

*indicated that there might be some issues with the Fire Department, so they might want to get more detailed site plans and have a pre-meeting with them. He summarized that they needed a good design and something that was an asset to the community. If people wanted it, he stated that it would happen.*

*Mr. Reece said that he was going to make the same comments. He asked staff if the Auburn Rd. Corridor Study recommended three-story buildings. Ms. Roediger said that the plan talked about two stories, but the idea was to densify and redevelop the area. Mr. Reece agreed that it would come down to the design, the architecture and the density. They were putting a three-story building against single-family, primarily older, ranch homes. He was not sure how well that would go over with the residents, and he thought they might have a fight on their hands. He knew someone who lived off Gravel Ridge, and when he talked with him about it, he was very mad about the possibility of a three-story looking down into his backyard.*

*Chairperson Brnabic recommended that if the applicants moved forward, that they set up another meeting with the neighbors before coming back before the Planning Commission. It would be very important that the neighbors had been notified and had a complete understanding of the proposed project.*

*Chairperson Brnabic was glad that Ms. Roediger clarified the two stories in the Auburn Rd. Corridor Study, because she had not seen anything about three stories, either. She thanked the applicants.*

**Discussed**

**2018-0152**

Brewster Place Duplex Condominiums, a proposed 32-unit development on 7.3 acres located north of Walton, west of Brewster, zoned SP Special Purpose, R-1 and R-3 One Family Residential, Robertson Brothers Homes, Applicant (Reference: Memo, prepared by Kristen Kapelanski, dated May 11, 2018 and concept plan had been placed on file and by reference became part of the record thereof).

*Present for the applicant was Tim Loughrin, Robertson Brothers Homes, 6905 Telegraph Rd., Suite 200, Bloomfield Hills, MI 48301.*

*Ms. Kapelanski advised that the proposal was planned for the west side of Brewster, north of Walton Blvd. It was a 7.3-acre site, and the applicant was proposing a duplex-style development with 32 units. The site was comprised of three zoning districts, including R-1 and, R-3 One Family Residential and SP Special Purpose, and it had a future land use*

designation of Multiple-Family and Residential 3. Staff had not reviewed the proposal for conformance with the Ordinance. She noted that the applicant had reached out to nearby residents and made efforts to meet with them to get them in the loop about the project.

Chairperson Brnabic had received one speaker card and she called Mr. Yuhaz forward.

**Steve Yuhasz, 2736 Broadmoor Dr., Rochester Hills, MI 48309** Mr. Yuhasz noted that he was a member of the Shadow Woods Homeowner's Association. He said that the good news was that they were on a first name basis with the developer, as opposed to the previous applicant, Pulte. There was a meeting the previous Tuesday with quite a few of the homeowners in the area. His concern with the proposal, which was not new, was the ground water detention. The proposal would abut their subdivision common area which had a detention area. In the proposed design, there was no detention shown, and he was not sure how that would work. He asked if it could be addressed further during the review process. There was also concern about usage of the common area. They did not want that if it could be prevented. He suggested that a passing lane for Brewster should be considered as part of the project.

Mr. Loughrin mentioned that he was a fellow Planning Commissioner. He related that Robertson Brothers had been around for over 70 years, building a lot of quality condo developments and subdivisions, from townhomes to mid-rise buildings. They liked to look at properties and try to determine what the best land use would be. They specialized in condos, and he maintained that their reputation was very important to them. He noted that the Master Plan for the site was split between Residential 2.5 and Multiple Family. Using multi-family, they would get about 6.6 units per acre or 48 units, but they were only proposing 32, or 4.3 per acre. It would not be an age-restricted development, but rather, age-targeted. The buyer would typically be an empty-nester. The floor plans showed all ranches. There would be side-by-side duplexes, one with a side entry garage over which a second floor could be added. They were building a very similar product in Northville. The units were about 1,850 to 2,500 s.f. They were aware of the previous Pulte plan. He had gone through the Minutes from that discussion and understood a lot of the concerns with that plan. They had a lot of conversations with the HOA and the neighbors and a number of conference calls with the board to understand the hot buttons. They sent out notification of a meeting held the previous week at Van Hoosen Middle School to about 175 people. Approximately 50 showed. They got a lot of positive feedback, and they

*made a few changes to the plan. Pulte wanted to do three stories, almost four, but he felt that the duplexes were the right land use for the location. They heard about Brewster traffic. The reality was that something would be developed, and Brewster was the only access to the site. They felt that a potential buyer would not be someone who went out during rush hour. There would be no school busses coming or teenagers living there, so overall, traffic would be less. They did need to accommodate the traffic, and the traffic engineers would come up with the best solution. It was a work in process, and they realized that they had a lot of work to do with the geometrics of the entrance and the relationship to the road. He agreed that there would be no detention by design. They had talked with the Shadow Woods board about potentially tying into their system, but it was still preliminary. The subdivision needed improvements to the detention, and the proposed development could add 32 paying residents for maintenance and improvements. He felt that it could be a win-win, but there were a lot of details to be ironed out. Separation of the uses came up. The plan showed ten-foot setbacks on the north and west sides. They discussed at the neighborhood meeting potentially moving them back. He was not sure if they should add a fence. They were not going to tell the residents that it was their open space - it belonged to Shadow Woods. If they needed to create some kind of buffer, they would have 20 feet to do that. He understood the concern, but he was not sure how they would address it yet. He commented that there would be no siding monsters. He knew it was subjective, but the proposed elevations would have no vinyl, and there would be stone and brick with a very rich texture and variation - the same product approved in Northville.*

*Mr. Schroeder asked if there would be basements, which was confirmed. Mr. Schroeder asked Mr. Loughrin if he knew the price point. Mr. Loughrin said that because of the value of the land and what was being done in other communities, they would start at the low to mid-\$400k's.*

*Mr. Kaltsounis commented that the property was very interesting. He liked the format whereby a developer came before the Commissioners for a discussion in the beginning. The previous developer (Pulte) came for a discussion offering townhomes, and there was a full house of concerned people. There was only one person for the new proposal. He stated that he was much happier with the proposed layout. He noted that other PUD proposals showed a park feature, and he would like to see that rather than cramming everything in. He inquired of staff whether they should consider, in the Master Plan, if townhomes worked better having close access to shopping plazas or if they should be further away. The proposed location was not close to shopping. He knew that The Village*

*was down the street, but it was not that close. He wondered if they should have a conversation during the Master Plan meetings as to where townhomes versus developments like the proposed should be located.*

*Ms. Roediger responded that as part of the Master Plan process, they would talk broadly about policies. Ms. Bahm (Giffels Webster, consultants) had mentioned the survey comments asking for more affordable and diverse housing. One role of the Master Plan was to give direction as to where density should be focused. In the current Master Plan, there was a statement about focusing commercial at certain intersections. They would have discussions about where additional density might be appropriate versus single-family neighborhoods. Mr. Kaltsounis thought that it was defined in the previous Plan. He was talking about whether they should go a step further and define duplexes versus townhomes. Ms. Roediger said that the goal of the Plan was to set policy and let the Planning Commission react to proposals and the market. They did not want to be pigeon-holed, where one use had to go in one exact place. The Plan would generally provide policies and guidance for where things should be located, but the individual decisions would be left to the Planning Commission and City Council.*

*Mr. Reece thought that it was a well thought out plan. Evidence that Robertson put a lot of thought into the proposal was shown by the only one or two gentlemen there representing the surrounding subdivision. He believed that it was a strong transitional plan from Samaritas and the multi-family south of the proposal to the very nice homes in Shadow Woods. He felt that the units would be complimentary to Shadow Woods in a lot of ways. He thought that the age group they wished to attract was a perfect fit. There were some challenges to work out relative to the PUD, including whether or not it made sense. Perhaps staff could determine whether it could be developed other than a PUD. PUDs were a give and take situation, and the last thing they wanted was for the City to give and an applicant to take. He stated that he really supported the plan, and he felt that it was a very good starting point. He remarked that he would not wish the last disaster on the residents.*

*Mr. Anzek claimed that Mr. Reece said it perfectly. The proposal was much better and a nice transition from Samaritas. Shadow Woods had a little more distance, and he thought that the layout was great. He believed that the City could support a PUD to get a creative layout and design. He asked Mr. Loughrin if they could explore a connection either through Samaritas or through the multi-family to get pedestrian traffic out to Walton and over to The Village. Even though the people might be*

elderly, there were many who daily made that walk. The former owner of Samaritas called the City years ago and asked if the City could work with the multi-family development to get a bench out in front as a rest point. That was put in. He thought that it would be very walkable to The Village, and he believed that a connection would be a real plus. He thought that the proposal was the right density and product as a buffer from the senior to the multi-family to the proposed development to Shadow Woods.

Mr. Schultz stated that there was a huge opportunity for the developer and Shadow Woods to work together. He advised them to not put up thorny shrubs. He knew that the drainage went towards Shadow Woods, and he suggested that there was a big opportunity to improve their drainage while connecting the proposed development and turning that large passive area into a mutual benefit. He told them not to wall themselves off and not to let Shadow Woods wall them off. That was not the type of community they wanted to have. He thought that they could really play nice with each other and create some mutual benefits. Mr. Loughrin said that they had a good relationship with the HOA board; it was the legality of getting everyone on board. Mr. Schultz added that the natural drainage course went in the direction of Shadow Woods' detention.

Chairperson Brnabic recapped that it seemed Mr. Loughrin had a lot of support for his proposal. She asked if he had any questions for the Commissioners. Mr. Loughrin asked if there were any comments about the proposed elevations. Mr. Reece thought that the elevations were fine. He suggested that Mr. Loughrin continued to engage the Shadow Woods folks. He felt that they would be helpful in getting a successful project put together.

Ms. Morita shared that she did not like the fake shutters. If they could find a way to make it not look cheap, that would be better for her, and she suggested that there were other ways to dress up windows.

Chairperson Brnabic thanked Mr. Loughrin and wished him good luck going forward.

**Discussed**

## **ANY OTHER BUSINESS**

**2018-0192** Request for Election of Officers - Chairperson, Vice Chairperson and Secretary for a one-year term to expire the first meeting in April 2019