

*allow flexibility and higher quality development.*

7. *The minimum number of deciduous trees required along Auburn Road as part of front yard plantings in an FB District is modified from 16 required to 8 due to lack of planting space.*

**Conditions**

1. *Approval shall only confer the right of the applicant to submit detailed site plans consistent with the layout and at a density not exceeding that shown on the PUD Concept plan.*
2. *The site plans, including but not limited to landscaping, engineering, tree removal and setback modification plans will meet all applicable City ordinances and requirements while remaining consistent with the PUD Concept layout plan.*
3. *The architectural quality of building plans submitted with the site plans and PUD Agreement in step 2 of the PUD process will be equal to or better than that approved with the PUD Concept plan.*
4. *Recommendation by the Planning Commission and approval by City Council of a PUD Agreement, as approved by the City Attorney, at Final PUD review.*
5. *Obtain a Tree Removal Permit at Final PUD Review.*
6. *Provide landscape and irrigation bond in the amount of \$107,009.00, plus inspection fees, as adjusted as necessary, prior to issuance of a Land Improvement Permit.*
7. *Address comments from applicable City Staff memos, prior to Final PUD submittal.*
8. *Developer shall provide in the PUD Agreement that the development will be constructed simultaneously (not phased) and a completion date.*

Voice Vote:

Ayes: *Dettloff, Gaber, Hooper, Kaltsounis, Morita, Schroeder*

Nays: *Brnabic*

Absent: *Reece, Schultz*

**MOTION CARRIED**

*Chairperson Brnabic stated for the record that the motion had passed six to one. She congratulated the applicants on moving forward. There was a break from 8:48 p.m. to 9:00 p.m.*

**NEW BUSINESS**

**2019-0286** Public Hearing and request for a Permit to have a Private Horse Stable - City File No. 19-024 - Trimble Private Stable, proposed for up to three horses on four acres located at 1381 N. Livernois, on the west side of Livernois between Tienken and Dutton Roads, zoned RE Residential Estate, Parcel No. 15-04-427-019, Aubrey Trimble, Applicant

**2019-0293** Public Hearing and Request for Conditional Use Recommendation - City File No. 19-015 - to construct a drive-through associated with Level One Bank, a

proposed 2,587 s.f. bank proposed for a portion of the former Outback Steakhouse at the northwest corner of Rochester and Hamlin, zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Parcel No. 15-22-451-031, Level One Bank, Applicant

*(Reference: Staff Report prepared by Kristen Kapelanski, dated July 12, 2019 and site plans and elevations had been placed on file and by reference became part of the record thereof.)*

*Present for the applicant were Tim McKay, Level One Bank, 32991 Hamilton Court, Farmington Hills, MI 48334 and Mark Alfonsi, ABD Architects, 2601 Wendover Rd., Bloomfield Hills, MI 48302.*

*Ms. Roediger outlined that the project was a creative reuse of the former Outback restaurant. She noted that a drive-through was proposed, which was a conditional use in all zoning districts. The site was zoned B-3, and it was being developed under the B-3 standards. Staff had all recommended approval with some minor comments. She said that she would be happy to answer any outstanding questions.*

*Mr. McKay stated that Level One was a community bank headquartered in Oakland County. They would be bringing six to eight permanent jobs and two to three part time.*

*Chairperson Brnabic opened the Public Hearing at 9:22 p.m. Seeing no one come forward, she closed the Public Hearing.*

*Mr. Kaltsounis noted the renderings in the packet where the colors appeared to fade to black. He asked for an explanation of the renderings and about the railing on the roof. Mr. Alfonsi said that it was an existing railing. Mr. Kaltsounis asked what the building would look like, as it was hard to see. Mr. Alfonsi stated that it should not be so dark. He said that the top would have a painted aluminum panel with a reveal. At the center below the logo, there would be a limestone based, thin block. The storefront would be bronze, anodized aluminum which would frame the glass. He claimed that it would be a very light palette.*

*Mr. Gaber asked about the block and what it would look like. He said that it looked like there was quite a bit around the windows. Mr. Alfonsi said that it would be the limestone block. Mr. Gaber asked if it would all be the same color, which Mr. Alfonsi confirmed.*

*Chairperson Brnabic asked if there would be only one drive-through window, which was confirmed. Mr. Alfonsi said that it would be a digital screen (camera system). Chairperson Brnabic asked if there would be four stacking spaces, and Mr. Alfonsi said that there were five proposed. Chairperson Brnabic asked the projected timetable. Mr. McKay said that they would like to open by late October. Chairperson Brnabic asked which month they would like to start, and Mr. McKay said that if they were approved, in August. Chairperson Brnabic realized that the Environmental Impact Statement had been filled out at an earlier date, but she asked if Part 3c. could be corrected. It said that construction was scheduled to start in early June of 2019 and completed by the*

end of August 2019. She asked if that could be corrected before the matter went to City Council.

Ms. Morita asked if someone drove up to the drive-through, if they would drive on the left side of the road. Mr. McKay said that it would be the driver's side. Ms. Morita asked if traffic would be coming south on the left side. Mr. Alfonsi said that the intent was that it would be one-way. It was two-way currently. They liked the idea of being able to bypass off to the side and loop around. Ms. Morita asked how they would keep people from going the wrong way. Mr. Alfonsi said that they would use signage and indications on the asphalt. Mr. McKay said that people would enter the parking lot from the southern part of the building. Ms. Morita considered that someone could come from the south. Mr. Alfonsi said that if someone was coming from the east, west or south, it would funnel to the drive-through. At the end of the drive, people would turn right and loop back out easily, or they could go to the left behind the building. Ms. Morita said that there would be other traffic that could be driving on the north property line. Mr. Alfonsi said that there was kind of an alley behind. Ms. Morita meant that there could be trucks making deliveries, for example. People would drive in the drive-through and be in the left lane, and there could be truck traffic coming from the west. Mr. McKay agreed that was conceivable. Mr. Alfonsi suggested that they could have turn right only signage. Ms. Roediger noted that at the corner, it could be seen through, so there was a visibility triangle. Ms. Morita acknowledged that, but if there was a delivery at the back of the building at 7 or 8 in the morning and the truck was not expecting a car to come through, she would worry about a driver side impact.

Mr. Davis said that it was a good point. He thought that a turn right only sign with some pavement legends to indicate a right arrow would be warranted to not have someone make a left turn into the alley behind the building. He did not feel there was any need for anyone to go that way. Ms. Morita asked about signage in the alley to alert truck drivers. Mr. Davis did not think that a stop sign was necessary, but he thought signage was warranted to make it more clear.

Mr. Dettloff asked if the length of the lease was five years with renewables, to which Mr. McKay agreed. Mr. Dettloff asked who the landlord was, and Mr. McKay advised that it was the Jonnas.

Mr. Kaltsounis asked the applicants if they would agree to add signage as discussed, which they did. Hearing no further comments, he moved the following:

**MOTION** by Kaltsounis, seconded by Dettloff, in the matter of City File No. 19-015 (Level One Bank), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow a drive-through at a proposed bank on site at 1880 S. Rochester Rd., based on plans dated received by the Planning Department on May 21, 2019, with the following six (6) findings.

**Findings**

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The building has been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in

*appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.*

3. *The proposal will have a positive impact on the community as a whole and the surrounding area by further offering jobs and another financial institution.*
4. *The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.*
5. *The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
6. *The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

**Recommended for Approval to the City Council Regular Meeting**

**2019-0288**

Request for Site Plan Approval - City File No. 19-015 - Level One Bank, a proposed 2,587 s.f. bank proposed for a portion of the former Outback Steakhouse at the northwest corner of Rochester and Hamlin, zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Parcel No. 15-22-451-031, Level One Bank, Applicant

**MOTION** by Kaltsounis, seconded by Dettloff, in the matter of City File No. 19-015 (Level One Bank), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on May 21 2019, with the following five (5) findings and subject to the following four (4) 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 Hamlin and Rochester Rds., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.*
3. *Off-street parking areas have been designed to avoid common traffic problems and promote customer safety.*
4. *The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.*
5. *The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.*

**Conditions**

1. *Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.*
2. *Provide a landscape cost estimate for landscaping and irrigation, plus inspection fees, as adjusted as necessary by staff in the amount of*

*\$5,875.00, and posting of bond prior to temporary grade certification being issued by Engineering.*

- 3. Signage plan be submitted to staff to address one-way traffic down the drive-thru, left turn issues with the drive-thru and warning signs for traffic in the back of the building, prior to final approval by staff.*
- 4. Update Environmental Impact Statement prior to the City Council meeting.*

**Approved**

**2019-0289**

Public Hearing and Request for Conditional Use Recommendation - City File No. 19-018 - to construct a drive-through associated with Genisys Credit Union, a proposed 3,528 s.f. new building proposed at the southeast corner of Rochester and Eddington Blvd., zoned R-4 One Family Residential with an FB-2 Flexible Business Overlay, Parcel No. 15-23-300-041, Genisys Credit Union, Applicant

*(Reference: Staff Report prepared by Kristen Kapelanski, dated July 12, 2019 and site plans and elevations had been placed on file and by reference became part of the record thereof.)*

*Present for the applicant were Thomas Alter, Genisys Credit Union, 2100 Executive Hills Blvd. Dr., Auburn Hills, MI 48326, Jim Butler, PEA, Inc., 2430 Rochester Ct., Troy, MI 48083, John Debruyne, SDA Architects, 42490 Garfield Rd., Clinton Township, MI 48038.*

*Ms. Roediger said that similar to the previous approval, a conditional use approval was requested for a banking facility. Unlike the previous request, the site would be developed under the FB-2 district, which had some additional requirements in terms of building façade, open space, public amenities and other things. She noted that the property was located on the southeast corner of the newly realigned Eddington Blvd. As part of the design for that road, the eastern portion of the property would continue the road and the streetscape started by the City. She advised that a couple of waivers were being requested for the FB requirements, including for transparency, building materials and parking spaces (the applicant was requesting more than the Ordinance allowed, but the applicant stated that they were needed based on their employees and membership). A Tree Removal Permit was required to remove and replace 20 trees, which would be replaced on site. The sidewalk on the eastern side would be continued along the property line, and landscaping would be added. Evergreen trees would be added on the City's property where the berm was to replace any gaps in the buffering. On the west side of the new Eddington Blvd., the applicant would be adding some parallel spaces and as part of their public amenity space, they would add a sitting area and a meandering path along the rear of the site. She noted that a slight Natural Features Modification was being requested because of the drainage, and that staff had recommended approval with some minor comments.*

*Mr. Alter stated that they were excited about the project, noting that Genisys had been part of Rochester Hills for over two decades. They served about 6,800 members in Rochester Hills who had \$78 million in deposits and \$59*