

on the north side of Hamlin Road, west of John R Road and east of Rochester Road, consisting of Parcel Numbers 15-23-300-025, 15-23-300-026, 15-23-300-029 and 15-23-300-030, Zoned R-4 (One Family Residential), also know as Ferry Court and/or Wayside Park, and

WHEREAS, in compliance with the City's Historic Preservation Ordinance, the City's Historic Districts Study Committee conducted research on the above identified properties; prepared a Preliminary Report in July, 2003; transmitted a copy the Preliminary Report to the City's Planning Commission and the State Historic Preservation Office; held the required and properly noticed Public Hearings on August 21, 2003, and on June 22, 2006; and submitted a Final Report to City Council; and

WHEREAS, based on the uniqueness of the arrangement of the houses on the property known as Ferry Court and/or Wayside Park, and its significant contribution to the local history of the City of Rochester Hills and to the Community in the areas of agricultural history, and the unusual and distinctive characteristics of company housing in the early twentieth century, it is the recommendation of the Historic Districts Study Committee that City Council designate the properties and establish the site as a local Historic District within the City of Rochester Hills.

NOW THEREFORE BE IT RESOLVED that the City of Rochester Hills City Council concurs with the recommendation of the City's Historic Districts Study Committee and does hereby designate the properties identified above as a local Historic District within the City of Rochester Hills, and requests that the City Attorney prepare the appropriate Ordinance Amendment to the City's Historic Preservation Ordinance (Chapter 118).

NEW BUSINESS

2007-0172 Request for Site Plan Approval Pursuant to the May 26, 2005 Amended Consent Judgment - City File No. 05-030.9 - Flagstar Bank, a proposed 2,827 square foot bank on 1.28 acres at Adams and Marketplace Circle - Outlot 5, zoned by Consent Judgment, Parcel No. 15-30-326-008, Flagstar Bank, applicant.

Mr. Hooper recused himself from both items 2007-0172 Flagstar and 2007-0363 Adams Marketplace due to a conflict of interest.

Mr. Anzek showed how both Flagstar Bank and Adams Marketplace Retail Buildings B-G are related on this property. He then introduced Mr. Mark Drain of Rogvov Architects, who was representing Grand Sakwa Properties and Mr. Shawn Blaszczyk, P.E. of Zeimet-Wozniak and Assoc., Inc., the Engineers for Flagstar Bank.

Mr. Anzek noted that Flagstar Bank has been through three complete reviews by the Technical Review Committee, consisting of the Building Department, Engineering, Landscape Architecture, Consulting Engineers and the Fire Department and all have signed off and recommend approval in accordance with consent judgment.

President Rosen pointed out that the Irrigation Note #17 on both of these items says the hours of operation of irrigation systems shall be from 5:00 a.m. to 9:00 a.m., and from 5:00 p.m. to 9:00 p.m. He noted that is during the highest usage time of the City. He inquired whether there would be any problem if there was a condition added to #17 inserting the word 'not', so that it would read, "...shall not be during the hours of 5:00 a.m. to 9:00 a.m., and 5:00 p.m. and 9:00 p.m."

Mr. Anzek took responsibility for that language stating that it was a typographical error.

Mr. Mark Drain of Rogvov Architects, representing Grand Sakwa Properties, stated it would not be a problem.

A motion was made by Raschke, seconded by Duistermars, that this matter be Adopted by Resolution with three (3) conditions. The motion carried by the following vote:

Aye 5 - Duistermars, Holder, Raschke, Rosen and Yalamanchi

Nay 1 - Ambrozaitis

Abstain 1 - Hooper

Resolved that the Rochester Hills City Council hereby approves the Site Plan for Flagstar Bank at Adams and Marketplace Circle, City File No. 05-030.9, a 2,827 square-foot building on 1.28 acres, identified as part of Parcel No. 15-30-326-008, zoned by Consent Judgment, based on plans received by the Planning and Development Department on April 25, 2007, with the following conditions:

Condition:

1. Submission of performance and maintenance bonds in the amount of \$61,369.00 for replacement trees and landscaping, prior to obtaining a Land Improvement Permit.
2. That all easements required by Engineering Services be submitted prior to obtaining a Land Improvement Permit.
3. Item #17 under NOTES on Page 7 of the Site Plan is changed to read as follows: The Hours of operation for Lawn Irrigation System Shall **not** be During the Hours of 5:00 A.M. to 9:00 A.M. and from 5:00 P.M. to 9:00 P.M.

2007-0363 Request for Site Plan Approval Pursuant to the May 26, 2005 Amended Consent Judgment - City File No. 05-030.8 - Adams Marketplace Retail Buildings B-G, containing 100,428 square-feet, located at Adams and Marketplace Circle, Rochester Hills Corporate Center, LLC, applicant.

Also refer to Legislative File # 2007-0172

Mr. Yalamanch inquired whether or not Mr. Drain knew who the occupants would be and what type of businesses they were looking at bringing in.

Mr. Drain responded that Building G will be a PetSmart. He stated that Buildings B, C, D and F could house fitness equipment, restaurants, and/or a national electronics outlet. He further stated that he wished he could tell them exactly which businesses would be in these buildings, but until leases are signed, they just don't know.