



Rochester Hills Master Report

1000 Rochester Hills
Drive
Rochester Hills, MI 48309
(248) 656-4660
Home Page:
www.rochesterhills.org

File Number: 2005-0373

File Number: 2005-0373 **File Type:** Project **Status:** Consent Agenda
Version: 2 **Reference:** 02-029 **Controlling Body:** City Council
Regular Meeting
Requester: Planning/Development **Cost:** **Introduced:** 05/13/2005
File Name: Grandview Site Condominiums Monument Waiver **Final Action:**

Title: Request for Waiver of Monuments and Markers - City File No. 02-029 -
Grandview Site Condominiums..

Notes: See 2005-0372

Passed by the Planning Commission on 05/17/05

Code Sections:

Agenda Date:

Indexes:

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf

Enactment Number:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

1	Planning Commission	05/17/2005	Granted				Pass
---	---------------------	------------	---------	--	--	--	------

Notes: (Reference: Staff Report prepared by Deborah Millhouse, dated May 13, 2005 had been placed on file and by reference became part of the record thereof.)

Present for the applicant was Carol Thurber, Fazal Khan and Associates, Inc., 43345 Schoenherr, Sterling Heights, MI 48313.

Ms. Thurber advised that she had been before the Commission about a year ago for Preliminary review. It was requested that Sage Lane be moved to add an eyebrow, which would still facilitate a development to the west of Grandview. Ms. Thurber further advised that all the requirements of the Tree Conservation Ordinance had been met and that they had received all Engineering approvals. They were finishing up several easement documents, and she believed they had accomplished everything else that was required. She asked if there were questions.

Ms. Millhouse noted that this was the fourth time the Planning Commission had seen the project and that everything was in order. There were two

actions under consideration; the Final Site Condominium Plan, which was consistent with the approved Preliminary Plan, and a request for Waiver of Monuments and Markers. She compared the latter to a catch 22, explaining that markers could not be installed until the roads were, and the roads could not be put in until the Final Plan was approved.

Mr. Hooper advised that if the Final Plans were substantially in compliance with the Preliminary Plan, the Commission's task was relatively straight-forward regarding the recommendation.

MOTION by Schroeder, seconded by Hardenburg, in the matter of File No. 02-029 (Grandview Site Condominiums), the Planning Commission **grants** a one-year **Waiver of Monuments and Markers** in accordance with Section 122-397 (b) of the One-Family Residential Detached Condominiums Ordinance, based on plans dated received by the Department of Planning and Development on April 22, 2005, with the following one (1) finding and subject to the following one (1) condition.

FINDING:

1. Since improvements may commence only after final approval and since monuments and markers cannot be placed until the site is substantially improved, a one-year waiver of the requirement to place monuments and markers is both reasonable and necessary.

CONDITION:

1. The applicant shall provide a performance guarantee in an amount determined by Engineering Services prior to issuance of a Land Improvement Permit to ensure the placement of monuments and markers.

Aye: Boswell, Brnabic, Hardenburg, Hill, Hooper, Kaltsounis, Reece, Rosen and Schroeder

Text of Legislative File 2005-0373

..Title

Request for Waiver of Monuments and Markers - City File No. 02-029 - Grandview Site Condominiums.

..Body

Resolved that the Rochester Hills City Council hereby grants a one-year waiver of monuments and markers for Grandview Site Condominiums (City File No. 02-029), with the following finding. The affected property is zoned R-4, One-Family Residential and identified as Parcel No. 15-28-300-033.

Finding:

1. Since improvements may commence only after final approval and since monuments and markers cannot be placed until the site is substantially improved, a one-year waiver of the

requirement to place monuments and markers is both reasonable and necessary.