

1,043 square-foot service garage building on a 86-acre parcel at 1923 E. Auburn Rd., west of Dequindre, Parcel No. 15-25-482-025, zoned C-I, Commercial Improvement, Syed Ahmed, Applicant

## NEW BUSINESS

**2016-0124** Request for Final Site Condominium Plan Recommendation - Devondale Site Condos, a proposed 4-unit residential development on 1.96 acres located on the east side of Devondale, south of Austin Ave., zoned R-4, One Family Residential; 2595 Devondale, LLC, Applicant

*(Reference Staff Report prepared by Sara Roediger dated October 14, 2016 and Final Site Condo Plans had been placed on file and by reference became part of the record thereof).*

*Present for the applicant were Paul Esposito, 2595 Devondale LLC, 45489 Market St., Shelby Township, MI 48136 and Jeff Allegeot, Anderson, Eckstein and Westrick, 51301 Schoenherr Rd., Shelby Township, MI 48315.*

*Ms. Roediger stated that the project was for four single-family homes to be constructed on Devondale. In April 2016, the Planning Commission recommended approval of the Preliminary Plan, and City Council approved it in May. She noted that subsequently, the applicant had submitted engineering plans, the Master Deed and By-Laws and the Final Site Condo Plans. Staff recommended approval of the Final Plan, and the Plan was essentially the same as the Preliminary. She indicated that it was a pretty straight forward request. The applicant had to use the site condo process because the parcel could not be further split into lots.*

*Mr. Kaltsounis summarized that the Planning Commission's task was to review the Final Plan and make sure it was the same as the Preliminary. Hearing no further comments, he moved the following, seconded by Mr. Dettloff:*

**MOTION** *by Kaltsounis, seconded by Dettloff, in the matter of City File No. 15-017 (Devondale 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 October 4, 2016, with the following four (4) findings and subject to the following five (5) 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 final plan is in conformance with the preliminary plan approved by City Council on May 2, 2016.

Conditions

- 1.. Provide all off-site easements, on-site conservation easement and agreements for approval by the City prior to Engineering Department issuing Preliminary Acceptance of any site improvements.
2. Payment of \$800 into the tree fund for street trees prior to issuance of a Land Improvement Permit by Engineering.
3. Approval of all required permits and approvals from outside agencies, prior to Engineering Department issuing Preliminary Acceptance of any site improvements.
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. Compliance with applicable staff memos, prior to Final Site Condo Plan Approval.

Mr. Schroeder asked about drainage. Mr. Allegoet responded that there would be roadside ditches. It would be done the same as with lot splits. Mr. Schroeder asked if the flow would go into the Leuders Drain, and Mr. Allegoet said that the swale in the back of the lots would, and that there would be a catch basin in the road.

Mr. Esposito advised that he had gotten deposits for all four lots, and that

*the price range would be in the \$400,000 range, so they would be nice homes.*

**A motion was made by Kaltsounis, 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 - Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Reece, Schroeder and Schultz

**Absent** 1 - Yukon

*Chairperson Brnabic stated for the record that the motion had passed unanimously. Ms. Roediger advised that the matter would be on the October 24, 2016 Council meeting.*

**2016-0421** Public Notice and request for a Tree Removal Permit - City File No. 80-186.3 - MediLodge of Rochester Hills, for the removal and replacement of as many as 13 trees associated with construction of a proposed 38,455 square-foot, one-story nursing home addition to the existing 37,263 square-foot, two-story nursing home on two parcels totaling almost six acres on the north side of Walton Blvd., between Old Perch and Rochdale, zoned SP Special Purpose with an FB Flex Business Overlay, Parcel Nos. 15-09-401-003 and -005, Daniel DeRemer, JW Design, Applicant.

**2016-0422** Request for Site Plan Approval - City File No. 80-186.3 - MediLodge of Rochester Hills, a proposed 38,455 square-foot, one-story nursing home addition attached to the existing 37,263 square-foot, two-story nursing home on two parcels totaling almost six acres on the north side of Walton Blvd, between Old Perch and Rochdale, zoned SP Special Purpose with an FB 2 Flexible Business Overlay, Parcel Nos. 15-09-401-033 and -005, Daniel DeRemer, JW Design, Applicant

## **DISCUSSION**

**2016-0236** Request to discuss 2860-2896 Crooks Rd. for possible mixed-use development, located on the west side of Crooks, between M-59 and Auburn, zoned O-1, Office Business, Parcel Nos. 15-29-477-043, -045, -049, Peter Stuhlreyer, Designhaus, Applicant

## **ANY OTHER BUSINESS**