

8. *Revise the Environmental Impact Statement as discussed, prior to final approval by staff.*

Mr. Anzek said that staff would make sure that they talked with the City Attorney, because the road was designed under the FB-2 standards. It was not just to service the subject facility, but would be made available for cross through traffic either on to Bordine's or from Bordine's to the site and to points northward. It was not just a dual use; it would be for any potential future users as well.

A motion was made by Schroeder, seconded by Yukon, that this matter be Approved. The motion carried by the following vote:

Aye 6 - Brnabic, Dettloff, Hooper, Reece, Schroeder and Yukon

Absent 3 - Boswell, Kaltsounis and Morita

After each motion, Vice Chairperson Brnabic stated for the record that the motion had passed unanimously.

2016-0034

Public Notice and request for a Tree Removal Permit - City File No. 15-006 - Bloomer Woods, for the removal and replacement of as many as 280 regulated trees for a proposed 30-unit residential development on 12.8 acres, located on the east side of John R, north of Avon, zoned R-3, One Family Residential with an MR, Mixed Residential Overlay, Parcel No. 15-13-301-058, Lombardo Homes, Applicant

(Reference: Staff Report prepared by Sara Roediger, dated February 16, 2016 and Preliminary Site Condominium Plan had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Greg Windingland, Lombardo Homes, 51237 Danview Technology Ct., Shelby Township, MI 48315; Donald Westphal, Donald C. Westphal Associates, 71 N. Livernois, Rochester Hills, MI 48307 and Gregory Bono from Community Engineering and Surveying, 6303 26 Mile Rd., Suite 110, Washington, MI 48094.

Mr. Roediger advised that the project was for a new single-family, detached site condo development on 12.8 acres on the east side of John R north of Avon. Sample elevations had been provided, and the applicants were proposing a mix of 30 one and two-story homes. There were requests for a Wetland Use Permit and Preliminary Site Condominium Plan Recommendation to City Council and for a Tree Removal Permit and Natural Features Setback Modifications. She noted that the wetlands were on the northern end of the property by the open space, which abutted the County drain just north of the property. There

would be 280 regulated removed and replaced trees on site. The project had gone through multiple reviews, and all staff had recommended approval or recommended approval with minor conditions.

Mr. Windingland from Lombardo Homes said that he did not have a presentation, but the project was fairly straight forward. He said that he would be glad to answer any questions.

Mr. Hooper asked if they held a meeting with the neighbors. Mr. Windingland advised that in late October they mailed a letter to abutting property owners and to those across John R, as they did with all new developments. The neighbors were invited to the Rochester Hills Library on December 1st. They showed a conceptual site plan, introduced themselves and talked about their intentions for developing the property. They were prepared to address any concerns, but unfortunately, only one gentleman showed up.

Mr. Westphal added that he had a conversation earlier in the day with the owners of the Mobile Home Park to the east. He explained the buffer plantings, and based on that, the owner did not feel he needed to be at the meeting.

Mr. Hooper felt that the development looked nice and appropriate for the neighborhood. He felt that the price point of the homes would improve the surrounding property values.

Mr. Reece asked if the price point was identified in the packet. Mr. Windingland said that it was in the Environmental Impact Study. Mr. Reece asked the range, and Mr. Windingland said that they expected that by the time the lot premiums, amenities and tile upgrades, for example, had been determined, they anticipated that the homes would transact at around \$350k and up.

Hearing no further discussion, Mr. Hooper moved the following, seconded by Mr. Schroeder:

MOTION by Hooper, seconded by Schroeder, in the matter of City File No. 15-006 (Bloomer Woods Site Condominiums), the Planning Commission grants a Tree Removal Permit, based on plans dated received by the Planning Department on January 15, 2016, with the following three (3) findings and subject to the following two (2) conditions.

Findings

1. The proposed removal and replacement of regulated trees is in

conformance with the Tree Conservation Ordinance.

2. *Of the 449 regulated trees onsite, 169 will be saved, resulting in a 37.6% preservation rate*
3. *The applicant is proposing to replace 280 regulated trees with 280 tree credits.*

Conditions

1. *Tree protective and silt fencing, as reviewed and approved by the City staff, shall be installed prior to issuance of the Land Improvement Permit.*
2. *Should the applicant not be able to meet the tree replacement requirements on site the balance shall be paid into the City's Tree Fund.*

A motion was made by Hooper, seconded by Schroeder, that this matter be Granted. The motion carried by the following vote:

Aye 6 - Brnabic, Dettloff, Hooper, Reece, Schroeder and Yukon

Absent 3 - Boswell, Kaltsounis and Morita

2016-0033

Public Hearing and request for a Wetland Use Permit Recommendation - City File No. 15-006 - Bloomer Woods, for wetland impacts of up to 14,370 square feet associated with the construction of a proposed 30-unit residential development on 12.8 acres, located on the east side of John R, north of Avon, zoned R-3, One Family Residential with an MR Mixed Residential, Parcel 15-13-301-058, Lombardo Homes, Applicant

Vice Chairperson Brnabic opened the Public Hearing at 7:50 p.m.

Seeing no one come forward, she closed the Public Hearing at 7:50 p.m.

MOTION *by Hooper, seconded by Reece, in the matter of City File No. 15-006 (Bloomer Woods Site Condominiums), the Planning Commission recommends City Council approves a Wetland Use Permit to temporarily and permanently impact approximately 14,370 square feet for the construction of several units, a portion of the proposed road, two culverts and a portion of the storm sewer detention pond, based on plans dated received by the Planning Department on January 15, 2016, with the following two (2) findings and subject to the following four (4) conditions.*

Findings

1. *Of the approximately 1.39 acres of City-regulated wetlands on site, the applicant is proposing to impact a little over one-quarter.*
2. *The wetland areas are of medium to low ecological quality and should not be considered a vital natural resource to the City.*

Conditions

1. *City Council approval of the Wetland Use Permit.*
2. *If required, that the applicant receives all applicable DEQ permits*

- prior to issuance of a Land Improvement Permit.*
3. *That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.*
 4. *As noted on the plans, that any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible, prior to final approval by staff.*

A motion was made by Hooper, seconded by Reece, 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, Reece, Schroeder and Yukon

Absent 3 - Boswell, Kaltsounis and Morita

2016-0039

Request for Natural Features Setback Modifications - City File No. 15-006 - for impacts to approximately 1,075 linear feet for Bloomer Woods, a proposed 30-unit site condominium development on 12.8 acres located on the east side of John R, north of Avon, Lombardo Homes, Applicant

MOTION by Schroeder, seconded by Yukon, in the matter of City File No. 15-006 (Bloomer Woods Site Condominiums), the Planning Commission **grants Natural Features Setback Modification** for the temporary and permanent impacts to as much as 1,075 linear feet of natural features setbacks associated with the construction and grading of several units, the proposed road and the storm sewer detention basin, based on plans dated received by the Planning Department on January 15, 2016, with the following two (2) findings and subject to the following one (1) condition.

Findings

1. *Natural Features Setback Modifications are needed to construct several units, a portion of the road and the detention basin.*
2. *The Natural Features Setbacks are of low ecological quality and the City's Wetland Consultant, ASTI, recommends approval.*

Condition

1. *Add a note indicating that Best Management Practices will be strictly followed during construction to minimize the impacts on the Natural Features Setbacks.*

A motion was made by Schroeder, seconded by Yukon, that this matter be Granted. The motion carried by the following vote:

Aye 6 - Brnabic, Dettloff, Hooper, Reece, Schroeder and Yukon

Absent 3 - Boswell, Kaltsounis and Morita

2016-0032 Public Hearing and request for Preliminary Site Condominium Plan Recommendation - City File No. 15-006 - Bloomer Woods, a proposed 30-unit development on 12.8 acres, located on the east side of John R, north of Avon, zoned R-3, One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-13-301-058, Lombardo Homes, Applicant

Vice Chairperson Brnabic opened the Public Hearing for the Preliminary Site Condominium Plan at 7:53 p.m. Seeing no one come forward, she closed the Public Hearing.

MOTION by Schroeder, seconded by Hooper, in the matter of City File No. 15-006 (Bloomer Woods Site Condominiums), the Planning Commission recommends that City Council approves the Preliminary One-Family Residential Detached Condominium plan based on plans dated received by the Planning Department on January 15, 2016, with the following five (5) findings and subject to the following six (6) conditions.

Findings

1. *Upon compliance with the following conditions, the proposed 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 preliminary plan represents a reasonable street layout.*
4. *The Environmental Impact Statement indicates that the development will have no substantially harmful effects on the environment.*
5. *Remaining items to be addressed on the plans may be incorporated on the final condominium plan without altering the layout of the development.*

Conditions

1. *Provide all off-site easements and agreements for approval by the City prior to issuance of a Land Improvement Permit.*
2. *Provide a landscape bond in the amount of \$51,323 for landscaping, replacement trees, plus an irrigation plan and cost estimate, prior to issuance of a Land Improvement Permit.*
3. *Payment of \$6,000 into the tree fund for street trees, prior to issuance of a Land Improvement Permit.*
4. *Approval of all required permits and approvals from outside agencies.*
5. *Compliance with the department memo comments, prior to Final Site Condo Plan Approval and Building Permit Approval.*
6. *Submittal of By-Laws, Master Deed and Exhibit B's for the*

condominium association along with submittal of Final Preliminary Site Condo Plans.

A motion was made by Schroeder, seconded by Hooper, 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, Reece, Schroeder and Yukon

Absent 3 - Boswell, Kaltsounis and Morita

After each motion, Vice Chairperson stated for the record that the motion had passed unanimously. Mr. Hooper thanked the applicants for their investment in Rochester Hills.

2016-0040

Public Hearing and Request for Adoption of the 2016-2020 Parks and Recreation Master Plan

(Reference: Memo prepared by Alan Buckenmeyer, Acting Director of Parks & Forestry and Sara Roediger, Manager of Planning and Draft Master Plan had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Alan Buckenmeyer, Acting Director of Parks & Forestry and Sara Roediger, Manager of Planning, City of Rochester Hills.

Ms. Roediger advised that a Parks and Recreation Plan (the Plan) was needed because the MDNR regulated the Plan and required one to be on file every five years to be eligible for any type of grant funding. She noted that the current Plan expired on December 31, 2015. She explained that the Plan was a guide for the City for any operated recreational facilities and programs - similar to the Master Land Use Plan - but targeted for the parks in the City. The contents of the Plan were largely outlined by State law. It consisted of a community description, administrative structure, an inventory of all of the facilities, a detailed public involvement effort, and stated goals and objectives, all of which supported an action program for the next five years. The mission statement of the Parks and Forestry Department was revisited, and stated that it would provide recreation for as many people as possible, and preserve the natural environment, which was also very prominent in the Plan. There was a natural features inventory done by Dr. Niswander of Niswander Environmental included in the Plan as well.

Ms. Roediger stated that the community description updated the