

3. *There will be a satisfactory and harmonious relationship between the development on the site and the existing and prospective development of contiguous land and adjacent neighborhoods.*
4. *The proposed development does not have an unreasonably detrimental, nor an injurious, effect upon the natural characteristics and features of the parcels being developed and the larger area of which the parcels are a part.*
5. *The proposed Final Plan promotes the goals and objectives of the Master Plan by providing alternative housing.*

Conditions

1. *City Council approval of the Final PUD Plans.*
2. *Provide landscape and irrigation cost estimates plus inspection fees, as adjusted if necessary by the City to ensure the proper installation of trees and landscaping. Such guarantee to be provided by the applicant prior to commencement of infrastructure construction as approved by Engineering.*
3. *Payment of \$10,000 in an escrow account in the home owners association for the purpose of providing access to the detention pond when maintenance is needed.*
4. *Provide Master Deed with Exhibit B to the Department of Public Services/Engineering for review and approval prior to the Engineering Department issuing Preliminary Acceptance of any site improvements.*
5. *Address all applicable comments from City departments and outside agency review letters, prior to final approval by staff.*

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 - Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Reece, Schroeder, Schultz and Yukon

After each motion, Chairperson Brnabic stated for the record that the motion had passed unanimously, and she thanked the applicants.

2016-0032 Request for Final 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

(Reference: Memo prepared by Sara Roediger, dated September 16, 2016 and

Final Site Condo Plans had been placed on file and by reference became part of the record thereof.)

Present for the applicant was Larry Miller, Lombardo Homes, 51237 Danview Technology Ct., Shelby Township, MI 48315.

Ms. Roediger noted that the proposed development had been before the Planning Commission in February of 2016 when a Tree Removal Permit and Natural Features Setback Modification were granted and a Wetland Use Permit and Preliminary Site Condominium Plan were recommended for approval. The requests were ultimately approved by City Council in March of 2016. She summarized that the project had 30 single-family homes on 12.8 acres near the northeast corner of Avon and John R. She advised that the Final Plan was essentially the same as the Preliminary, and staff recommended approval, as the plan met all applicable regulations.

Chairperson Brnabic asked Mr. Miller if he had anything to add, and he declined, and said that he was present to answer any questions.

Mr. Kaltsounis stated that as with the previous item, the request was for a Final review, and the task of the Planning Commission was a formality to compare the Preliminary with the Final and establish that they were the same. Hearing no further discussion, he moved the following, seconded by Mr. Yukon.

MOTION *by Kaltsounis, seconded by Yukon, in the matter of City File No. 15-006 (Bloomer Woods Site Condominiums), the Planning Commission recommends that City Council approves the Final One-Family Residential Detached Condominium plan based on plans dated received by the Planning Department on August 4, 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 final 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 final plan represents a reasonable and acceptable plan for developing the property.*
- 4. The applicants have worked diligently with the neighbors to provide acceptable screening from the development.*
- 5. The final plan is in conformance with the preliminary plan approved by City Council on March 14, 2016.*

Conditions

- 1. Provide all off-site easements, on-site conservation easement and*

agreements for approval by the City prior to construction plan approval.

2. Provide landscape bond in the amount of \$60,604.42 plus inspection fees, prior to commencement of infrastructure construction as approved by Engineering.
3. Payment of \$6,000 into the tree fund for street trees prior to commencement of infrastructure construction as approved by Engineering.
4. Approval of all required permits and approvals from outside agencies, prior to Engineering Department issuing Preliminary Acceptance of any site improvements.
5. Provide Master Deed with Exhibit B to the Department of Public Services/Engineering for review and approval prior to the Engineering Department issuing Preliminary Acceptance of any site improvements.
6. Compliance with applicable staff memos, prior to Final Site Condo Plan Approval.

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

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

2016-0364

Public notice and request for a Tree Removal Permit - City File No. 16-011 - the removal and replacement of as many as 189 trees for a proposed recreation area for Holy Family Regional School on approximately five acres located on the east side of John R, south of Hamlin (south of the school), zoned R-4 One Family Residential, Parcel No. 15-25-302-007, Tony Gallo, Holy Family Regional School, Applicant

(Reference: Memo prepared by Sara Roediger, dated September 16, 2016 and Site Plans had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Tony Gallo and Mario Izzi, Holy Family Regional Schools, 2633 John R Rd., Rochester Hills, MI 48307; Andy Wakeland, Giffels Webster Engineers, 28 W. Adams St., Suite 1200, Detroit, MI 48226; and John Meyers, Principal of Holy Family School.

Ms. Roediger noted that there were two actions requested for approval - Tree Removal Permit and Site Plan. When the project initially came, she thought it might be handled administratively, because there were no structures being built, and it was an accessory use. The Tree Removal Permit had to come before the Planning Commission, however, and she thought the Site Plan should be reviewed as well, because they would be bringing activity to a site that had none previously. She explained that the use was for recreation fields, and there would be no improvement to the site such as lighting. It would essentially be graded and seeded, and there would be tree removal to accommodate the fields. They would be removing 189 trees and replacing them with an on-site buffer.