



# Rochester Hills

## Minutes

### Planning Commission

1000 Rochester Hills Dr.  
Rochester Hills, MI  
48309  
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Home Page:  
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*Chairperson William Boswell, Vice Chairperson Deborah Brnabic*  
*Members: Gerard Dettloff, Greg Hooper, Nicholas O. Kaltsounis, Nathan Klomp, David A. Reece, C. Neall Schroeder, Emmet Yukon*

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Tuesday, April 21, 2009

7:30 PM

1000 Rochester Hills Drive

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#### CALL TO ORDER

Chairperson William Boswell called the Regular Meeting to order at 7:30 p.m. in the Auditorium.

#### ROLL CALL

**Present** 9 - William Boswell, Deborah Brnabic, Gerard Dettloff, Greg Hooper, Nicholas Kaltsounis, Nathan Klomp, David Reece, C. Neall Schroeder and Emmet Yukon

#### APPROVAL OF MINUTES

2009-0147 February 17, 2009 Regular Meeting

**A motion was made by Schroeder, seconded by Klomp, that this matter be Approved as Presented.**

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

**Aye** 8 - Boswell, Brnabic, Dettloff, Hooper, Kaltsounis, Klomp, Schroeder and Yukon

**Abstain** 1 - Reece

#### COMMUNICATIONS

- A) Letter from First State Bank, dated April 21, 2009 re: Grace Parc
- B) Planning & Zoning News (2) dated February and March, 2009

#### NEW BUSINESS

2007-0221 Request for Recommendation of an additional Extension of the Tentative Preliminary Plat, until April 20, 2010, for Grace Parc, a 16-lot subdivision located north of South Boulevard between Livernois and Rochester Roads, zoned R-4, Grace Street Development, applicant.

*(Reference: Memo prepared by Ed Anzek, dated April 17, 2009 had been placed on file and by reference became part*

*of the record thereof.)*

*Present for the applicant was Franco Mancini, Grace Street Development, 47858 Van Dyke, Suite 410, Shelby Township, MI 48317.*

*Mr. Mancini introduced himself as the applicant present on behalf of Grace Street Development and First State Bank, 24300 Little Mack, St. Clair Shores, MI 48080.*

*Mr. Anzek advised that the request was for a fourth Extension of the Tentative Preliminary Plat. It was brought to his attention late in the day that the property was foreclosed upon in October 2008. Staff was not aware of that, and he contacted Mr. Mancini immediately, and it was confirmed. Mr. Mancini told him that the bank permitted him to go forward with the approval process, and to keep it active so they would be in a good position when the recession ended. Another issue was the new engineering standards adopted last year, of which Mr. Mancini was aware. The Engineering Department looked at the plans, and it appeared that the standards would affect the development's layout. It was suggested by Mr. Paul Davis, the City Engineer, that if the applicant completed the construction plan documents prior to getting Final Preliminary Plat approval, the Planning Commission would be able to review the (possibly revised) Plat after the engineering standards were applied.*

*Chairperson Boswell asked Mr. Anzek if he had called First State Bank. Mr. Anzek said he only received the fax very late in the day, and he did not have a chance to discuss it with the bank or the City Attorney. He indicated that from his experience, it was not unusual for a bank to want a project to stay active to try to recover its investment.*

*Chairperson Boswell asked Mr. Mancini if he had anything to add, and he responded that Mr. Anzek was correct. They were in a "workout" process with the bank.*

*Mr. Dettloff asked if the request was coming from the bank via Mr. Mancini, which was confirmed. He asked if the Extension would be granted to the bank. Mr. Anzek said he had not been able to confirm that. Mr. Dettloff said that he hoped things would settle down during the course of the year, and that Mr. Mancini would get the property back and be able to move forward. He asked Mr. Mancini if he knew who would be getting the Extension, and he replied that technically, he would be, but that he was also representing the bank. Mr. Dettloff asked what was being seen out there, and if there was a light at the end of the tunnel. Mr. Mancini said it was still pretty gloomy, but they were seeing progress and a stabilization of foreclosures, and he advised that he had numerous projects on hold. The banks had halted a lot of the financing, and that had put developers in a precarious situation. They were looking at new partnerships as well.*

*Mr. Kaltsounis indicated that they were not really clear about the ownership of the property, based upon the foreclosure. He recommended that the matter be postponed until the City Attorney could be contacted. He was concerned that they were not prepared for a different realm.*

*Chairperson Boswell agreed. He would not have a problem granting an Extension, but since it was just made known, he would like to give Staff time to speak with the bank and the City Attorney.*

*Mr. Anzek added that there would be no problem with regards to the timeframe. Mr. Mancini had requested the*

*Extension in time, and in previous situations, Mr. Staran had advised that the clock stopped running at that point. If there were additional inquiries Staff needed to do, there would not be a concern regarding the timeframe. It would not impede Mr. Mancini or the process; it would just delay the approval or denial. He said he would like to have a discussion with Mr. Staran to see if all that was needed was a letter from the bank authorizing Mr. Mancini.*

*Mr. Mancini agreed it was short notice, and said that he did not really relish driving a long way to get a formal letter. He suggested that it could be made a Condition of approval, to give Mr. Anzek time to confer with the bank and to save him a few extra trips, but he said it was not a problem.*

*Mr. Anzek noted that the Ordinance stated that the owner of the property had to submit the request. Mr. Kaltsounis moved the following motion:*

***Motion*** by Kaltsounis, seconded by Yukon, that in the matter of City File No. 04-011 (Grace Parc Subdivision), the Planning Commission postpones the request for an Extension until such time that Staff has had an appropriate discussion with the owner of the property (First State Bank) and the City Attorney.

*Chairperson Boswell had received one card, and he called the speaker forward for public comment.*

**Vickie Bellinger, 430 Grace Ave., Rochester Hills, MI 48309.** *Ms. Bellinger thanked the City for sending a notice of the meeting. She advised that she was a resident that abutted the proposed development. She questioned whether the Extension was being requested by the City or by Mr. Mancini or the bank, which now owned the property. She believed that it was through her husband that the City*

*was made aware the property was owned by the bank. She thought it was confusing that Mr. Mancini was speaking for them. She said that the Grace Parc plan was one that the residents and the developer agreed to after multiple meetings. She thought it was a good exercise, and it was a compromise from what the developer had originally planned, to a plan that was more acceptable to the residents, and she appreciated that effort. She was not convinced it was the best plan; there were other plans, but the developer did not want to take the time to make them work. It would have required cooperation between two developers, which was not always easy. She commented that the development was done in a hurry, but it did not result in a ground breaking. Now that the property had reverted to the bank, she said that she would expect they were looking at a new developer or new alliance. She would prefer to see other ideas given consideration. She would vote for a plan that the residents were interested in, and where there would be more winners. She did not see any benefit to the residents to approve a fourth Extension with the change in circumstances. If it had not changed hands, they would not have much to say. It would help the bank with marketing, but she felt the interest of the residents should also be considered, particularly since it had taken years. She said that she came to the meeting to share her thoughts, but said it would be helpful to hear from those who previously worked on the compromise, i.e., a group of the neighbors, and she would appreciate it if the matter could be deferred, which she then agreed had happened. If Grace Parc were going forward, the residents' input would be worthy of consideration. She was endorsing what the Commission had done, and she would be interested in what the other residents thought about a fourth Extension.*

*Chairperson Boswell closed the public comments and*

*recapped that in the intervening years, there had been some changes to the City's engineering standards, which would have to be met. That meant that there could be some fairly significant changes to the plat.*

*Mr. Anzek agreed, and said that the Engineer thought there would be significant changes. Chairperson Boswell suggested that would give the neighbors another opportunity to look at things and bring forth suggestions. Mr. Anzek said that the notices went out to people who spoke at the previous meetings or put their name on the mailing list, and each time the matter came up, those people would be notified.*

*Hearing no further discussion, Chairperson Boswell read the motion and called for a vote.*

**A motion was made by Kaltsounis, seconded by Yukon, that this matter be Postponed.**

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

**Aye** 8 - Boswell, Brnabic, Dettloff, Hooper, Kaltsounis, Klomp, Schroeder and Yukon

**Abstain** 1 - Reece

*Chairperson Boswell stated for the record that the motion had passed unanimously.*

**2009-0146**

**2010 - 2015 Capital Improvement Plan Workshop - Presentation of Projects**

*Mr. Anzek recapped that a workshop was conducted each year in April to present the new CIP projects, and that it was the 12th year the City had prepared a CIP. The project sponsors were asked to represent their projects, and he noted that Mr. Rousse of Engineering Services was present. Mr. Anzek stated that the CIP process was very important, and that it had served the City considerably. The Policy team identified all wants, needs, potential wear-outs, and things that needed repairing. There were policies in the*

*document that identified the dollar amounts for capital improvement projects. The Policy Team, consisting of two Planning Commissioners, one City Council member and four Staff members, met initially in January. The Team revisited the policies, determined the grading factors, and looked at the return on investment and other factors. They put out a call for projects - on the web and throughout the City - but none were submitted from the outside. He noted that last year, numerous projects had been completed. He introduced Keith Sawdon, the City's new Finance Director, who had previously worked for the City from 1986 to 1994 before going to the County.*

*Mr. Anzek referred to page 92, Projects Added, and briefed the Commissioners on each. (The 2010-2015 CIP draft was placed on file, and by reference became a part of the record thereof). He went down the list: SW-02B, Hamlin Court Drainage Improvements, which was for a gravel road needing work east of Livernois; SW-03B, Karas Creek Bank Stabilization, was being done in conjunction with the Hamlin Road improvements; SW-06B, Bendelow Road Ditching, was for improvements to another gravel road on the east side of the road (west side had been done during construction of Country Club Village); SW-09B, Storm Water BMP Retrofit - the City wanted to lead by example and perform best management practices City-wide to reduce surface runoff and water pollution. It was part of the policy of going "green." Next was PW-08E, Tienken Pathway: Historic District (Van Hoosen-Washington) - there were ongoing discussions regarding the Tienken Road corridor and upcoming meetings about improvements to that corridor. MR-03B, LDFA Concrete & Asphalt Rehab Program: Funds were captured via tax increment financing and the monies would be used for roads within the LDFA district. MR-05E, Adams Road Rehab (South Boulevard to Auburn Rd.): An overlay with drainage improvements.*

*MR-05F, Adams Boulevard Irrigation: It would be for a portion of the newly realigned Adams from north of Walmart to north of Hamlin where it tapered back to two lanes. MR-05G, Adams Road at Tienken Road Intersection Improvements, no detail given; MR-21, East Nawakwa Road Rehab - from the southern entrance into Country Club Village westward toward Rochester Rd. MR-24C, Brewster Road Right-Turn Lane Extension at Walton Boulevard: They would extend the right turn lane further northward, allowing more cars to stack for a right turn westbound onto Walton. MR-27, Major Road Bridge Rehab Program: The City owns four bridges and this was a program to do a bi-annual inspection and repairs as necessary. MR-31D, John R Road at Hamlin Road Traffic Signal Upgrade: The signal was scheduled to be changed from a cross section to a box-span. MR-40B, Tienken Road Bridge Replacement at Stoney Creek: The project was getting a lot of attention, and there have been questions about what would be done to Tienken, how wide the bridge would be and how it would affect the Historic District. WS-25B, South Boulevard Water Main Replacement and WS-42A, M-59 Water Main Replacement were self explanatory, and he advised that the second was being done with the anticipated widening of M-59. SS-01B, SCADA System Enhancement: He explained that SCADA was the City's water control system that the mains were remotely tied to, and it alerted Staff if there was a water main break or other problems. SS-30, Sanitary Sewer Easement Machine: This would allow crews to get into tighter areas to do repairs. SS-31, Small Vactor System was pretty much the same thing; a smaller machine to do repairs in between homes, for example. FA-01G, City Hall LED Light Upgrade: The City conducted an audit of energy usage, and it showed that if the lights were changed to LEDs, much less electricity would be used. FA-02E, Communication Center Phones Upgrade - it was for a fire station. FA04-B, Old DPS*



*Garage Conversion to Cold Storage Facility: A partial knockdown and cleanout of the old building to be used for storage. FA-04C, Salt Storage Facility Upgrade - also at the DPS facility. FA-04D, DPS Fuel Dispenser Replacement (self-explanatory); FA-10, Energy Efficiency Analysis: To find the best way to implement practices determined from the energy audit; PS-14B, LDFA Master Infrastructure Plan: It was submitted by Planning and Development. After the LDFA was established, there was a Master Plan prepared in 1996, which identified what infrastructure needed to be redone and when. The LDFA was primarily established to generate funds for the Adams Rd. project. The City was now obligated to spend the monies in support of the LDFA capture area to hopefully attract and keep businesses. They needed to come up with a second generation Master Plan for that area. Lastly, IS-11, City-wide Two-Way Radio Changeover: Replacement of outdated radio equipment to comply with new Federal mandates.*

*Mr. Anzek concluded the introduction of new projects, and reminded that it was critical that the CIP be approved in May, so Mr. Sawdon could then prepare documents for the Mayor. The budget had to be presented to City Council in early August.*

*Ms. Brnabic referred to the John R/Hamlin Rd. traffic signal, and asked if was being done because it was mandatory due to ADA requirements or if the City just felt it was a needed upgrade. Mr. Rousse said that John R was a City-owned road, and that was why the City's share was 100%. The box band had dual lights over each lane, the upgrade would improve visibility, and they would install LED lights and upgrade the whole intersection. Ms. Brnabic wondered if the expense was necessary in light of the economy. Mr. Rousse said that it was not mandatory; it was suggested based on traffic conditions to improve the*

*intersection. Ms. Brnabic asked if there had been traffic problems, noting that she travelled the area quite a bit and she had not personally noticed any. Mr. Rouse explained that signals did wear out from time to time and when they repaired this one, they would like to upgrade it to the box band type. It was part of the Best Management Practices of traffic control using the latest technology. Ms. Brnabic said she understood that, but she questioned the expense at this place and time in the economy, and that was why she had asked if it was mandatory.*

*Mr. Schroeder referred to WS-42A, and noted that they planned an eight-inch watermain under M-59. He maintained that the minimum size for a watermain under any public roadway should be 12-inches. It did not make sense to him to replace a line under M-59 with an eight-inch line, when the difference in cost was nominal. The labor would not be any different, and he strongly recommended that it be changed to a 12-inch because in the future, if they needed more, they would not have it. Mr. Rouse agreed it could be accomplished.*

*Mr. Dettloff asked if, other than the M-59 project, any other projects would potentially qualify for the stimulus funding. Mr. Rouse said that all the energy projects would qualify if they were submitted in a timely manner and with enough detail. They were in the process of compiling the Rebuild Michigan, a free program where an analyst looks at the consumption of energy in the City's buildings and makes some recommendations, such as installing LED lighting and modifying the temperature policy. The application was due in June, and they were compiling the cost information for all the buildings and planned to submit it.*

*Mr. Anzek noted that when the first stimulus package was made available, it was for highways and roads. The State*

*asked for projects, and the City worked closely with Congressman Peters' office and submitted about \$450 million in projects. There was about \$57 billion in projects submitted for the initial funding throughout the State. The City tried to get money for local roads, drain improvements or anything they could, but local roads were discounted right off the top. The widening of M-59 was identified by MDOT and would begin this year. They also were trying to get money for the Crooks Road interchange, and the City has been working with Troy and Rochester in a concerted effort to lobby for funds. He stressed that it was important be positioned for the second wave of stimulus money.*

*Mr. Dettloff asked if the money first went through the State, which Mr. Anzek confirmed. Mr. Dettloff clarified that the money secured for Tienken Road was not in jeopardy of going away. Mr. Anzek agreed, and he added that the City was also a recipient of \$305,000.00 for 2009 for specialized radar control signs for high traffic areas.*

*Mr. Schroeder asked if they knew the status of the Crooks Road/M-59 interchange and what type it would be. Mr. Anzek advised that MDOT had directed the Road Commission to complete the design development for the interchange. They looked at a dual span, four-lane concept in 2003, but there were a lot of things on the table. They had discussed the exit ramps becoming roundabouts. If they did a single, five-lane span, they would have to close Crooks, which could impact the businesses on either side.*

*Mr. Rousse stated that the bridge had to be replaced, and they hoped it would be done in conjunction with the M-59 widening. They did not know if it would be a two or four lane or double span. Mr. Schroeder commented that something had to be done with Crooks in that area, and Mr. Rousse offered that they had plans for some work from Star*

*Batt to Hamlin this year.*

*Mr. Hooper said that at a recent meeting with the Road Commission, he learned that they were not aware of what MDOT's desires were, but Mr. Davis (City Engineer) shared it with them. Mr. Hooper felt there was a willingness to do something, but the Road Commission was out of money. They want the City to fund right-of-way acquisitions and make improvements, so there will be a significant budgetary impact if they proceed.*

*Mr. Hooper referred to the Karas Creek Bank Stabilization, and said it was discussed quite a bit last year, and they questioned whether it should be funded out of pathways or drains. The budget had a \$370,000.00 project in it this year, and he was certain the Karas repair had been covered and funded in the project. He asked if something had changed.*

*Mr. Rouse advised that it was a new project. They did a survey of Hamlin Road, and it was identified that the banks could be washed in when they rerouted the creek. He asked Mr. Hooper if he was referring to the Clinton River Bank Stabilization project. Mr. Hooper said that SW-03B had been funded for \$370,000.00 for this year. He recalled that how it would be funded was discussed during the August budget talks. He wondered if it was the same thing and whether it was already in the current budget. Mr. Anzek said he would get with Roger Moore and check the status and look at last year's funding.*

*Mr. Hooper brought up SW-08B, Clinton River: Natural Channel Restoration, and he said it showed restoration scheduled to begin in 2009. It was not in the budget, so he wondered if it was an error. Mr. Rouse said that the grant application did not go through, so it would not happen. One*

*project in conjunction with it was the stabilization of the bank near the bridge by the Trail. That was one of the things they had hoped to accomplish with the above project, but they were not successful with the grant application. They were going to resubmit and, hopefully, be successful. He agreed that the year should be updated appropriately.*

*Mr. Hooper referred to PW-08E, Tienken Road Pathway: Historic District (Van Hoosen Road - Washington Road). He said that Chairperson Boswell might concur, and he recalled that when they approved Mill Stream Village, the Site Plan showed a pathway. He remembered Mr. Kaiser saying that they were not going to put the pathway in at that time, because there was no way to get across the bridge. Mr. Hooper thought they might have collected money from Grand Sakwa to fund the pathway. Mr. Anzek also thought there was money put into an escrow. Mr. Hooper asked him to verify that - to see if there would be some added funding. Mr. Anzek recalled that they built the pathway up to Letica Road, but east of Letica, to the Historic Village, the pathway was not built. They were forced to use the south side of Tienken because the first house on the east side of Stoney Creek was so close to the road. Mr. Hooper thought it was more of the fact that there was no way to get across the bridge, and Mr. Kaiser specifically said they would not put in the pathway. It was his opinion that the City could not try to force a developer sometime in the future - who could be long gone - to make it happen, so they required monies for the fund. He was not sure how the process exactly went. Mr. Anzek said he would check to see if funds were put into an escrow account.*

*Mr. Hooper brought up the street lighting projects. They discussed having a policy regarding street lighting, but City Council did not have one yet. He thought that before they*

*started doing all those projects, that a policy should be referenced in the CIP.*

*Mr. Rousse advised that the projects came up when the plan for the road was in place. At that time, they had identified a number of different types of lighting, including a casting plan for the residential and business areas. Mr. Davis had put together some cost estimates for it. He agreed that the City did not currently have a street lighting policy for local or major roads. Mr. Hooper asked Chairperson Boswell to put the policy discussion on a future Planning Commission agenda so they could study and provide a recommendation to City Council regarding City-wide street lighting for major and local roads.*

*Mr. Hooper referred to MR-13A, Dequindre Road Realignment, and said that in the meeting with the Road Commission (which had taken place the day before), mention was made that the number two priority for City funding was improving Dequindre from Hamlin to Auburn Road. Mr. Rousse said that each time local transportation bills were appropriated, the local representative got to add "high-priority" projects to the bill. Congressman Peters sent out a request for projects, and Staff gave Mayor Barnett a couple of options. One was to extend Dequindre from Auburn to Hamlin. The Road Commission had already submitted from Square Lake to Auburn, and the City asked to extend that. Mayor Barnett had not fully submitted his request yet, and he was considering other options. Mr. Hooper thought it should be a CIP project if it was a number two priority. Mr. Rousse said that it was in the Transportation Approval Plan, and the Road Commission submitted the projects in segments. He did not think the Mayor sent anything out about his priority. He was considering Avon from Livernois to Rochester and Hamlin from Rochester to John R, and Mr. Rousse did not think he*

*had made a decision.*

*Mr. Anzek agreed it should be a CIP project. MR-13A referred to improving Dequindre from Avon southward, which was identified in the recent Master Thoroughfare Plan as one that would get the best bang for the buck in terms of alleviating traffic. If traffic was diverted down Dequindre to M-59, it would take traffic off of Tienken. The City had started discussions with Shelby Township, Rochester and the people who owned Yates Cider Mill about trying to work it out. Mr. Hooper asked if they should create MR-13C, which was agreed upon.*

*Mr. Hooper referenced SS-30, Sanitary Sewer Easement Machine, and asked if it was a miniature version of a vactor truck. Mr. Rouse said they submitted it because of something they discovered near the Clinton River. In order to get to a problem in River Bend Park, they had to build a road. They were able to access it from the south, but north of it the sewer went through the residents' backyards. They would have to have cleared a very large area for the vactor truck. The Easement Machine was a small track machine with a power flusher on it, and it would expend the hose without removing any landscaping. It would give better access to remote areas without heavy equipment.*

*Mr. Hooper next mentioned PS-09A, Olde Town District: Redevelopment Study. He said that when he got on the Planning Commission 12 years ago, they had an Olde Town study done, and he asked what was wrong with that one. Mr. Anzek said that it could not unify people into a common theme or desire. They were proposing to do most of the new Study in house, but they would need some help with graphics. They hoped to begin this year with public meetings to try to find a vision. There were many compound issues with the Auburn corridor, and the plan*

*that was done in 1998 fell a little short. It was an illustrative concept of what could be done with street furniture - hardware, benches, plantings, etc. It did not look at how to deal with MDOT to get rid of continuous curb cuts and look for parking behind the structures in a way that would not adversely impact the residential areas. They did not think the project could be done successfully just working with the business owners. Council would decide whether or not to fund the project.*

*Mr. Hooper referred to the LDFA Master Infrastructure Plan, and said he supported it, but he wondered why the City's Asset Management System (AMS) could not be used for it. Mr. Anzek thought it would be a contributor, but the AMS could not look at the roadway systems and determine if one could be extended somewhere and determine if that would spur development. AMS would give them the age and inventory of pipes that could be built into a replacement schedule for LDFA monies.*

*Mr. Hooper asked about the Landfill Planning Area Study. Mr. Anzek said that the M-59 Corridor Study was identified in the previous year to be funded by the LDFA, and the Landfill Planning Area Study was being proposed to put the Corridor Study and the LDFA Infrastructure Plan together. Mr. Hooper asked if anyone had been hired for the LDFA Plan, noting that it was in this year's budget for \$50,000.00, and Mr. Anzek informed him that the City had not sent it out for bids yet.*

*Mr. Anzek noted that Mr. Delacourt was taking the lead on the Landfill Planning Area Study. He had put together a work program, and they would like to do it mostly in house with some support from ASTI for the environmental analysis. The \$60,000.00 cost was over a two-year period.*



*Mr. Hooper commented that he really liked the information in the CIP about the Local Road Program. When they first started it, there was one sentence. Now there were maps, pqi ratings and road conditions, and the City was really transparent about doing things. He asked if there was a way they could show an overall rating of the City - how much they (prudently) spent and how much the road ratings improved.*

*Mr. Rousse responded that they could do that, but he did not think Mr. Hooper would be satisfied. All the concrete work they did last year was less than one mile, and the City had 225 miles of paved roads. They improved ratings using asphalt, but for concrete, they did not really improve the total road segment because they did not do enough of it. Mr. Hooper commented that facts were facts and they told a story, and people should know that \$3 million only does x amount, for example. Mr. Anzek thought it was a good idea to show what the average pqi was and what the City had been spending on roads. Mr. Rousse agreed that it could be added.*

*Mr. Hooper said he was very pleased they had a CIP, and he agreed that it had been a great tool. Mr. Anzek thought it got better and better every year.*

*Mr. Kaltsounis wondered if there was a way to show when they recouped money from energy conservation. Mr. Anzek said that in 2008, the Mayor called for 25% reduction in energy costs in two years. Mr. Rousse started readjusting thermostats and systems throughout City Hall, and lights were set to go off by a timer - things like that - and they saved 18% in energy costs. That was equal to one month's savings on all buildings. The group talked further about LED lights and return on investment.*

*Mr. Reece congratulated the Team on the Plan. He stated that if there was one good thing with the current economy, it was that professional services fees were way down. He suggested that they might want to take advantage of it while people were trying to keep their staff busy. Relative to the construction costs, the professional estimators in his office could not keep up with the rate the projects were dropping. They were seeing unprecedented lows in projects. He realized that the City was in a crunch also, but anything they could do now to take advantage of a recession, they should strongly think about doing, because they would get significantly more bang for the buck in the next year or two. He remarked that it was amazing how much project costs had dropped from three or four years ago.*

*Mr. Reece revisited the Sanitary Sewer Easement Machine project and asked how often it would be used. Mr. Rouse said it would get an increasing amount of use because the City was transitioning from a construction mode to a maintenance mode. There were a lot of sewers that had been constructed in remote areas that had not received attention. They did the best they could with the current equipment, but there were some areas of the City that had not been touched in 15-20 years. Mr. Reece clarified that part of it was for preventative maintenance for the future.*

*Mr. Reece referred to MR-27, Major Road Bridge Rehab Program. He said that the King's Cove Drive over the Paint Creek was not more than five or seven years old. Mr. Anzek said it was in good shape, but the project was for an ongoing inspection program. Mr. Reece asked if it was just an inspection or if they were already experiencing problems with the bridge. Mr. Rouse said that there had been some problems. It was mandatory that they inspected the bridge every two years as a preventative maintenance issue. They look for scouring underneath the water level, and they*

*had to get in the water to see that. They had not budgeted for it in the past. It was put in the CIP because they knew the costs would come up. There had been problems with expansion and contraction of the bridge and some early corrosion.*

*Ms. Brnabic referred to the Olde Town District Study and asked if it was a budget request. Mr. Anzek said it was just being submitted as a CIP project. It would be submitted as part of his department's budget, and the Mayor would decide whether he wanted it as part of his budget. In the meantime, Staff was trying to determine what they could do in house, and he was preparing a work program for the Study. The dollar amount might get significantly reduced if they did much of the work.*

*Ms. Brnabic hoped it was a plan to move forward, whether it was done in house or in combination. She also questioned the study done 11 years ago, noting that there were problems with the concept. Many months ago she talked with Dan Casey, the City's Manager of Economic Development, and she was aware of the growth potential and that current conditions played a financial factor. She realized there were many factors involved, but she felt that they needed to open the closet door and not just talk about it. It had been dormant for a long time, and she felt that they needed to get it to a workable, viable plan. It needed to become active and living, and they were not close to implementation. A plan had always been sitting there, and everyone asked what to do with Olde Town, but that was as far as it ever went.*

*Mr. Anzek said that it was a challenging part of the City, and he had to annually advise Council about it. In 2001, they started to meet with some of the property owners and showed them plans, but they could not get any*

*cohesiveness. They were going in different directions. Mr. Delacourt met with some of the property owners and asked them how well they knew their neighbors. From Mr. Anzek's experience, if they did not have the owners organized with a common vision, the whole thing would be a waste of time. There had been three different plans and all failed for the same reason - the people were not organized. He wanted to get them together and to understand their wants and needs. It was going to be his personal challenge this year.*

*Ms. Brnabic agreed that they needed to move forward with organization. She saw that as the problem back in 1990. If they came up with a plan that did not get implemented, it would be time and money wasted. Mr. Anzek said that when he came to the City in 2000, there was \$75,000.00 in the budget to do a more specific study from the 1998 plan and to take it to the next level. There was \$475,000.00 in the CIP. When they started working with the residents, they could never get them on the same page. He had recommended to Mayor Somerville that they not go forward until the folks were organized.*

*Chairperson Boswell had received one card and he called the speaker forward.*

**Melinda Hill, 1481 Mill Race, Rochester Hills, MI 48306**

*Regarding the discussion about the Millstream pathway on Tienken, Ms. Hill clarified that it went eastward from Tienken to their detention pond, but it ended right in front of a pole and dropped off into the pond. She recalled that there might be some money in the escrow. She mentioned pending projects, WS-14B and SS-14B, water and sanitary sewer extension for Mead, Mill Race and Carter, and pointed out that she came last year to speak about them as well. She was concerned because they had been in the*

*CIP since its origination 12 years ago, but they were removed and put into "Pending Projects." That happened primarily because of a lack of funds. There was a project for water and sewer extension down Washington Rd. from the Runyon/Washington roundabout to Dequindre, but they lopped off Carter and Mill Race due to money. The goal that had been stated each year for the sewer and water plan was to extend the system to the remainder of the City. The City started installing sewer and water 50 years ago, when it was Avon Township, and they were not completed yet. She felt that those projects should be put back in the body of the CIP rather than in Pending Projects. It appeared that there was less focus on Pending Projects from a planning and budgeting standpoint. She understood that dollars and cents were tough. They were having trouble keeping up with the budgets they had, and they were trying to do replacements already when they had not even completed the system for the whole City. She did not think they had conversations about alternative ways to handle the projects; that was why she would rather see them in the main body of the CIP. Even if they did not have the funding, she stated that it should still be in the CIP, in the way that Crooks Road lighting was in it even though there was no policy.*

*Ms. Hill suggested that the above project should be appropriately described. It described the extension for Mead Rd. between Sheldon and Washington, but it was really Mead from Sheldon to Winkler Mill and Winkler Mill from Mead to Washington. It talked about Dequindre at Mead, and they did not even meet. She was not sure what portion was missing, but she would like to see it corrected, and she would like to see it in the main body of the CIP. She thought it would be a good idea to have a map of the water and sewer system, showing where in the City it had been completed in one color, and showing the areas that were not completed in another. That would give the viewer*

*an idea of was out there, even if the projects were still listed as "Pending."*

*Ms. Hill referred to MR-40B, Tienken Rd. Bridge over Stoney Creek. She believed that some people had never heard about this because there had been no public discussion about it at a City Council or Planning Commission meeting. It was the first time it had shown up in the CIP. There have been other Tienken Rd. corridor projects, but this one was new. She said that unfortunately, it was her understanding that it was for a very base model bridge that met all the safety criteria for the size of the bridge. The concern was the actual size and scale, and that the look and feel would not be compatible with a nationally registered historic district. She felt they needed a better product. She would not want to see the same thing that was dropped in over the Paint Creek River. She noticed a lot of other communities doing nice, creative things along the sides of their bridges that enhanced the look. She did not think they did a good job at Paint Creek. She realized it cost money, and when she saw they would be paying 5% (43,750.00) she had a concern. The estimated cost of the project was \$2.3 million. 10% of that would be \$230,000.00, so she wondered how 5% was only \$43,750.00. She knew the costs would be higher if they tried to do anything more compatible with the area. She would not like to see the Planning Commission approve a document with those estimated dollar figures. When the CIP goes to Council they think they have to budget a certain amount to build it next year, but there had not been any discussion. She hoped they were concerned also.*

*Ms. Hill talked about one last item, which was about improving Tienken Rd. from Livernois to Sheldon. In the description it showed that they City had an earmark of \$10.8 million. She pointed out that about \$750,000.00 of*

*that money was used for the Paint Creek bridge. She believed all that was left was about \$6.8 million because other agencies got some of those funds. The roadwork was to cost \$14 million. If there was only \$6.8, she was not sure where the rest of the money would come from.*

*Mr. Hill mentioned that the CIP used to show the estimated project costs in the descriptions of the projects, not just on the spreadsheet. It did show the estimated City share, but it now people had to flip back to the spreadsheet to find the real project total. She thought it would be helpful to see both in the description area. She agreed that the CIP was very helpful, but she stated that it had grown over the years, and one thing indicated was that dollars were harder and harder to come by. The Planning Commission and the City Council had to determine how they were going to deal with that fact. She reiterated that she was concerned about not ever having sewer and water coming to the northeast corner of the City.*

*Chairperson Boswell asked if there were further comments. He indicated that there were some dollar questions raised by Ms. Hill to address. Mr. Anzek replied that they had taken notes, and that they would provide a comprehensive memo in response prior to the Public Hearing in May. If there were any other questions or comments, he asked that they be forwarded as soon as possible.*

*Chairperson Boswell asked Mr. Hooper if he wanted MR-13C added this year (Dequindre Rd. improvements from Auburn to Hamlin). Mr. Hooper said it would not be done this year, but it should be listed as a project in the CIP, as should others on the wish list.*

*Mr. Anzek noted that the energy-based projects were not listed in the CIP, and they were going after stimulus money*

*for those. Mr. Hooper said they should be in the CIP, because if someone wanted funding for a project but it was not in the CIP, it would be difficult. Mr. Anzek said they should make a provision to identify energy or various projects, and as others came along, he suggested that the Plan would have to come back to the Planning Commission for amendments.*

*Ms. Brnabic indicated that she liked the organizational change, noting that it was much easier to go through the document to find things. She thanked everyone who had worked on it and agreed that they did a great job.*

**This matter was Discussed**

## **ANY OTHER BUSINESS**

### **Election of Officers:**

*Mr. Kaltsounis felt that the current slate of Officers should be kept on the Planning Commission and the following motion was made: Upon motion by Kaltsounis, seconded by Yukon, Chairperson Boswell was unanimously re-elected as Chairperson; Deborah Brnabic was unanimously re-elected as Vice Chairperson; and Maureen Gentry of the Planning and Development Department was unanimously re-elected as Secretary, all for a one-year term to expire the first meeting in April 2010.*

### **Meeting Start Time:**

*Mr. Anzek advised that this matter would be brought up with all the Boards and Commissions that worked with Planning and Development. He further advised that City Council recently voted to start their meetings at 7:00 p.m. According to the By-laws, the Planning Commission can set a time for their meetings each year, and Staff wanted to see if there was interest in moving the time to 7:00 p.m. from 7:30 p.m. City Council considered the ability of*



*applicants and residents to get to the meeting by that time.*

*Chairperson Boswell said that he personally had no problem with 7:00 p.m., and Mr. Schroeder said he was all for it. Ms. Brnabic thought that any earlier might pose a problem with traffic. Mr. Hooper added that he was all for 7:00, but 6:30 would be difficult. Mr. Anzek said he would look at the By-laws to see if they had to be amended, and a formal motion would be made at the next meeting.*

**FURTHER BUSINESS:**

*Mr. Anzek advised that City Council had adopted the new Zoning Ordinance the previous evening, and he thought they were generally pleased with it.*

*Mr. Anzek brought up Extensions, and the fact that there was a fourth one requested, and said it was becoming difficult. He suggested that they have a policy discussion about it. He did not have a problem with Extensions, as long as the development met the law. Grace Parc was a little trickier because it did not meet the Engineering standards. The question of ownership and foreclosure also came up. He wondered how the Planning Commission felt about continually granting Extensions. He thought they could be doing it for a few more years for developments approved over the last three or four years, and he suggested that they think about it and add it to the next meeting.*

*Mr. Kaltsounis asked how short the line of applicants was. Mr. Anzek responded that Staff had some very positive meetings, but the number one problem was credit from the banks. There had been a lot of developers interested in doing things in the City. As bad as the economy was, Rochester Hills had one of the lowest unemployment rates in Oakland County. There was still competition in the*

*marketplace, and he mentioned several places that were doing well, such as The Boulevard Shoppes. He stated that the car industry was causing businesses to merge and divide, which was creating new demands for space. It was not great, of course, and the City did not have much land left. Projects were turning to redevelopment.*

*Mr. Kaltsounis asked about the gas station on Rochester at M-59 closing. Mr. Anzek was not aware of it, but he said that the owners had brought in several concepts over the last couple of years that did not work because of the abutting residential.*

*Mr. Dettloff said that he did not have a problem working with developers on Extensions, but had the foreclosure not been discovered, they would have looked foolish granting one. He thanked Mr. Anzek for the information, but said he thought it should have come from Mr. Mancini. If developers were up front, he maintained that the Commissioners would work with them, but Mr. Mancini made the situation uncomfortable. Mr. Anzek said that he should not have to judge the scruples of applicants, but because of one situation, Staff would now have to start checking ownership of properties when they went for Extensions. He believed that Mr. Mancini was obligated to report the foreclosure. Mr. Reece said that the applicant lost some credibility when he said he did not want to drive a little ways to get a formal letter from the bank.*

*Mr. Reece asked how many plans or plats were out there. Mr. Anzek said there were about eight. Some had dropped, like Saddlebrook Orchards. Mr. Anzek said he would put some guidelines together regarding Extensions for the next meeting.*

*Mr. Klomp said he watched a Council meeting about a*

*month ago, where they announced that M-59 would be improved with stimulus money and he was pleased at how well the City handled it. Mr. Anzek agreed, and noted that if MDOT had funded the project, the City would have been on the hook for \$6 million. The City was now in a position to take the \$6 million and perhaps use it as leverage for the Crooks Rd. interchange or another project.*

*Mr. Schroeder reminded that the Commission held one session about LEED building, but they had two to go. Mr. Anzek said he would look into it. Mr. Anzek mentioned that the new Meijer's would be a LEED qualified building. Meijer's embraced LEED principals a few years ago, and it had a tremendous return on investment. They now build all LEED qualified buildings, although they did not necessarily pay the fee to become certified. Mr. Reece said that all projects should try to at least become certified, because it was not costly.*

*Mr. Schroeder noted that Rochester Hills was mentioned on a television program as the best city to live in the State. Mr. Anzek added that Relocate America voted Rochester Hills as one of the top 100 cities to live. It helped the City with marketing and attracting jobs.*

*The members ended with a conversation about the new trash hauling and recycling system in the City, with which they seemed satisfied.*

## **NEXT MEETING DATE**

The Chair reminded the Commissioners that the next Regular Meeting was scheduled for May 19, 2009.

## **ADJOURNMENT**

Hearing no further business to come before the Commission, and upon motion by Kaltsounis, the Chair adjourned the Regular Meeting at 9:45 p.m., Michigan time.

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William F. Boswell, Chairperson  
Rochester Hills Planning Commission

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Maureen Gentry, Recording Secretary