



## Planning and Economic Development

Sara Roediger, AICP, Director

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From: Kristen Kapelanski, AICP  
Date: 1/2/2019  
Re: **Saddlebrook Orchards (City File #16-029)**  
**Preliminary/Final Site Condominium Plan - Planning Review #1**

The applicant is proposing to construct a 10-unit, single-family site condominium development on almost 5 acres on the north side of Auburn Rd. between Crooks and Livernois. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance (*Chapter 138*) and One-Family Residential Detached Condominiums Ordinance (*Chapter 122, Article IV*). The comments below and in other review letters are minor in nature and can be incorporated into a final site plan submittal for review by staff after review by the Planning Commission.

1. **Background.** This project has previously received approval several times. The Preliminary Site Condominium Plan was originally approved by the City Council on June 4, 2003. The Final Plan was recommended for approval by the Planning Commission on March 20, 2007, approved by the City Council on April 25, 2007, and subsequently by the Planning Department on May 17, 2007 but the plans have expired since permits were not issued.

The Preliminary Site Condominium Plan was then recommended for approval by the Planning Commission on January 17, 2018 and approved by the City Council again on January 23, 2017. The applicant did not submit plans for Final Site Condominium approval and plans have since expired. The number of units have been expanded with the current plan from nine to ten.

2. **Condominium Review Process** (*Section 122-366-368*). The condominium review process consists of a two step process as follows:
  - a. **Step One: Preliminary Plan.** The preliminary plan is intended to depict existing site conditions, proposed use, layout of streets and lots, location of site improvements, buildings, utilities, and open space including an environmental impact statement to document the information required in the subdivisions ordinance for tentative approval of a preliminary subdivision plat. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.
  - b. **Step Two: Final Plan.** The second step in the process is to develop final site plans based on the approved preliminary plan and to submit the Master Deed and evidence of all state and county agency approvals. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.

**Compliance Criteria.** *Section 122-155(b)* sets forth the criteria that a preliminary condominium plan must meet. Each of the criterion are listed below, followed by staff comments in italics on the proposed project's compliance with each.

- a. Applicable sections and regulations of this Code. *In compliance, per this and other staff reviews.*
- b. Availability and adequacy of utilities. *In compliance, per the December 21, 2018 Engineering review.*
- c. An acceptable comprehensive development plan. *In compliance, the preliminary plan represents an acceptable comprehensive development plan that provides ample open space and future connections to neighboring properties.*
- d. A reasonable street and lot layout and orientation. *In compliance, the preliminary plan represents a reasonable street layout and a reasonable lot orientation.*
- e. An environmental plan showing no substantially harmful effects. ***An updated Environmental Impact Statement must be submitted prior to consideration by the Planning Commission.*** *There are no regulated wetlands or natural features setback impacts for the proposed project.*

3. **Zoning and Use** (Section 138-4.300). The site is zoned R-4 One Family Residential District Residential with MR Mixed Residential Overlay which permits one-family detached dwellings as permitted uses. Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
Site	R-4 One Family Residential w/ MR Mixed Residential Overlay	Vacant	Residential 4 w/ Mixed Residential Overlay
North	REC-W Regional Employment Center - Workplace	Webasto offices	Regional Employment Center
South	R-4 One Family Residential	North Brooke Subdivision	Residential 4
East	R-4 One Family Residential w/ MR Mixed Residential Overlay	Single family homes	Residential 4 w/ Mixed Residential Overlay
West	R-4 One Family Residential w/ MR Mixed Residential Overlay	Single family homes	Residential 4 w/ Mixed Residential Overlay

4. **Site Layout** (Section 138-5.100-104 and 138- 5-200). Refer to the table below as it relates to the area, setback, and building requirements of the R-4 district.

Requirement	Proposed	Staff Comments
<b>Avg. Min. Lot Width</b> (Lot Size Variation option) 80 ft., no lot less 72 ft. (10%)	Avg. 90 ft., ranging from 86.5 to 104 ft.	In compliance
<b>Avg. Min. Lot Area</b> (Lot Size Variation option) 9,600 sq. ft., no lot less 8,640 sq. ft. (10%)	Avg. 9,490 sq. ft., ranging from 8,689 to 12,480 sq. ft.	In compliance
<b>Max. Density</b> 3.4 dwelling units/acre=17 units	10 units (2.2 units per acre)	In compliance
<b>Max. Height</b> 2.5 stories/30 ft.	2.5 stories/30 ft.	In compliance
<b>Min. Front Setback</b> 25 ft.	25 ft.	In compliance
<b>Min. Side Setback</b> (each/total) 10 ft./20 ft.	10 ft./20 ft.	In compliance
<b>Min. Rear Setback</b> 35 ft.	35 ft.	In compliance
<b>Min. Floor Area</b> 912 sq. ft.	2,600+ sq. ft.	In compliance
<b>Max. Lot Coverage</b> 30%	25%	In compliance

5. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments that pertain to natural features protection.
- a. **Environmental Impact Statement (EIS)** (Section 138-2.204.G) **An updated EIS must be submitted that meets ordinance requirements prior to consideration by the Planning Commission.**
  - b. **Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The site is subject to the city's tree conservation ordinance, and so any healthy tree greater than 6" in caliper that will be removed must be replaced with one tree credit. Trees that are dead or in poor condition need not be replaced.
    - 1) **Minimum Number of Trees Preserved.** 37% of the total number of regulated trees must be preserved, and 54% are proposed to be preserved.
    - 2) **Replacement Trees.** The landscape plans indicate that there are 104 replacement trees required, which are being replaced with on-site tree replacement as follows: 26 3 in. caliper trees (2 credits each), 16 2.5 in. caliper trees (1.5 credits each), and 30 8 ft. height evergreens (1 credit each) for a total of 106 replacement trees. **There is a discrepancy between the number of trees identified for removal on Sheet T-1.0 and the number indicated for removal on Sheet L-1. This must be clarified as part of the response letter prior to consideration by the Planning Commission.**
  - a. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain any regulated wetlands.
  - b. **Natural Features Setback** (Section 138-9 Chapter 1). The site does not contain any required natural features setbacks.
  - c. **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.

6. **Landscaping** (*Section 138-12.100-308 and Section 122-304(7)*). A landscape plan, signed and sealed by a registered landscape architect, has been provided. Refer to the table below as it relates to the landscape requirements for this project. These requirements are in addition to replacement credits required above.

Requirement	Proposed	Staff Comments
<b>Buffer E</b> (north: 261 ft.) 10 ft. w/ wall + 2.5 deciduous + 1.5 ornamental + 6 evergreen + 10 shrubs per 100 ft. = 7 deciduous + 4 ornamental + 16 evergreen (replaced w/ 8 deciduous + 32 shrubs) + 26 shrubs = 15 deciduous + 4 ornamental + 58 shrubs	10 ft. w/ wall 25 deciduous (existing) 0 ornamental 50 shrubs	The proposed shrubs combined with existing wall and vegetation that will be preserved meets the intent of the regulations
<b>Street Trees</b> (internal street) Min. 1 deciduous per lot = 9 deciduous	0 deciduous	The city shall plant street trees in the ROW after construction of the project is complete, the applicant shall pay \$200 per lot to account for this planting
<b>Right of Way</b> (Auburn: 262 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 8 deciduous + 4 ornamental	8 deciduous 4 ornamental	In compliance
<b>Stormwater</b> (348 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 5 deciduous + 3 evergreen + 14 shrubs	5 deciduous 3 evergreen 14 shrubs	

- a. All landscape areas must be irrigated. This should have been noted on the landscape plan. An irrigation plan must be submitted prior to staff approval of the final site plan. A note has been included specifying that watering will only occur between the hours of 12am and 5am.
  - b. Site maintenance notes listed in *Section 138-12.109* have been included on the plans.
7. **Architectural Design** (*Architectural Design Standards*). The proposed building elevations have been submitted that meet the intent of the Architectural Design Standards. Individual homes will be reviewed under a separate permit issued by the Building Department.
8. **Entranceway Landscaping and Signs.** (*Section 138-12.306 and Chapter 134*). Entryway signage and landscaping is indicated on the plans. A note has been included on the plans that states that all signs must meet the requirements of the City and be approved under separate permits issued by the Building Department.



ASSESSING DEPARTMENT  
Laurie A Taylor, Director

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From: Nancy McLaughlin  
To: Sara Roediger  
Date: 12/12/18  
Re: Project: Saddlebrook Orchards, Review #1 Prelim & Final  
Parcel No: 70-15-28-300-029  
File No.: 16-029 BESC18-0058  
Applicant: Gianna Investments/Mike Magnoli

No comment.



BUILDING DEPARTMENT  
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CPM*  
To: Kristen Kapelanski, Planning Department  
Date: December 13, 2018  
Re: Saddlebrook Orchards – Site Plan Review #1  
Sidwell: 15-28-300-029  
City File: 16-029

The Building Department has reviewed the conceptual site plan documents received December 10, 2018 for the above referenced project. Our review was based on the City of Rochester Hills Zoning Ordinance, and the 2015 Michigan Residential Code unless otherwise noted. Approval recommended base on the following being addressed on the next submittal or on the building permit documents:

1. Provide individual residence plot plans for code compliant site drainage at the time of individual building permit applications.
  - a. Lots shall be graded to fall away from foundation walls a minimum of 6 inches within the first 10 feet.

**Exception:** Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building. Section R-401.3
  - b. Driveway slopes shall meet the following requirements:
    - i. Approach and driveway: 2% minimum – 10% maximum.
    - ii. Side-entry garage: 2% minimum, 4% maximum.
    - iii. Sidewalk cross-slope (including portion in the driveway approach): 1% minimum, 2% maximum is allowed but a design slope of 1.5% will allow for construction inaccuracies.
2. Show detectible warnings at sidewalk ramps located in the road right-of-ways.
  - a. Provide details complying with Americans Disability Act.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 4:30 p.m. Monday through Friday.



PARKS & NATURAL RESOURCES DEPARTMENT  
Ken Elwert, CPRE, Director

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To: Kristen Kapelanski, Planning Manager  
From: Matt Einheuser, Natural Resources Manager  
Date: December 14, 2018  
Re: Saddlebrook Orchards – Review 1 Prelim & Final  
File #16-029

Forestry review pertains to public right-of-way (r/w) tree issues only.

All proposed trees on the public street r/w have been deleted. One tree per lot will be planted by the City using funding provided by the developer from a per lot fee.

Replace the proposed Multi-stem River Birch trees for Single-stem River Birch trees.

There are still 3 proposed trees shown on private property that are too close to the sidewalk and pathway – a Serviceberry, River Birch, and Dogwood on the west side of Basil Dr. All Ornamental trees (Serviceberry) need to be located at least 10' away from the edge of public walkways. All Deciduous shade trees (River Birch) and Shrubs (Dogwood) need to be located at least 5' away from the edge of public walkways.

Copy: Maureen Gentry, Economic Development Assistant

ME/ms



DPS/Engineering  
Allan E. Schneck, P.E., Director

SRB  
From: Jason Boughton, AC, Engineering Utilities Specialist  
To: Kristen Kapelanski, AICP, Manager of Planning  
Date: December 21, 2018  
Re: Saddlebrook Orchards, City File #16-029, Section #28  
Preliminary and Final Site Condominium Plan Review #1

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on September 14, 2017 for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

#### General

1. The city file number #16-029 and section number #28 needs to be added in the lower right hand corner of all plan sheets.

#### Sanitary Sewer

1. The peaking factor calculation is the design population expressed in thousands revise as necessary.

#### Grading

1. Revise the finish grade of unit 1 to be above the proposed sanitary sewer rim located within the driveway.
2. Provide the proposed driveway slopes for all units. Maintain between 2 and 10 percent overall.

#### Pathway/Sidewalk

1. On sheet L-1, Landscape Plan, the monument sign must be placed outside of the pathway sight distance line.
2. On sheet P-2, Preliminary/Final Site Plan, the ramp on the north side of Basil Drive approach should be a type R sidewalk ramp. Please revise as necessary throughout plans.

#### Traffic

1. Prior to Preliminary/Final Site Plan approval, traffic engineering would like to see that the MDOT permit requirements and comments have been incorporated into the plans and approved. Please provide MDOT approval correspondence.
2. On sheet P-5, the drive approach schematic detail calls out a detail C-16. Is this detail located on the plans or is it the B-2 curbing detail?

JB/md

c: Allan E. Schneck, P.E., Director; DPS  
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS  
Paul G. Shumejko, P.E., PTOE, Transportation Eng. Mgr.; DPS  
File

Paul Davis, P.E. City Engineer/Deputy Director; DPS  
Keith Depp, Project Engineer; DPS  
Scott Windingland, Engineering Aide; DPS

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FIRE DEPARTMENT  
Sean Canto  
Chief of Fire and Emergency Services

From: William A. Cooke, Assistant Chief / Fire Marshal  
To: Planning Department  
Date: December 21, 2018  
Re: Saddlebrook Orchards

SITE PLAN REVIEW

FILE NO: 16-029

REVIEW NO: 1

APPROVED   X  

DISAPPROVED \_\_\_\_\_

The Rochester Hills Fire Department recommends approval of the above noted project as the proposed design meets the fire and life safety requirements of the adopted fire prevention code related to the site only. Thank you for your assistance with this project and if you have any additional questions or comments, please do not hesitate to contact our office.

William A. Cooke  
Assistant Chief / Fire Marshal





**WRC**  
**WATER RESOURCES COMMISSIONER**

*Jim Nash*

December 19, 2018

Kristen Kapelanski  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

Reference: **Saddlebrook Orchards Site Condo, CAMS #201800650**  
**Part of the SW ¼ of Section 28, City of Rochester Hills**

Dear Ms. Kapelanski,

This office has received one set of plans for the Saddlebrook Orchards Site Condo Project to be developed in the Southeast ¼ of Section 13, City of Rochester Hills.

Our stormwater system review indicates that the proposed project has a direct involvement with the Lueders Drain, which is a legally established County Drain under the jurisdiction of this office. An approval letter for a drain permit was issued to PEA, Inc. back in August of 2018.

The water system is operated and maintained by the City of Rochester Hills and plans must be submitted to the City of Rochester Hills for review.

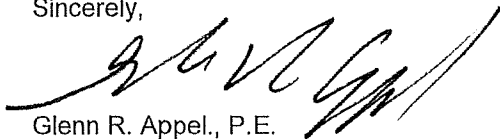
The sanitary sewer is within the Clinton Oakland Sewage Disposal System. Any proposed sewers of 8" or larger may require a permit through this office.

Any related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. Applications should be submitted to our office for the required soil erosion permit.

Please note that all applicable permits and approvals from federal, state or local authorities, public utilities and private property owners must be obtained.

If there are any questions regarding this matter, please contact Dan Butkus at 248-858-2089.

Sincerely,



Glenn R. Appel., P.E.  
Chief Engineer

GRA/DFB





Civil Engineers | Land Surveyors | Landscape Architects

experienced. responsive. passion for quality.

Corporate Office: 2430 Rochester Court • Suite 100 • Troy, MI 48063  
t: 248.689.9090 • f: 248.689.1044 • www.peainc.com

January 21, 2019  
PEA Project No: 2016-137

Ms. Kristen Kapelanski, AICP  
Manager of Planning  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

**RE: Saddlebrook Orchards  
Parcel #15-28-300-029  
City File #16-029  
Section 28  
Preliminary/Final Site Plan Review**

Dear Ms. Kapelanski:

This office is in receipt of the following review letters regarding the subject development:

- Planning and Economic Development, dated 1/2/19
- Assessing Department, dated 12/12/18
- Building Department, dated 12/13/18
- Parks & Natural Resources Department, dated 12/14/18
- Water Resource Commissioner, dated 12/19/18
- DPS/Engineering – Preliminary and Final Site Condo Plan Review #1, dated 12/21/18
- Fire Department, dated 12/21/18

Please note the following revisions and clarifications that have been addressed on the revised preliminary/final site plans in response to the review letter comments:

Planning and Economic Development:

- 1) The Environmental Impact Statement (EIS) has been updated to reflect the 10 residential units.
- 2) The trees identified for removal on sheet T-1.0 and the number indicated for removal on sheet L-1.0 has been updated and clarified on sheet T-1.0 and sheet L-1.0.

Assessing Department:

- 1) No comments received.

Building Department:

- 1) Individual residence plot plans will be provided at the time of the individual building permit applications per the direction provided.
- 2) Detectable warnings are called out for the ramps within the road right-of-ways on sheet P-2. The sidewalk legend refers to the details on sheet P-6 which are compliant with the Americans Disability Act.

Parks & Natural Resources Department:

- 1) The Multi-stem River Birch trees have been replaced with Single-stem River Birch trees on sheet L-1.0.

- 2) The three proposed trees that were identified as too close to the sidewalk have been revised on sheet L-1.0.

Water Resource Commissioner:

- 1) No plan revisions required.

DPS/Engineering – Site Plan Review:

General:

- 1) The City file number and section number have been added to all the sheets.

Sanitary Sewer:

- 1) The peaking factor calculation has been revised on sheet P-4.

Grading:

- 1) The finished grade of unit 1 was revised to be above the proposed sanitary sewer rim located within the driveway on sheet P-3.
- 2) The driveway slopes have been updated for all units are between 2 and 10 percent overall slopes. Refer to sheet P-3 for driveway slopes.

Pathway/Sidewalk:

- 1) The monument sign was removed to be outside the pathway sight distance line. Refer to sheet L-1.0.
- 2) The ramp on the north side of the Basil Drive approach was revised to a type R ramp throughout the entire plan set.

Traffic:

- 1) The plans have been submitted to MDOT and we are awaiting their approval.
- 2) The drive approach detail callout for detail C-16 has been revised to callout B-2 curbing detail on sheet P-5.

Fire Department:

- 1) No plan revisions required.

Please contact our office if you have any questions or require any additional information. Thank you!

Sincerely,

PEA, Inc.



John Dell'Isola, PE  
Senior Project Manager

Excused 1 - Yukon

2017-0023 Public Notice and request for a Tree Removal Permit - City File No. 16-029 - for the removal of as many as 102 trees for Saddlebrook Orchards Site Condominiums, a proposed 9-unit residential development on 5 acres, located north of Auburn Rd., between Crooks and Livernois, across from Wilmington Blvd., zoned R-4 One Family Residential with MR Mixed Residential Overlay, Parcel No. 15-28-300-029, Mike Magnoli, Gianna Investments, LLC, Applicant  
*(Reference: Staff Report prepared by Sara Roediger, dated January 17, 2017, Preliminary Site Plans and associated documents had been placed on file and by reference became a part of the record thereof),*

*Present for the applicant was John Dell'Isola with PEA, Inc.*

*Ms. Roediger stated that a nine-unit condominium development was proposed. She noted that the site had been approved in the past, preliminarily in 2003, with final approval in 2007. As the approvals were done long ago, the applicant had to start over. As a result of the updated regulations, a lot or two was lost from the first submissions. The current proposal was for a nine-unit development, with a future stub road on the east and west to accommodate any future development that might occur on those properties. Lot averaging was being used, which was less dense than the zoning allowed. Over 54 percent of the trees would be preserved on the site. The applicant was asking for a Tree Removal Permit for up to 102 regulated trees; however, they would replace all of the trees on site. No money would be required to be contributed to a tree fund, as they would be planting trees on site for those taken down.*

*Ms. Roediger noted that the submission had been through a couple of reviews through Staff, and Staff was confident that it met Ordinance regulations with some minor conditions and recommended approval.*

*Mr. Dell'Isola agreed that the site had come before the Commission before, and the applicant was asking for less than what was approved last time. They were fortunate enough to be able to plant everything on the site, which was what their client was interested for all of his developments. He stated that the applicant was looking forward to proceeding.*

*Chairperson Brnabic stated that the Commission would consider the Tree Removal Permit first, and that no Public hearing was required for the Permit.*

*Mr. Hooper stated that it was fairly straightforward. He noted that he was on the Commission many years ago when it was previously approved, and he stated that it appeared that two lots were lost from the original submission. He observed that everything appeared to be in order.*

**MOTION** by Hooper, seconded by Reece, in the matter of City File No. 16-029 (Saddlebrook Orchards Site Condominium), the Planning Commission grants a Tree Removal Permit, based on plans dated received by the Planning Department on December 7, 2016, with the following two (2) findings and subject

to the following one (1) condition.

Findings

- 1. The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.
- 2. The applicant is proposing to replace 102 regulated trees with 102 replacement credits on-site, as required by the Tree Conservation Ordinance.

Condition

- 1. Tree protective fencing, as reviewed and approved by staff, shall be installed prior to issuance of the Land Improvement Permit.

**A motion was made by Hooper, seconded by Reece, that this matter be Granted.**

**The motion carried by the following vote:**

**Aye** 8 - Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Reece, Schroeder and Schultz

**Excused** 1 - Yukon

2017-0022

Public Hearing and request for Preliminary Site Condominium Plan Recommendation - City File 16-029 - Saddlebrook Orchards Site Condominiums, a proposed 9-unit residential development on 5 acres, located north of Auburn Rd., between Crooks and Livernois, across from Wilmington Blvd., zoned R-4 One Family Residential with MR Mixed Residential Overlay, Parcel 15-28-300-029, Mike Magnoli, Gianna Investments, LLC, Applicant  
*Chairperson Brnabic stated that the item did require a Public Hearing, and therefore opened the Public Hearing at 7:15 p.m. She stated that there were no comment cards or members of the public that wished to speak and closed the Public Hearing.*

**MOTION** by Hooper, seconded by Reece, in the matter of City File No. 16-029 (Saddlebrook Orchards Site Condominium), 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 December 7, 2016, with the following five (5) findings and subject to the following seven (7) 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 not have 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, on-site conservation easement and agreements for approval by the City prior to issuance of a Land Improvement Permit.*

2. *Provide landscape bond in the amount of \$161,231 plus inspection fees, prior to issuance of a Land Improvement Permit.*

3. *Provide an irrigation plan and cost estimate, prior to issuance of a Land Improvement Permit.*

4. *Payment of \$1,800 into the tree fund for street trees prior to issuance of a Land Improvement Permit.*

5. *Approval of all required permits and approvals from outside agencies.*

6. *Compliance with applicable staff memos, prior to Final Site Condo Plan Approval.*

7. *Submittal of By-Laws and Master Deed for the condominium association along with submittal of Final Preliminary Site Condo Plans.*

**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** 8 - Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Reece, Schroeder and Schultz

**Excused** 1 - Yukon

**ANY OTHER BUSINESS**

Introduction to CIP -

*Mr. Anzek noted that the Capital Improvement Plan program for the year was beginning. He suggested that if the Commissioners knew of anything to be added to the CIP, that they let Staff know by emailing either him or Ms. Roediger. He stated that the Auburn Road Corridor Study would be broken into different projects to be incorporated into the CIP. He mentioned that the Master Use Plan update was scheduled for this year, and that the Master Thoroughfare Update was scheduled for 2018.*