



ASSESSING DEPARTMENT
Kurt Dawson, Director

From: Nancy McLaughlin
To: Ed Anzek
Date: 01/18/13
Re: File No.: 98-025 Andover Woods Review #15, Revised Site Plan
Applicant: Trowbridge Land Holdings LLC, Parcel No. 70-15-09-476-035 & 70-15-09-451-002

No comment.



RECEIVED

SEP 16 2014

BUILDING DEPARTMENT
Scott Cope Director

PLANNING DEPT.

From: Craig McEwen, R. A., Building Inspector/Plan Reviewer *CPH*
To: Ed Anzek, Planning Department
Date: September 16, 2014
Re: Andover Woods Review #20, 15-09-476-035 & 15-09-451-002, City File #98-025

The site plan review for Andover Woods Review #²⁰~~19~~, 15-09-476-035 & 15-09-451-002, City File #98-025 was based on the following drawings and information submitted:

Sheet # 1-18, A2, A3, A4, L-1, L-2, L-3, #23-26

Building code comments: Craig McEwen

References are based on the Michigan Residential Code 2009.

BUILDING CODE REQUIREMENTS

All previous comments were addressed on the submitted documents with the exception of following which were addressed with the applicant during the review process and have been corrected on the attached documents:

1. The basement finish floor elevation of Units 41 & 42 was not shown on the submission and has now been established as 927.5.
2. The driveway slope to Unit 27 has been revised to be within the 2% - 10% slope requirements.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 5 p.m. Monday through Friday.



Parks & Forestry
Michael A. Hartner, Director

From: Gerald Lee
To: Ed Anzek
Date: June 11, 2014
Re: Andover Woods
File No. 98-025, Review #19

Forestry review pertains to right-of-way tree issues only.

Landscape Plans, Sheet L-1 & L-2:

No additional comment at this time.

GL/kd

cc: Maureen Gentry, Planning Assistant



DPS/Engineering
Allan E. Schneck, P.E., Director

From: Jason Boughton
To: Ed Anzek
Date: October 13, 2014
Re: Andover Woods Condominium, Site Plan Review #21
City File #98-025, Sec.09

Engineering Services has reviewed the site plan received on October 2, 2014. The plans are recommended for approval once the following comments have been addressed:

General

- 1 Provide current soil borings to show the ground water table elevations near each proposed detention basin. The soil borings provided were taken in 1998.

Pathway/Sidewalk

- 1 As stated in response letter dated June 6, 2014, sidewalk waiver requests will be submitted to the Planning Commission for Rochdale Pond Ct. and Rochdale Ct.. If the waiver is not approved, then previous sidewalk comments will still apply.

JB

c: Allan E. Schneck, P.E.; DPS Director
Paul Davis, P.E., City Engineer/ Deputy Director; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS
Sheryl McIsaac, Office Coordinator; DPS
Sandi DiSipio; Planning & Development Dept.
File



FIRE DEPARTMENT
Sean Canto

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: June 4, 2014
Re: Andover Woods

SITE PLAN REVIEW

FILE NO: 98-025

REVIEW NO: 19

APPROVED X

DISAPPROVED _____

Lt. William A. Cooke
Fire Inspector

October 3, 2014

Ed Anzek
Department of Planning
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309-3033

**Subject: File No. 98-025 Andover Woods Condos, East & West Sides;
Wetland Use Permit Review #18;
Revised sites plans received by the City of Rochester Hills on
October 1, 2014**

Applicant: Trowbridge Land Holdings LLC

Dear Mr. Anzek:

The above referenced project proposes to construct 13 buildings comprising 26 condominium units on the 9.378-acre eastern property and 8 buildings comprising 16 condominium units on the 17.289-acre western property. The site is located on the east and west sides of N. Rochdale Drive, just north of Walton Boulevard. The subject site includes wetlands and a watercourse regulated by the Michigan Department of Environmental Quality (DEQ) and City of Rochester Hills. Sargent Creek, a high quality stream, bisects the property and comprises the approximate northern boundary of the project.

ASTI has reviewed the site plans received by the City on October 1, 2014 (current plans) for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance and offers the following comments for your consideration.

COMMENTS

1. **Applicability of Chapter (§126-500).** The Wetland and Watercourse Protection Ordinance is applicable to the subject site because the subject site is not included within a site plan, which has received final approval, or a preliminary subdivision plat which received approval prior to January 17, 1990, which approval remains in effect and in good standing and the proposed activity has not been previously authorized.
2. **Wetland and Watercourse Determinations (§126-531).** This Section lists specific

requirements for completion of a Wetland and Watercourse Boundary Determination.

- a. The current plans were reviewed by ASTI in the context of a valid Wetland and Watercourse Boundary Determination completed by Brooks Williamson and Associates on July 26, 2013 for this site (for the east and west sides of Rochdale Drive, south of Sargent Creek only). ASTI inspected the site on August 30, 2013 and is satisfied that Sheet 25 and Sheet 26 of the current plans accurately show this wetland delineation. The current plans depict the on-site wetlands with alpha-numeric labeling of the wetland flagging as surveyed in the field. This is to ASTI's satisfaction.

The current plans also indicate that the wetland flagging of the boundaries of wetland shown north of Sargent Creek (on both the east and west sides of the project) were not surveyed. Therefore, any wetland boundaries shown north of Sargent Creek will not be considered valid on future submittals of this project without an on-site confirmation by ASTI.

3. **Use Permit Required (§126-561).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity. This review has been undertaken in the context of those general parameters, as well as the specific requirements listed below.
 - a. A plan sheet depicting and stating all individual wetland impacts in square feet must be provided for the entire project area. This information is depicted on Sheet 23 and Sheet 24 of the current plans to ASTI's satisfaction.
 - b. No wetland impacts are proposed on the west side on the current plans. This is to ASTI's satisfaction.
 - c. The current plans show that on the east side 6975 square feet of permanent wetland impacts will occur to the DEQ- and City-regulated linear wetland (Wetland B) south of the proposed retaining wall, north of the cul-de-sac of Rochdale Court. The impacts will result from the construction and associated grading of the cul-de-sac of Rochdale Court and Units 11 and 12. These wetland impacts are depicted to ASTI's satisfaction on Sheet 24 of the current plans. This portion of Wetland B is of low quality and is not considered by ASTI to be a vital natural resource to the City and ASTI recommends the City allow for a Wetland Use Permit for these activities.
 - d. The current plans show that on the east side 3580 square feet of permanent wetland impacts will occur to the DEQ- and City-regulated isolated wetland in the southwestern portion of the east side (Wetland C) from the construction of and grading activities associated with Units 5 and 6 and a small portion of Rochdale

Court. These wetland impacts are depicted to ASTI's satisfaction on Sheet 24 of the current plans. This scrub/shrub and forested wetland to be impacted is of moderate to low quality and is not considered by ASTI to be a vital natural resource to the City.

- e. Previous plan submittals for this site, the east side specifically, stated that the artesian well north of the proposed Unit 26 (per the current plans), was capped several years ago and does not contribute water to the wetland nearby. ASTI recommends that proof of proper abandonment be supplied by the applicant or that plans of proper abandonment of this artesian well be included on revised plans. The current plans do not depict grading on or very near the well and a note stating that grading activities shall not affect the well is included on the current plans. This is to ASTI's satisfaction.

4. **Application for Use Permit (§126-564).** This Section lists specific requirements for Wetland Use Permit applications. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review:

- a. A Michigan Department of Environmental Quality (DEQ) wetland and floodplain permit is required for this project as proposed. To ASTI's knowledge, a DEQ permit has not been obtained for the project as shown on the current plans. A DEQ permit must be obtained and submitted to the City for review.

5. **Use Permit Approval Criteria (§126-565).** This Section lists criteria that shall govern the approval or denial of an application for a Wetland Use Permit. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review:

Due to the high quality of Sargent Creek and the close proximity of the proposed development to the floodplain and riparian wetlands associated with Sargent Creek, it is important to balance the benefits which may reasonably be expected to accrue from the proposed activity against the foreseeable detriments of the activity (§ 126-565.1). The amount of grading and land balancing has been significantly reduced from previous submittals. However, ASTI continues to stress that efficient construction sequencing and best management practices (BMPs) are critical for avoiding impacts to Sargent Creek. The current plans and supplemental information do not indicate any proposed land clearing or grading in close proximity to Sargent Creek. ASTI recommends that the applicant consult the City and ASTI prior to changing any plans that would include proposed grading in close proximity to Sargent Creek. Moreover, ASTI recommends the applicant consult the City prior to

conducting any land clearing on-site.

6. **Natural Features Setback (§21.23).** This Section establishes the general requirements for Natural Features Setbacks and the review criteria for setback reductions and modifications.
- a. The current plans show all areas of of the Natural Features Setback labeled as such on the current plans. Additionally, all impacts to Natural Features Setback areas are provided in linear feet on Sheet 23 and Sheet 24 of the current plans to ASTI's satisfaction.
 - b. The current plans show that on the west side 288 linear feet of Natural Features Setback will be impacted from the construction of and grading activities associated with the construction of Detention Basin A and its associated outlet. These impacts are stated on Sheet 23 of the current plans to ASTI's satisfaction. This proposed action would qualify for an exemption to the Natural Features Setback provided that: (1) a prior written notice is given to the City Engineer and written consent is obtained from the City Mayor prior to work commencing; (2) the work is conducted using best management practices (BMPs) to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted; and (3) such that all impacts to the aquatic environment are minimized. Any areas of temporary Natural Features Setback impacts associated with this activity must be restored with original soils or equivalent soils and seeded with a City approved seed mix, where possible. Additionally, any plantings within the Natural Features Setback must be native Michigan species and genotype. Cultivars are not recommended.
 - c. On the west side, approximately 40 linear feet of Natural Feature Setback will be temporarily impacted from the construction of and grading activities associated with the construction of Detention Basin B and its associated outlet. These impacts are stated on Sheet 23 of the current plans to ASTI's satisfaction. This proposed action would qualify for an exemption to the Natural Features Setback provided that: (1) a prior written notice is given to the City Engineer and written consent is obtained from the City Mayor prior to work commencing; (2) the work is conducted using best management practices (BMPs) to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted; and (3) such that all impacts to the aquatic environment are minimized. *These impacts must still be stated as directed in Comment 6.a on revised plans.* Additionally, any areas of temporary Natural Features Setback impacts associated with this activity must be restored with original soils or equivalent soils and seeded with a City approved seed mix, where possible. Additionally, any plantings within the Natural Features Setback must be native Michigan species and genotype. Cultivars are not recommended.

288
40
15
650
503
30

1524

- d. On the west side, 15 linear feet of Natural Feature Setback will be impacted from the construction of a vegetated storm water overflow swale from Detention Basin B. These impacts are stated on Sheet 23 of the current plans to ASTI's satisfaction. This proposed action would qualify for an exception to the Natural Features Setback provided that: (1) a prior written notice is given to the City Engineer and written consent is obtained from the City Mayor prior to work commencing; (2) the work is conducted using best management practices (BMPs) to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted; and (3) such that all impacts to the aquatic environment are minimized. Additionally, any areas of temporary Natural Features Setback impacts associated with this activity must be restored with original soils or equivalent soils and seeded with a City approved seed mix, where possible. Additionally, any plantings within the Natural Features Setback must be native Michigan species and genotype. Cultivars are not recommended.

- e. On the east side, the current plans depict 650 linear feet of Natural Feature Setback will be permanently impacted from the construction of and grading activities associated with the construction of the cul-de-sac of Rochdale Court, and Units 11, 12, 13, and 16. These impacts are stated on Sheet 24 of the current plans to ASTI's satisfaction. The Natural Features Setback here is of low quality and ASTI recommends a modification to allow for these proposed actions. Additionally, any areas of temporary Natural Features Setback impacts associated with these activities must be restored with original soils or equivalent soils and seeded with a City approved seed mix, where possible. Additionally, any plantings within the Natural Features Setback must be native Michigan species and genotype. Cultivars are not recommended.

- f. On the east side, 503 linear feet of Natural Features Setback will be permanently impacted from the construction of and grading activities associated with the construction of Units 4, 5, 6, 7, 23, and 24 and a portion of Rochdale Court. These impacts are stated on Sheet 24 of the current plans to ASTI's satisfaction. The Natural Features Setback here is of low quality and ASTI recommends a modification to allow for these proposed actions.

- g. On the east side, 30 linear feet of temporary Natural Features Setback impacts will result from the construction of the outlet from Detention Basin C. These impacts are stated on Sheet 24 of the current plans to ASTI's satisfaction. This proposed action would qualify for an exception to the Natural Features Setback provided that: (1) a prior written notice is given to the City Engineer and written consent is obtained from the City Mayor prior to work commencing; (2) the work is conducted using best management practices (BMPs) to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted; and (3) such that all impacts to the aquatic environment are

minimized. Additionally, any areas of temporary Natural Features Setback impacts associated with this activity must be restored with original soils or equivalent soils and seeded with a City approved seed mix, where possible. Additionally, any plantings within the Natural Features Setback must be native Michigan species and genotype. Cultivars are not recommended.

7. **Floodplain Use and Regulation (§114-126).** This Section lists specific requirements for Floodplain Use Permit applications and reviews.
 - a. The City Engineering Department will complete a detailed floodplain review; however, ASTI recommends that any required compensatory floodplain cuts be provided on-site, if applicable.

RECOMMENDATION

ASTI recommends the City approve the above-referenced project as proposed on the current plans.

Respectfully submitted,

ASTI ENVIRONMENTAL



Kyle Hottinger
Wetland Ecologist



Dianne Martin
Director, Resource Assessment & Mgmt.
Professional Wetland Scientist #1313

ENVIRONMENTAL IMPACT STATEMENT

FOR

ANDOVER WOODS CONDOMINIUMS

Rochdale Road just north of Walton Road
Rochester Hills, Michigan

Project Sponsor:

Trowbridge Land Holdings, LLC
2617 Beacon Hill Drive
Auburn Hills, Michigan 48326

Prepared By:

Bruce Michael
Ojibway Development, LLC

Introduction

The proposed Andover Woods Condominiums is located along both sides of Rochdale Drive, approximately 515 feet north of the centreline of Walton Blvd in the City of Rochester Hills. The development is 26.67 acres in size, consisting of two parcels – 9.38 acres east of Rochdale and 17.29 acres west of Rochdale, and is currently zoned RCD (One Family Residential Cluster District). This report intends to describe the impact of the proposed development on this property and the community that surrounds it.

PART I: ANALYSIS REPORT Past and Present Status of the Land

Past and Present Characteristics of the Land

A.) What are the characteristics of the land, waters, plant and animal life present?

The proposed development site is currently composed of vacant land. The eastern site contains scattered trees in most of its southern and central area and is heavily wooded to along its north and east sides. There are over 880 regulated trees on the eastern site. The western site is densely wooded throughout most of its area with more than 1230 regulated trees. The tree species are generally upland deciduous softwoods including Box Elder (the majority of the trees surveyed), American Elm, Ash, Basswood, and Cottonwoods. A small number of hardwoods exist, including black walnut, sugar and silver maples, black cherry. Several willows exist near Sargent Creek.

Both the east and west sites are heavily encumbered by the 100 year floodplain, and to a lesser extent, the floodway of the Sargent Creek. The floodplain area occupies all of the northern and central portions of the sites, leaving only about 30-40% of the site upland of the floodplain area. Some of the floodplain extends south to the southern boundary of the site and will require some filling of the floodplain simply to access the western site and to effectively use the eastern site.

Both of the east and west sites are heavily encumbered by regulated wetlands. On the eastern site, the wetlands generally follow the Sargent Creek and a north/south ditch in the eastern 1/3 of the property. This ditch essentially bisects the eastern parcel and will require filling to obtain access to the eastern 1/3 of this parcel. On the western site, the wetlands existing along the northern boundary, along the Sargent Creek and along a significant portion of the lands south of the Creek.

Drainage flows from the south property boundaries both the east and west sites to the north toward Sargent Creek. There is a ridge along the eastern property boundary of the eastern site that drains both east and west from the top of the ridge.

Soil borings taken by McDowell & Associates indicate about 1.5 feet of topsoil overlaying 4-11 feet of silty-clayey sand. The layer below this sand is generally stiff blue clay.

Wildlife which may be found on the site include small mammals such as squirrels, raccoons and rabbits. A variety of small birds also populates the property. Deer frequently traverse through the site.

B.) Is there any historical or cultural value to the land?

Based on our site visits and conversations with the property owner, we are not aware of any significant historical or cultural features that would be adversely impacted by this development.

C.) Are there any "man-made" structures on the parcels?

"Man-made" structures on the subject parcel include only sanitary sewer manholes and the Rochdale Road roadway paving, curb and gutter and culvert structure over the Sargent Creek.

D.) Are there important scenic features?

The wooded areas of the site represent significant natural views. During nonleaf periods, there are significant stream valley views to the Sargent Creek.

E.) What access to the property is available at this time?

The sites are accessible via Rochdale Drive.

F.) What utilities are available?

Watermain: Existing Water main is located along east property south boundary and in the Medilodge property south of the western property and along the Rochdale Drive right of way.

Sanitary sewer: An existing 8-inch sanitary sewer exists along the Rochdale Drive right of way.

Storm Sewer: An existing 36" storm sewer draining the property to the south drains into the north/south ditch in the eastern 1/3 of the east site. The plans will reroute and extend this storm sewer to the south end of the shortened ditch farther north in the east site. The sites storm water design will collect stormwater on site, drain it to detention basins to be developed in both the east and west properties, and outlet the detention basins to the Sargent Creek.

PART II: THE PLAN

A.) Description of Project

The proposed project will be a single family attached development in the form of duplexes. There will be 26 units on the eastern site, located in the southern and western portions of this site, served by an east/west roadway from Rochdale and ending in a cul de sac at its eastern end. There will be 16 units on the western site, located on the extreme southern end of the site, served by an east/west roadway from Rochdale and end in a cul de sac at its western end. The office building just south of the west side is also owned by the applicant and proposal will modify this site plan to all drive road that serves the western site to encroach on this property.

B.) Trade Area Definition

The trade area for the condominiums will be eastern central Oakland and western central Macomb Counties.

PART III: IMPACT FACTORS

A.) What are the natural and urban characteristics of the plan?

On the west site, 0 acres of the 17+ acres will be disturbed. On the east site, approximately 0.24 acres of the 9+ acres will be disturbed. Trees will be removed in these areas and replanted in accordance with City tree replacement ordinances. Storm drainage will be captured in All proposed utilities will be catch basins and storm sewers and routed to stormwater detention basins and outletted to the Sargent Creek. Soil erosion and sedimentation activities will be controlled by silt fence, storm inlet filters, and sediment forebays designed into the detention basins. Disturbed areas will be stabilized with sod and tree and shrub plantings.

B.) What is the current planning status?

We are currently requesting preliminary site plan approval for this development under the RCD zoning district. Wetland fill and floodplain fill permits have been obtained from the MDEQ previously and have expired. These will be applied for again from the MDEQ.

C.) What is the projected timetable for the proposed development?

The projected timetable for this development is commencing construction in the spring of 2015 and completion of the final buildings by the end of 2017.

D.) How does the proposed plan adapt to the existing geography?

The proposed plan provides a transitional use – single family attached – between the existing single family residences to the north, east and west and the commercial development to the south of the development site. Site preserves the vast majority of the

site trees, minimally disturbs and wetlands and floodplains of the site. Views from the single family properties to the east, north and west are impacted to a small degree by tree removal and land disturbance. However, these activities are generally located away from the existing the existing single family homes and extensive tree plantings are designed to screen and mitigate any view impacts.

E.) What is the relation to the surrounding development or area?

This project is bounded by single-family residences on the north, east and west and by nursing home, office and retail development border the property to the south of the property.

F.) Does this project have regional impact?

No.

G.) What are the adverse effects during construction and what measures will be taken to minimize the impact?

Soil erosion and sedimentation activities will be controlled by silt fence, storm inlet filters, and sediment forebays designed into the detention basins. Disturbed areas will be stabilized with sod and tree and shrub plantings.

H.) Are there any pollutants?

We do not anticipate any pollutants as part of the development of this project.

I.) What physical, social or economic adverse or beneficial changes must inevitably result from the proposed developments?

We do not anticipate any adverse effects on the air or water quality as a result of this project. As with any development or land improvement there is the possibility of disturbance to wildlife and vegetative habitats. The physical impacts of noise and light pollution will be minimized by following city ordinances. We anticipate no reduction in land value or negative impact to the community school system or the neighboring residential development.

J.) Are there any additional factors?

All neighbors affected have been met with and have expressed support for the changes to the plan from previous drafts that minimized the impact of the development.

PART IV: SUMMARY

The proposed development will provide the residents of this portion of the city with additional housing options. The City of Rochester Hills will have a direct economic benefit from the development by way of the additional tax base with no negative impact on the community's school system.

The proposed development is consistent with the master plan by providing a well designed transitional use between single family and detached and commercial land uses.

Markus to come back to go over some of the other issues of the Site Plan.

Chairperson Boswell agreed that they could discuss other issues, and by the time Mr. Markus had his Site Plan ready, the traffic study would be done and at that point, they would agree to it or not. Mr. Markus clarified that they could continue the discussion without a traffic impact study and hopefully talk about a Rezoning and if the Rezoning was allowed, they would have a traffic study completed with the Site Plan.

Mr. Markus said they wished to withdraw the Rezoning request without a decision. Mr. Anzek said that he and Mr. Markus would talk soon and figure the next time they could be on a meeting agenda. Chairperson Boswell wrapped up that they would see the applicants soon.

Withdrawn

DISCUSSION

2004-1074 City File No. 98-025 - Andover Woods, a proposed 38-unit attached condominium development on approximately 26.6 acres, located east (9.3 acres) and west (17.3 acres) of Rochdale and north of Walton Blvd., zoned RCD, One-Family Cluster, Parcel Nos. 15-09-451-002 and 15-09-476-035, Andover Woods, LLC, Applicant.

(Reference: Memo prepared by Ed Anzek, dated August 17, 2012 and drawing of condo site layout and floor plans had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Anthony Randazzo and Bruce Michael, Trillium Companies, 2617 Beacon Hill Dr., Auburn Hills, MI 48326.

Mr. Anzek advised that Staff had been working with the applicant for quite some time. The plans had been through numerous revisions, and it was probably the oldest project on record with a 1998 filing date. Mr. Anzek noted that there were several members in the audience he had become acquainted with who had been tracking the project since it was submitted. It was his suggestion that the applicants go before the Planning Commission to get some guidance before actually making a final submittal. The City's Engineering Department had looked at the project many times; the Fire Department had looked at it in terms of their access; the floodplain had gone through a refinement; and there were various reasons everything had happened in the past 14 years. The changes had been somewhat dynamic. There was a wetland through the site, and

a ditch was dug for drainage off the shopping center to the south. The spoils from the ditch were piled alongside to get a manmade berm. Once the applicants were getting close with a plan, the City introduced the Steep Slope Ordinance which affected the site, and some units were lost or changed. There was a lot of history with the site, including Rezonings that occurred. The site went from single-family to multiple-family to residential cluster. Mr. Anzek felt that it would be appropriate to hear what the applicant was proposing and to get input from the Commissioners.

Mr. Michael agreed that the site had a long history - longer than he had been associated with it. He wished to present some of the sensitive environmental issues they had been trying to deal with. There had been several engineers involved on their side. They did a wetland analysis and had filed for a wetland fill permit with the MDEQ to see what they could and could not do. They also did a floodplain analysis with the DEQ. He noted that all the trees on site had been inventoried, and the Site Plan was reflective of understanding the limitations. In the middle of everything, they encountered the "great depression," and the ability to sell homes went by the wayside. They were seeing the economy starting to move into a place where they could again sell homes. They would really like to rev things up and take the project through the rest of the process.

Mr. Michael advised that the condominiums would range between 1,700 and 2,200 square feet. They would mainly have first floor master bedrooms, and the product would be for a certain clientele. He explained that it would be fairly high quality with mostly brick on the exteriors and a lot of interest in the elevations in terms of fenestrations of the buildings. The site originally went through a web of complex zoning that included single and multi-family, and it had a substantially higher yield potential, in terms of the number of units, when it was zoned a more intensive use. The applicants had worked with the City to Rezone it down to an area where the City and the neighbors were much more comfortable. There were 26.6 acres, and the density would be a unit-and-a-half per acre. He indicated that they would like to get comments and questions from the Commissioners about their feelings for the project.

Mr. Anzek added that the project would take place on both sides of Rochdale, north of Walton. It would be north of a shopping center to the east and a two-story office building and nursing home to the west. The east side of the development would have more units (14 more) than the west side.

Mr. Yukon mentioned the discussion with the first applicant about

attached condominiums and the challenge of selling those, and he wondered about the price range of the proposed condos. Mr. Michael stated that the price would be in the low to mid-\$300,000 range. Mr. Yukon clarified that they would sell rather than lease. Mr. Michael said that was correct, and he noted a development they had in Troy called Briggs Park, which was on Rochester Rd. between Wattles and Long Lake. He said that those units, which were a little smaller, were selling in the low \$300's, and they had nine sales since the first of the year. He claimed that a significant issue with condos was getting the right target market. If their target market was people that wanted to downsize and they had a lot of equity with a substantial down payment and the ability to get financing, they could be successful. If they were going for the first time homebuyer that was using FHA financing with a low down payment, it would be virtually impossible to get financing. The development would have to be 51% sold in order for someone to get an FHA mortgage for a condo. People wanted to live in select locations such as Rochester Hills, which he remarked was a fabulous community. It would be a setting he would want - to look out the backyard and see trees and deer and streams. He thought that theirs was a relatively small project, and they believed that the absorption could happen in a reasonable timeframe - a couple of years.

Mr. Yukon asked if they would build as requested or if there was another plan for the construction. Mr. Michael thought that the east and west sides could be phased. In terms of the land development aspect, they would have to put in virtually all the infrastructure on at least one side of the road. He suspected that they would do the east side first, which would be the easiest and have the most units for the infrastructure. They would then put up a building at a time, depending on the sales velocity, and pick up the pace from there.

Mr. Kaltsounis asked what the applicants originally planned for the area, and if what they were presenting now would meet the RCD standards. Mr. Michael said that what was originally planned was very similar to what was proposed. He was not a part of the earlier project, but they had proposed attached condos both times. Mr. Randazzo added that they had to design the layout to be more rectangular because of the sensitivity of the environment around it. Mr. Kaltsounis asked if it would be south of the creek, which Mr. Randazzo confirmed. Mr. Kaltsounis observed that there would be a huge stand of trees between the development and the neighbors to the north. Mr. Randazzo said that was correct, and given the cost of the trees, they did not want to take any down. Mr. Michael noted that they had to survey them twice. There were almost 1,100 regulated

trees on site, and they would take down a little over 300. He commented that the landscape plan would show an urban forest. Mr. Randazzo said that most of his career had been in the Birmingham and Bloomfield areas, so they were sensitive about trying to retain the natural aesthetics. He stated that was to their benefit, because trees were assets. He had been trained to build in confined areas, and they figured out how to do it well. Mr. Michael mentioned that with the product getting shallower and a little wider, it would have a nicer street appearance than the earlier project.

Mr. Kaltsounis said that in looking at the plans, and he did not know if it met RCD standards without the engineering done and without seeing other requirements met, he did not have any initial problems with what was proposed. Mr. Randazzo said that the proposed condos would be higher-end, with a lot more brick. He indicated that he liked the longevity of doing something well. Mr. Kaltsounis said that was fine, but he stated that he would believe it when he saw the Site Plan. He commented that they have had a few developers who said they would do one thing, and then the City ended up with "siding monsters." Mr. Randazzo amusingly said that point was well taken.

Mr. Schroeder stated that he liked the proposal very much. He noted that he lived nearby and drove down Rochdale a lot. The other development there was very popular, and even in the worst of times, they were getting top dollar. Mr. Schroeder thought that Mr. Randazzo would have the same experience. He asked why there was space between units 31 and 30 and 18 and 19. Mr. Anzek advised that it was a steep slope area, and they had to eliminate some units. Mr. Randazzo added that it was the onsite detention area.

Mr. Schroeder observed that it was a very nice proposal. He asked the best guess as to when they could start building.

Mr. Randazzo said that they would like to start early next year. They were optimistic. Houses were beginning to sell and when houses sold, condos started to sell and then land started to sell. Mr. Schroeder said that based on his experience, he did not think the applicants would have any problems selling.

Before letting members of the audience speak, Chairperson Boswell asked the Commissioners if they had any further comments. He asked if there were things they did not like about the project. Seeing no one wishing to comment, he called the first resident to speak.

Lynn Rizzo, 1360 New Life Lane, Rochester Hills, MI 48309 Ms. Rizzo said that she had lived almost 35 years in Heartpeace Hills Subdivision (by the proposed eastern development). In 1980, Erb Lumber asked the City to rezone the subject property from Single-Family to Multiple-Family. A representative from Erb Lumber and some residents met at her home to discuss the Rezoning. He asked the neighbors what would make them agree to a Rezoning to Multiple-Family. They discussed it and agreed that if there was a 75-foot greenbelt left between their subdivision and the development, they would not stand in the way, and they did not. Erb Lumber put together a notarized document that was sent to her home. She passed out copies of it to the Commissioners. She said that about five years ago, she went to the County to try and find out if the paperwork had ever been filed, and found out that it never was. They had believed in the agreement with Erb Lumber at the time. She also passed out a timeline from 1980 to 2005 for Andover Woods. She stated that everything Mr. Randazzo said he would do he had not done. She noted that she had taken pictures of her neighbor's house next door. His property would abut three units in Andover Woods. Sargent's Creek went through his property and since 2006, she she had been taking pictures occasionally of what happened to her neighbor's backyard from the water. He was on an acre-and-a-quarter, and it was approximately one-third filled with water when it rained. She passed out a copy of one of her pictures. She also included a flood insurance rate map which showed how much water was on the property in 1994, before a lot of the development to the west and north was done. All of that development had impacted Sargent's Creek. They were at the low end of the creek. She did not wish to add anything further; she wanted the Commissioners just to read the paperwork she had submitted before they agreed to anything and to ask the applicants to make some adjustments.

Carl Wellenkotter, 184 Shagbark Dr., Rochester Hills, MI 48309 Mr. Wellenkotter advised that his house was very close to his rear lot line. He felt that for this reason, they needed to be part of an agreement of the development. When they moved in, the property behind them was zoned Single-Family. In order to get to it, someone had to go through Multiple-Family zoning. That did not make sense to him, so he was in favor of a Rezoning to Cluster. From January 1977, when they moved in, his goal was to be part of a three-way agreement with the township and the developer, and that was still his strong desire. After 35 years of going through this "agony," he said that he would like to get it behind him with a three-way deal. It seemed reasonable to him. He mentioned that there was access to a watermain that was not shown on the Site Plan, and he felt that should be addressed. He indicated that he was where he was 35

years ago. If they were going to do something, he wondered why they would not do it now, make it right and make everyone happy. He thought that there should be a way to do that.

Jim Pass, 165 Tartan Dr., Rochester Hills, MI 48309 Mr. Pass said that he was more associated with the plan for the west side of Rochdale. He said that he was aware there would be a buffer between the Lochmoor Hills Subdivision and the proposed condos, but the setback from the property line was their main concern. He did not see dimensions. He would like to see that the condos were set back sufficiently from the property line so there was a good buffer to their single-family subdivision. If it was going to be adequate, that would be fine, but he reiterated that he could not see a dimension.

Chairperson Boswell agreed that no dimensions were shown. He asked Mr. Anzek what the Ordinance required. Mr. Anzek advised that the rear yard setback was 35 feet.

Mr. Kaltsounis recommended that the applicants have a talk with their neighbors and that they be a neighbor. He noted that there appeared to be some very well prepared neighbors. He recommended that the applicants sit down and talk with them and work out some of the details before coming back.

Mr. Anzek advised that he believed the development was very close to being submitted for a final go-around. They had been through numerous Engineering and other Site Plan reviews. Mr. Breuckman had even reviewed the plans while he was still working at McKenna. There had been things discussed between the neighbors and Mr. Randazzo. Mr. Anzek reiterated that there was a 35-foot rear yard setback requirement, and on the plans in for review currently, there was a 25-foot preservation easement along the western line of the western side with the intent to have it filled with trees to try to respect the neighbors. Ms. Rizzo had shared with him the agreement she had provided. Staff had done research and could not find a signed and notarized recorded copy. He indicated that he could not take issue and impose something he could not find recorded.

Mr. Wellenkotter said that the applicant was supposed to be told by the Planning Department that the 35-foot setback line would move from the 25-foot easement line. He stated that it was critical to them, and it was his understanding from Mr. Breuckman that it had been stated to the applicant. He reiterated that it was critical to them, and if it had been stated and responded to, he would be fine; otherwise, there would be a

problem. He said that he could not state it any plainer.

Ms. Rizzo wished to address the 75-foot issue. She said that in 1980, people took people's word, and people trusted people. They trusted people more than they did in 2012. When they met at her house, they understood and agreed to the 75 feet back then. When she received the paperwork, it was her assumption that it would be filed. Nothing was ever done on the property for 15 years. They let it go, and she did not contact them to see if anything was ever filed. She acknowledged that it was her fault, but she claimed that the neighbors took their word. She was asking Mr. Randazzo to work with the neighbors to come up with some type of agreement before they built. She maintained that they did need a distance between them, which was the agreement.

Chairperson Boswell said that it appeared the applicants would come before the Commissioners with exact plans soon, and they looked forward to it.

ANY OTHER BUSINESS

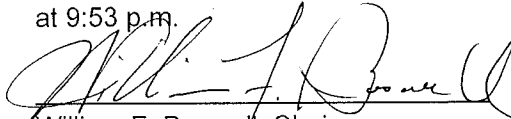
Mr. Kaltsounis asked if he could get an update on the status of the Taco Bell by Kroger. Mr. Anzek believed that they were still in Building Department review. They had gone through Engineering approvals, but they were still in the process of getting building permits.

NEXT MEETING DATE

Chairperson Boswell reminded the Commissioners that the next Regular Meeting was scheduled for September 4, 2012.

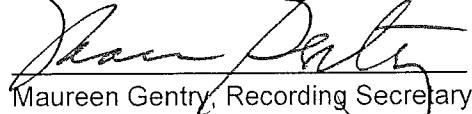
ADJOURNMENT

Hearing no further business to come before the Commission, and upon motion by Kaltsounis, Chairperson Boswell adjourned the Regular Meeting at 9:53 p.m.



William F. Boswell, Chairperson

Rochester Hills Planning Commission



Maureen Gentry, Recording Secretary



CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

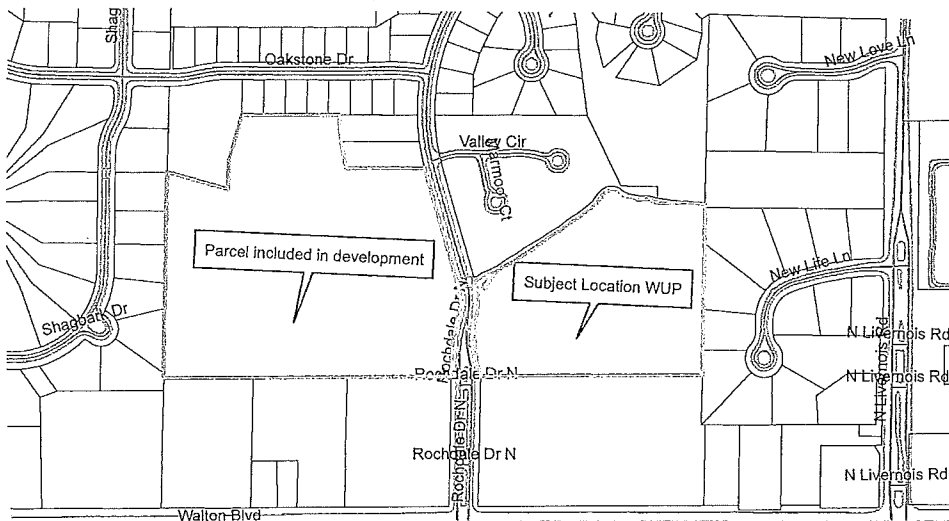
NOTICE OF PUBLIC HEARING

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: In accordance with Section 126-565 of the Wetland and Watercourse Protection Ordinance, notice is hereby given that a request for a Wetland Use Permit Recommendation for impacts to approximately 10,600 square feet associated with the construction of a 42-unit residential development on 26.67 acres has been submitted to the City. The area is zoned RCD, One-Family Cluster and affects Parcel No. 15-09-476-035 (City File No. 98-025).

LOCATION: East and West sides of Rochdale, north of Walton Blvd., RH, MI

APPLICANT: Trowbridge Land Holdings, LLC
2617 Beacon Hill Dr.
Auburn Hills., MI 48326



DATE OF PUBLIC HEARING: Tuesday, October 21, 2014 at 7:00 p.m.

LOCATION OF PUBLIC HEARING: City of Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Information concerning this request may be obtained from the Planning and Development Department, during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning and Economic Development Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the Public Hearing or by the Planning Commission at the meeting. This recommendation will be forwarded to City Council after the Public Hearing.

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.



CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

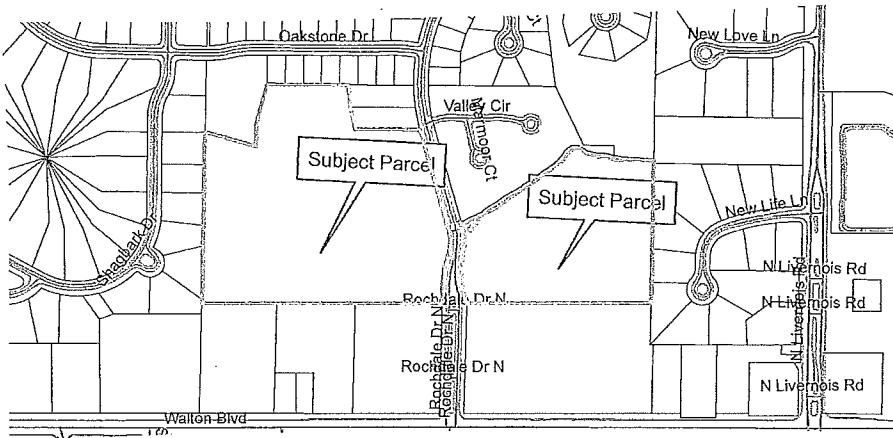
PUBLIC NOTICE

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, a minimum of seven days' notice is hereby given to all adjacent property owners regarding the request for a Tree Removal Permit for the removal and replacement of as many as 651 regulated trees associated with the proposed construction of a 42-unit residential development. There are a total of 2,175 regulated surveyed trees on site. The property is identified as Parcel Nos. 15-09-476-035 and 15-09-451-002 (City File No. 98-025).

LOCATION: East and west sides of Rochdale, north of Walton Blvd.

APPLICANT: Andover Woods, LLC
2617 Beacon Hill Dr.
Auburn Hills, MI 48326



DATE OF MEETING: Tuesday, October 21, 2014 at 7:00 p.m.

LOCATION OF MEETING: City of Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

The application and plans related to the Tree Removal Permit are available for public inspection at the City Planning Department during regular business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday or by calling (248) 656-4660.

William F. Boswell, Chairperson
Rochester Hills Planning Commission

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-4673) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.
I:\pl\develop\2009\09-002 tree removal pin 08-18-09.doc.

Eleana Kay Mann, B.A., J.D.

1222 Valley Circle
Rochester Hills, MI 48309

kmann122@comcast.net

248.841.1481

October 17, 2014

Rochester Hills Planning Commission
City of Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Re: Notice of Public Hearing
East and West side of Rochdale, North of Walton Blvd.

As a co-owner of a condominium in Sargent's Crossing, bordering Sargent's Creek and north of the proposed development that will be south of Sargent's Creek, east of Rochdale, I have two primary areas of concern.

1. The effect on the water table on both sides of Sargent's Creek.
2. The effect on the habitat of plants or animals found in the proposed development property.

Questions related to these areas which I hope have been or will be addressed before the development is approved are:

1. Which State and/or Federal agencies such as the DNR and FEMA have jurisdiction over the property immediately contingent to Sargent's Creek?
2. Have the appropriate agencies conducted any impact studies at the proposed property and if so, what are the results?
3. Will the storm sewers at the proposed development have sufficient capacity to handle an extraordinary amount of rainfall, such as was experienced in the Detroit Metro area in August, 2014 to minimize runoff into the Creek and wetlands?
4. How will the proposed development be platted to accommodate the current FEMA flood plain designation along Sargent's Creek?
5. Will fill dirt have to be added to any part of the development area to raise it above the wetland and/or flood plain area?
6. What restrictions will be placed on the developer to preserve the natural habitat of wildlife and vegetation along the Sargent Creek wetlands, including in the stream itself?
7. Will there be any restrictions on the size and number of trees that can be removed for the development?

It has recently come to the attention of co-owners in Sargent's Crossing that some of the units bordering the Sargent's Creek wetland area may fall inside a FEMA flood plain designated area. To date, no units in Sargent's Crossing have experienced any flooding. However, as a co-owner, I have concerns that proposed development on the south side of Sargent's Creek immediately across from Sargent's Crossing will raise the water table in what is already a wetlands area, thereby increasing the risk of flooding either on land in the Sargent's Crossing Condominium common areas or buildings adjacent to the Creek wetlands. While my particular unit is not in the FEMA designated flood plain, the value of any unit in the complex can affect the value of my unit.

While there may be economic reasons for the City of Rochester Hills to approve development of the property in question, I respectfully request that equal consideration be given to protecting the value of existing property immediately north of the proposed development as is the consideration given to the developer's request and the potential for additional property tax revenue.


Eleana Kay Mann