

4. *The development is not detrimental, hazardous or unreasonably disturbing to existing land uses, persons, property or the public welfare.*
5. *The proposed development does not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*
6. *Off-street parking areas should be adequate to avoid common traffic problems and promote safety.*

Condition

1. *That Staff works with the City Attorney to clarify home occupation requirements prior to the matter going to City Council.*

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

Aye 9 - Anzek, Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Reece, Schroeder and Schultz

Chairperson Brnabic stated for the record that the motion had passed unanimously, and she wished Ms. Chopin good luck.

2008-0302

Request for a Recommendation of an Extension of the Final Site Condominium Plan until July 14, 2018 - Pine Woods Site Condominiums, a proposed 28-unit development on 9.6 acres, located south of Auburn, east of Livernois, zoned R-4, One Family Residential; L&R Homes, Inc., Applicant

(Reference: Memo prepared by Sara Roediger, dated July 21, 2017 and Final Site Condo Plans had been placed on file and by reference became part of the record thereof.)

Present for the applicant was Vito Randazzo, L & R Homes, 2490 Walton Blvd, Suite 103, Rochester Hills, MI 48309.

Mr. Randazzo said that he was present for another extension request. He advised that they went from 29 to 28 lots due to new engineering standards. He had been trying to "tighten the screws" on his Engineer, but he was overwhelmed. With the economic downturn, his engineer went through some difficulty, and he was a little gun shy about increasing his staff. Mr. Randazzo said that he had been putting the pressure on, but it took quite awhile to update the construction plans. He asked the Engineering staff what was involved with changing engineers, and he

found that it had been done, but it was like starting all over. He said that he had used his current engineer on another project, but he had to turn to someone else because he was so slow. He said that he might have to pull the project from him. He commented that it was very frustrating for him, because he could not move forward with the project, and his engineer had all the plans.

Ms. Roediger said that she did not really have much to add. The project was first approved about ten years ago. She said that it was up to the purview of the Planning Commission and City Council as to how many extensions they wanted to grant.

Chairperson Brnabic asked how many extensions had been requested, and Ms. Roediger believed that it was seven.

Mr. Hooper noticed that work had been started on the project. Mr. Randazzo agreed that they started some demo. He noted that he had a degree in Civil Engineering, and he had been trying to work with his engineer, but he had been very slow to respond. Mr. Hooper asked if it was Jim Jones, which was confirmed. Mr. Randazzo added that he knew his stuff inside and out.

Mr. Hooper moved the motion for a final extension, seconded by Mr. Dettloff. Mr. Hooper stated that this was it - the last one, and Mr. Randazzo said that he appreciated it.

Mr. Anzek indicated that Mr. Randazzo had to get going or he would lose the market. There was a bustling market out there, and they would hit a bubble sooner than later. He would hate to see Mr. Randazzo miss out on it a second time. As far as it being the last extension, he did not know if that would incentivize getting Mr. Randazzo or Mr. Jones going, but Mr. Anzek felt that Mr. Randazzo was going to have to have a serious talk with Mr. Jones to get him moving. If the Commission did not want to do an extension after this, it just meant that they would all go back to square one and cost everyone time and money. He recalled that the project was scrutinized when it was approved, and they went through issues with the neighbors. He suggested again that Mr. Randazzo needed to get moving or sell it.

Mr. Randazzo reiterated that his hands were tied. He agreed that they had to get moving or sell it. Mr. Anzek commented that he should pay Mr. Jones as fast as he did work for Mr. Randazzo. Mr. Randazzo commented that he did not even send bills.

Mr. Dettloff asked if the outcome would affect the financing related to Mr. Randazzo's project, and Mr. Randazzo said that it would not.

MOTION by Hooper, seconded by Dettloff, in the matter of City File No. 05-005 (Pine Woods Site Condominiums), the Planning Commission hereby recommends that City Council approves the final extension of the final site plan approval until July 14, 2018.

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

Aye 8 - Anzek, Brnabic, Dettloff, Hooper, Morita, Reece, Schroeder and Schultz

Nay 1 - Kaltsounis

Chairperson Brnabic stated for the record that the motion passed 8-1. She wished Mr. Randazzo the best of luck and that hopefully, everything progressed forward.

ANY OTHER BUSINESS

NEXT MEETING DATE

Chairperson Brnabic reminded the Commissioners that the next Regular Meeting was scheduled for August 15, 2017.

ADJOURNMENT

Hearing no further business to come before the Planning Commission and upon motion by Mr. Kaltsounis, Chairperson Brnabic adjourned the Regular Meeting at 7:42 p.m.

Deborah Brnabic, Chairperson
Rochester Hills Planning Commission

Nicholas O. Kaltsounis, Secretary