

2015-0224 Request for Final Site Condominium Plan Recommendation - Nottingham Woods, a proposed 17-unit, single-family site condominium development on 8.7 acres, located on the north side of Hamlin, east of Livernois, west of Crestline, zoned R-3, One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-22-376-039, Vanguard Equity Management, LLC, Applicant
(Reference: Memo prepared by Sara Roediger, dated August 12, 2016 and Final Site Condo Plans had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Michael DiNello, Vanguard Equity Management, LLC, 101 S. Main St., Suite 200, Rochester, MI 48307 and Michael Park, Giffels Webster Engineers, 6303 26 Mile Rd., Suite 100, Washington, MI 48094.

Ms. Roediger noted that almost a year ago to the day, the Preliminary Site Condo Plan was before the Planning Commissioners. There was a little delay over the fall, and the matter went to City Council in February 2016 for approval. Since then, there had been quite a bit of conversation with the applicants and the residents about further buffering around the property edges. The applicants had submitted a revised plan which enhanced the screening along the north, east and west property lines. The applicants were back for Final Site Condo Plan review, and the plans met and exceeded the landscape Ordinance requirements and all staff recommended approval. She said that she would be happy to answer any questions.

Chairperson Brnabic thanked the applicants for doing an excellent job of communicating with the neighbors. She indicated that it oftentimes helped avoid misunderstandings and enabled the neighbors to get the proper facts and to be able to express concerns and offer input before a meeting, which was better in the long run.

Mr. Kaltsounis commented that he got excited when he saw the house on Sheet A2 that had a four-car garage - three on the side and one in the back. But when he looked at the lot layouts, he did not see a place to put a house of that size. He asked if the homes were just shown as references, and if the developer was not mandated to build what was shown.

Ms. Roediger explained that the floor plans and elevations provided were representative of the type of housing that could be developed. The homes would have to conform to the building envelopes based on the setbacks. The City would not hold the applicants to the letter, and each

home had to get its own building permit through the Building Department.

Mr. DiNello added that the City had a square-footage requirement they would have to meet. The homes shown were just different options, but they would have to comply with the maximum lot coverage allowed.

Mr. Kaltsounis stated that as a Final Site Condo Plan Recommendation, the Planning Commission's job was to review the plans to see if they matched the Preliminary. He said that he also appreciated the extra effort they did to work with the neighbors, and he moved the following:

MOTION by Kaltsounis, seconded by Schroeder, in the matter of City File No. 15-004 (Nottingham Woods Site Condominiums), the Planning Commission recommends that City Council approves the Final One-Family Residential Detached Condominium plan based on plans dated received by the Planning Department on June 23, 2016, with the following five (5) findings and subject to the following seven (7) conditions.

Findings

1. Upon compliance with the following conditions, the proposed final condominium plan meets all applicable requirements of the zoning ordinance and one-family residential detached condominium.
2. Adequate utilities are available to properly serve the proposed development.
3. The final plan represents a reasonable and acceptable plan for developing the property.
4. The applicants have worked diligently with the neighbors to provide acceptable screening from the development.
5. The final plan is in conformance with the preliminary plan approved by City Council on February 8, 2016.

Conditions

1. Provide all off-site easements, on-site conservation easement and agreements for approval by the City prior to issuance of a Land Improvement Permit.
2. Provide landscape bond in the amount of \$93,049.00 plus inspection

fees, prior to temporary grade certification being issued by Engineering.

3. *Provide an irrigation plan and cost estimate, prior to temporary grade certification being issued by Engineering.*
4. *Payment of \$3,400 into the tree fund for street trees prior to temporary grade certification being issued by Engineering.*
5. *Approval of all required permits and approvals from outside agencies.*
6. *Provide Master Deed with Exhibit B to the Department of Public Services/Engineering for review and approval prior to the Engineering Department issuing Preliminary Acceptance of any site improvements.*
7. *Compliance with applicable staff memos, prior to Final Site Condo Plan Approval.*

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

Aye 6 - Brnabic, Dettloff, Hooper, Kaltsounis, Schroeder and Schultz

Absent 3 - Morita, Reece and Yukon

Chairperson Brnabic stated for the record that the motion had passed unanimously.

2016-0300

Public Hearing and request for Conditional Land Use Recommendation - City File No. 16-015 - for a proposed drive-through at a 4,062 square-foot Culver's Restaurant on 1.08 acres to be located on an outlot on the Meijer property at the southeast corner of Rochester Rd. and Auburn Rd., zoned B-3 Shopping Center Business with an FB-3 Flex Business Overlay, Parcel No. 15-35-100-053, Andrew Zielke, Just Burgers & Fries, Applicant

2016-0321

Request for a Tree Removal Permit - City File No. 16-015 - for the removal and replacement of as many as 17 trees associated with the construction of a 4,062 square-foot Culver's Restaurant on Auburn, to be located on a 1.08-acre outlot on the Meijer property at the southeast corner of Rochester and Auburn Roads, zoned B-3 Shopping Center Business with an FB-3 Flex Business Overlay, Parcel No. 15-35-100-053, Andrew Zielke, Just Burgers & Fries, Applicant

2016-0301

Request for Site Plan Approval - City File No. 16-015 - Culver's of Rochester Hills, a proposed 4,062 square-foot restaurant on 1.08 acres on Auburn Rd. to be located on an outlot on the Meijer property near the southeast corner of