incorporating bike racks will be wonderful. She wished them luck.*

*Mr. Weaver stated that he was glad to see the rain garden incorporated, and asked if the underground detention for the neighboring site was intended to be cross-used by this property.*

*Ms. McMachen responded that it just was not feasible to do that and they had to go with a separate system; however, it was great to be able to do above-ground and provide something more natural with plantings.*

*Mr. Weaver asked if the drain lines going in and out of the rain gardens were for overflow, and he asked what the connection is on the east side of the property.*

*Ms. McMachen responded that anything that is not infiltrating the rain gardens can bypass and be routed to the above-ground basin. She added that the lines would be from the roof outfall down to the above-ground drainage system. She added that there is a small yard inlet near the east property line to make sure that all drainage stays on the property.*

*Mr. Weaver asked how often there are stormwater basins in front of a building, noting that normally they are tucked in the back. He commented that he hopes that the detention area becomes a feature, as they have incorporated it into the design as an overlook from the front of the building. He asked if there would be an intended maintenance program to prevent it from being overrun with phragmites or cattails.*

*Ms. McMachen responded that the County will require a stormwater maintenance plan, and added that it will be fully fenced so there will be no fall risk either with it being street frontage.*

*Mr. Weaver asked what kind of fencing would be used.*

*Ms. McMachen responded that there were two options provided by Mr. McLeod consistent with the City's streetscape standards, and suggested it would be one of the two black fences with circles on the top.*

*Mr. Hooper stated that he agrees with all of his fellow Commissioners and had nothing more to add. He moved the motion in the packet to approve the site*

*plan with the preprinted five findings and four conditions. Ms. Neubauer seconded the motion.*

*Chairperson Brnabic called for a voice vote and after the vote she announced that the motion passed unanimously.*

*Mr. Hooper moved the motion in the packet to grant the tree removal permit including two preprinted findings and two preprinted conditions. The motion was seconded by Ms. Neubauer.*

*After calling for a voice vote, Chairperson Brnabic announced that the motion passed unanimously. She congratulated the applicants on moving forward with the new medical office.*

*Ms. McMachen thanked the Commission, and commented that she will see if they can get some maintenance and cleanup done on the site while they work through the permitting process.*

**A motion was made by Hooper, seconded by Neubauer, that this matter be Approved. The motion carried by the following vote:**

**Aye** 7 - Brnabic, Denstaedt, Dettloff, Hooper, Neubauer, Struzik and Weaver

**Excused** 2 - Gallina and Hetrick

**Resolved**, in the matter of City File No. PSP2023-0015 (Rochester Square II Medical Office Building), the Planning Commission approves the proposed Site Plan, based on plans received by the Planning Department on May 17, 2024, with the following findings and subject to the following conditions:

#### **Findings**

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from an existing common access driveway with access to E. Avon Road and has access to the Comerica bank site to the north, via a cross connection, thereby promoting current and future safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. Off-street parking areas for the proposed office use have been provided onsite and include cross connections, thereby avoiding common traffic problems and promoting customer safety.
4. The proposed development and associated improvements should have a satisfactory and harmonious relationship between the development on-site, the existing development in the adjacent vicinity, and the overall vision of this area of the city.
5. The proposed development will not have an unreasonably detrimental or injurious effect upon the existing characteristics and features on the site or those of the surrounding area.

#### **Conditions**

1. All original comments from City departments on the reviewed site plans, this staff

report, and outside agency review letters, remain applicable.

2. The applicant applies for and obtain the necessary land combination of the subject site and the abutting site to the west (15-14-351-069).

3. Provide a landscape bond in the amount of the landscape installation cost estimation shown on the site plan, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.

4. Comply with all terms and conditions of the City's Tree Removal Permit.

**2024-0303**

Request for Tree Removal Permit approval - File No. PTP2024-0001 - to remove twenty-five (25) regulated trees with and one (1) specimen tree and to provide five (5) replacement trees and pay into the City's Tree Fund for the proposed Rochester Square II Medical Office building, located at 83-85 E. Avon Rd., on the north side of Avon and east of Rochester Rd., zoned O Office Business District with the FB Flex Business Overlay, Parcel No. 15-14-351-016, Doraid Markus, 85 Avon Development LLC, Applicant

**See Legislative File 2024-0300 for Discussion.**

**A motion was made by Hooper, seconded by Neubauer, that this matter be Granted. The motion carried by the following vote:**

**Aye** 7 - Brnabic, Denstaedt, Dettloff, Hooper, Neubauer, Struzik and Weaver

**Excused** 2 - Gallina and Hetrick

**Resolved**, in the matter of File No. PSP2023-0015 (Rochester Square II Medical Office Building) the Planning Commission grants a Tree Removal Permit (PTP2024-0001), based on plans received by the Planning Department on May 17, 2024, with the following findings and subject to the following conditions:

**Findings**

1. The proposed removal and replacement of regulated trees is in conformance with the City's Tree Conservation Ordinance.

2. The applicant is proposing to remove twenty-five (25) regulated trees and a total of twenty-six diameter inches (26) of specimen trees. The applicant is proposing to provide five (5) replacement trees onsite with the remaining twenty-five (25) trees to be paid into the City's Tree Fund.

**Conditions**

1. Tree protective fencing, as reviewed and approved by the City staff, shall be installed prior to temporary grade being issued by Engineering.

2. Provide payment, equal to the current required fee for replacement trees and as approved by Staff, along with any additional fees associated with such, into the City's Tree Fund for the remaining twenty-five (25) trees identified on the site plan.

**ANY OTHER BUSINESS**

*Mr. McLeod updated the Commission on the Clean Express project, noting that it has gone back and forth as to whether Culver's is accepting of what is*

*proposed. He explained that as of today, they are generally not accepting. He stated that Clean Express has completed drawings that show the proposed improvements as discussed at the Planning Commission and noted that they have been reviewed quickly but not undergone full review yet in consideration of Culver's stance. He commented that he did not know how that will be handled when they get to City Council; however, administratively they are concerned that they cannot hold Clean Express hostage to what Culver's may or may not do. He stated that ultimately, Staff believes that City Council will have to have their consideration based on whether the Clean Express site can stand on its own and not including the cross connection. He commented that he is not sure what Council will do, and whether they will approve it, deny it, or send it back down to the Commission. He suggested that the Commission can watch the Council meeting on Monday and see what occurs first-hand.*

*Chairperson Brnabic asked if there were any updates regarding the Speedway at Rochester and Avon.*

*Mr. McLeod responded that the site plan for that project has long since expired.*

*Chairperson Brnabic noted that they also came to the Zoning Board of Appeals requesting a variance for a sign and did not get it.*

*Mr. McLeod responded that unfortunately they will be starting from square-one again, and stated that Staff has had zero communication with them. He commented that while he does not know their business model, what is happening with every other gas station is that they are becoming much larger to stay in the game and compete. He stated that he would envision at some point that they will have to come in and request something because as a small gas station, it may be necessary to survive.*

*Chairperson Brnabic asked if there was any update on the Mexican restaurant planned for the Brooklands.*

*Mr. McLeod responded that both Juan Blancos and the Gerald received their land improvement permits last week and both should be breaking ground soon. He added that another new restaurant, The Jackson, is opening in the Village on June 20.*

## **NEXT MEETING DATE**

*July 16, 2024 Regular Meeting.*

## **ADJOURNMENT**

*Hearing no further business to come before the Planning Commission and upon motion by Neubauer, seconded by Denstaedt, Chairperson Brnabic adjourned the Regular Meeting at 7:52 p.m.*

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*Deborah Brnabic, Chairperson  
Rochester Hills Planning Commission*

*Jennifer MacDonald, Recording Secretary*