



Rochester Hills

Minutes

City Council Regular Meeting

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

*Greg Hooper, Nathan Klomp, Adam Kochenderfer, James Rosen, Mark Tisdel,
Michael Webber and Ravi Yalamanchi*

Vision Statement: The Community of Choice for Families and Business

*Mission Statement: "Our mission is to sustain the City of Rochester Hills as the premier
community of choice to live, work and raise a family by enhancing our vibrant residential
character complemented by an attractive business community."*

Monday, July 29, 2013

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

*President Hooper called the Regular Rochester Hills City Council Meeting to order
at 7:03 p.m. Michigan Time.*

ROLL CALL

Present 7 - Greg Hooper, Nathan Klomp, Adam Kochenderfer, James Rosen, Mark
Tisdel, Michael Webber and Ravi Yalamanchi

Others Present:

*Tracey Balint, Public Utilities Engineer
Bryan Barnett, Mayor
Tina Barton, City Clerk
Jim Breuckman, Manager of Planning
Mike Hartner, Director of Parks and Forestry
Tara Presta, Chief Assistant
Allan Schneck, Director of DPS/Engineering
John Staran, City Attorney
Bob White, Supervisor of Ordinance Services*

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

**A motion was made by Webber, seconded by Kochenderfer, that the Agenda be
Approved as Amended to remove Legislative File 2013-0283 Presentation and
Discussion relative to the Older Persons' Commission (OPC), at the request of the
presenters; and to move Legislative File 2013-0281 Request for Purchase
Authorization - MAYOR: Contract/Blanket Purchase Order for governmental
representation and consulting services in the amount not-to-exceed \$60,000.00;
Strategic Communication Solutions, Inc., Novi, MI, to New Business. The motion
carried by the following vote:**

Aye 7 - Hooper, Klomp, Kochenderfer, Rosen, Tisdel, Webber and Yalamanchi

PUBLIC COMMENT

Lisa Winarski, M.D., 194 Bedlington, stated that Council should deny any request by G&V Investments to eliminate the City Place Planned Unit Development (PUD).

Dr. Paul Licker, 1585 Northumberland Drive, stated that skateboarders have invaded the subdivision streets in Christian Hills; and he commented that they create a nuisance and a safety hazard, and cause parking problems in the neighborhood. He noted that the individuals skateboarding are mostly adults from other communities who cruise, congregate and trespass on private property. He stated that the problem began in September of 2012, and groups of 12 or more individuals gather until evening at certain intersections. He requested the City take action to curb this activity.

Lorraine McGoldrick, 709 Essex, commented that G&V Investments has indicated that they wish to move to eliminate any restrictions on the hours that alcohol will be served on its property now known as City Place. She expressed traffic safety concerns, and noted that this particular segment of Rochester Road is already listed by the Southeast Michigan Council of Governments as having high alcohol-related accidents.

LEGISLATIVE & ADMINISTRATIVE COMMENTS

In response to Public Comment, **President Hooper** noted that he did speak with Dr. and Mrs. Licker earlier regarding skateboarders creating a nuisance for residents of Christian Hills Subdivision. He noted that he had the opportunity to drive the streets in question and can see why they are attractive to skateboarders. He added that he contacted Captain Michael Johnson, Oakland County Sheriff's Office (OCSO), to gain information on the calls made to the OCSO regarding the skateboarders. He requested the City Attorney comment on the issue.

John Staran, City Attorney, responded that he was informed of the neighborhood concerns this afternoon and has not yet had an opportunity to speak with Captain Johnson. He stated that public roads may be used by the public whether they are residents or non-residents of a community, and include access by skateboarders, bicyclists and joggers. He pointed out that individuals must use the roads lawfully, and cannot obstruct traffic, create a disturbance, litter, or accost residents. He noted that he will discuss the issue with Captain Johnson to determine whether the City's existing ordinances can be used more effectively, or if there are any shortcomings found that can be addressed. He added that a review of the roadways themselves should be undertaken to determine whether anything can be done to make them less attractive to skateboarders without being detrimental to the neighborhood. He mentioned that concerns arose a few years ago regarding skateboarders at shopping centers, and commented that efforts by the OCSO and the property owners were successful in curtailing the activity. He stated that he would look into the matter and report back to Council.

*In response to Public Comment regarding the City Place PUD, **President Hooper** noted that Council will address the matter again after an upcoming meeting between the developer and the adjacent homeowners association is held.*

A resident in attendance noted that the meeting in question is set for August 5, 2013.

***President Hooper** thanked Vice President Webber for presiding at the July 15, 2013 meeting in his absence.*

***Mr. Kochenderfer** expressed his appreciation to Dr. Licker for his comments regarding skateboarders and stated that the issue needs more investigation. He noted that the OCSO should be requested to provide additional patrols to the neighborhood.*

***Mr. Rosen** commented that skateboarding on local roads is an attractive nuisance.*

***Mayor Barnett** noted that Bob White, Supervisor of Ordinance Services, was in attendance and requested that he speak with Dr. and Mrs. Licker. He commented that there are limitations as to what the City can do to limit skateboarders on public roads, and noted that skateboarding at strip malls was more easily addressed as it occurs on private property. He stated that he will have the Administration look into the issue and report back to Council. He made the following announcements:*

- Road Projects:

** The City's road work is moving ahead, and projects are in the middle of the construction season.*

** Work has commenced on Livernois Road, north and south of the intersection at University/Walton Boulevard. Additional Tri-Party Funding was released by the County enabling the concrete repair project to move forward.*

** Engineering work has commenced on the Firewood and Falcon Rehabilitation Project. Work should commence in early August and be completed by mid-November.*

** The Tienken Road Rehabilitation project is on schedule, with work occurring this year east of Rochester Road. Crews are working in the roundabout in front of the VanHoosen Jones-Stoney Creek Cemetery. Motorists are asked to follow the signs for diverting around the construction.*

- Rochester Hills Museum at VanHoosen Farm:

** The next Terrific Tuesday program features gardening activities for children.*

** July 31, 2013 is the last Wet and Wild Wednesday. Between 1,000 to 1,500 children have turned out for the fun each Wednesday.*

- The Community Garden is in full swing. A dozen individuals are currently on a wait list for plots. People have cooperated with each other to care for plots during vacations and absences.

- The Administration is looking into concerns raised by a business owner during Public Comment at a previous meeting regarding Hookah Lounges in the city.

ATTORNEY MATTERS

City Attorney John Staran had nothing to report.

PRESENTATIONS

- 2013-0283 Presentation and Discussion relative to the Older Persons' Commission (OPC) programs, activities, and governing structure; Marye Miller, Executive Director, and Dr. Pierre Atallah, OPC Chairman, presenters

Attachments: [Agenda Summary.pdf](#)

Removed from Agenda at the request of the presenters.

CONSENT AGENDA

- 2013-0259 Approval of Minutes - City Council Regular Meeting - June 10, 2013

Attachments: [CC Min 061013.pdf](#)
[Resolution.pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0158-2013

Resolved, that the Minutes of a Rochester Hills City Council Regular Meeting held on June 10, 2013 be approved as presented.

- 2013-0274 Request for Purchase Authorization - BLDG/FAC: Blanket Purchase Order for janitorial services in the amount not-to-exceed \$95,400.00; Du All Cleaning Inc., Macomb, MI

Attachments: [Agenda Summary.pdf](#)
[Extension Letter.pdf](#)
[Resolution.pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0159-2013

Resolved, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order to Du All Cleaning Inc., Macomb, Michigan in the amount not-to-exceed \$95,400.00 through August 1, 2014.

- 2013-0278 Request for Adoption of Resolution Authorizing the Parks & Forestry Director to be the Agent for the City of Rochester Hills for Oakland County's West Nile Virus Fund Program

Attachments: [Agenda Summary.pdf](#)
[Resolution.pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0160-2013

Whereas, upon the recommendation of the Oakland County Executive, the Oakland County Board of Commissioners has established a West Nile Virus Fund Program to assist Oakland County cities, villages, and townships in addressing mosquito control activities; and

Whereas, Oakland County's West Nile Virus Fund Program authorizes Oakland County cities, villages, and townships to apply for reimbursement of eligible expenses incurred in connection with mosquito larviciding in designated community areas; and

Whereas, the City of Rochester Hills, Oakland County, Michigan, has or will incur expenses in connection with mosquito control activities believed to be eligible for reimbursement under Oakland County's West Nile Virus Fund Program;

Now, Therefore, Be It Resolved, that the City Council of Rochester Hills authorizes and directs its Parks & Forestry Director, as agent for the City of Rochester Hills, to request reimbursement of eligible mosquito control activity under Oakland County's West Nile Virus Fund Program.

Passed the Consent Agenda

A motion was made by Webber, seconded by Klomp, including all the preceding items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:

Aye 7 - Hooper, Klomp, Kochenderfer, Rosen, Tisdell, Webber and Yalamanchi

NOMINATIONS/APPOINTMENTS

2013-0185 Nomination/Appointment of three (3) Citizen Representatives to the Rochester Hills Museum Foundation to carry through December 31, 2013, and then continue with the following terms: one 1-year term ending December 31, 2014; one 2-year term ending December 31, 2015; and one 3-year term ending December 31, 2016

Attachments: [Agenda Summary.pdf](#)
[Nomination Form.pdf](#)
[Fite, M.D., Steven CQ.pdf](#)
[Granthen, Julie CQ.pdf](#)
[Mallon, James Handy CQ.pdf](#)
[Pixley, Vern CQ.pdf](#)
[Sellick, Dr. Heather CQ.pdf](#)
[Notice of Vacancy.pdf](#)
[Resolution.pdf](#)

Council discussed how to determine the term length for each individual who would be appointed.

President Hooper Opened the Floor for Nominations.

Mr. Webber nominated Vern Pixley and Dr. Heather Sellick.

Mr. Kochenderfer nominated James Mallon.

Seeing no further nominations, President Hooper Closed the Floor for Nominations.

He noted that three individuals were nominated for three open positions. As such, these three individuals would be appointed to the Museum Foundation.

Additional Council discussion ensued as to how to determine the term length for each individual. It was determined that the length of term would be determined alphabetically, with the first individual receiving a one-year term, the second receiving a two-year term, and the third receiving a three-year term:

- **Mr. Mallon** would be appointed to the one-year term.
- **Mr. Pixley** would be appointed to the two-year term.
- **Dr. Sellick** would be appointed to the three-year term.

A motion was made by Webber, seconded by Kochenderfer, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Hooper, Klomp, Kochenderfer, Rosen, Tisdell, Webber and Yalamanchi

Enactment No: RES0161-2013

Resolved, that the Rochester Hills City Council appoints the following individuals to the Rochester Hills Museum Foundation: Mr. James Mallon to serve through December 31, 2013 and continue on with a 1-year term to expire December 31, 2014; Mr. Vern Pixley to serve through December 31, 2013 and continue on with a 2-year term to expire December 31, 2015; and Dr. Heather Sellick to serve through December 31, 2013 and continue on with a 3-year term to expire December 31, 2016.

NEW BUSINESS

2013-0281 Request for Purchase Authorization - MAYOR: Contract/Blanket Purchase Order for governmental representation and consulting services in the amount not-to-exceed \$60,000.00; Strategic Communication Solutions, Inc., Novi, MI

Attachments: [Agenda Summary.pdf](#)
[Accomplishments for Rochester Hills.pdf](#)
[Resolution.pdf](#)

Robert Law, John Kerr, and Bill Bullard were in attendance representing Strategic Communication Solutions (SCS).

Mr. Law, SCS President, noted that the firm has worked hard in the past year for the City. He mentioned that Mr. Bullard focuses on State relations work and Mr. Kerr works with the City's staff toward administrative issues and advancing grants. He commented that the firm has learned a lot and has had a successful year. He stated that SCS looks forward to another successful year.

Mr. Bullard noted that a two-page summary of the firm's accomplishments was included in the Council packet. He pointed out that SCS has been addressing the issue of using 16 to 18 year old lifeguards for six months now, and mentioned that a recent communication from the Michigan Department of Education stated that 16 to 18 year old lifeguards can once again work at natural bodies of water.

Mr. Kerr stated that he is relatively new to the SCS team, joining the firm this past January. He noted that he is busy getting to know the various department heads, and mentioned that he just submitted a grant to the Department of Treasury. He added that he spends much time working with the City's Economic Development staff, and pointed out that his background is in Economic Development, Grant Writing and Management.

Public Comment:

Lisa Winarski, M.D., 194 Bedlington, stated that this position was created one year ago subsequent to Mr. Bullard's loss in the election for County Clerk. She noted that \$100,000 was previously approved for the contract and commented that she did not feel another \$60,000 was warranted. She requested a justification of the expense for governmental consulting services. She pointed out that the City already has a grant writer and a human resources administrator on payroll, and stated that she did not feel that this is a good use of taxpayers' money. She questioned what other cities utilize governmental liaison firms.

President Hooper responded that the amounts cited during public comment were incorrect, and this year's request is for the same contract amount as last year. He added that Mr. Bullard joined SCS after the firm was brought on board. He commented that the firm's charge has been to foster governmental relations that the City does not currently have, and he stated that it is his opinion that SCS and the City have an excellent relationship.

Council Discussion:

Mr. Kochenderfer stated that it is difficult to put metrics on services such as this. He noted that Council discussed evaluating the firm's effectiveness after one year and questioned what SCS sees for the coming year.

Mayor Barnett stated that SCS' services are funded one-half by the City and one-half by the Local Development Finance Authority (LDFA). He pointed out that the LDFA strongly supported including \$30,000 in its budget for their portion of SCS' services. He noted that he requested each department director give a summation of their work with SCS in the past year, and commented that each director highlighted the value they received. He noted the following:

- Treasury mentioned the substantial changes coming to Personal Property Tax. There will be upcoming decision points to be made by Council regarding these changes.
- The Lifeguard issue has a real impact on the City. The ruling that no 16 to 18 year olds can work in pools would have created a great problem for Spencer Park. Allowing them to work at natural bodies of water will impact the City positively in its seasonal staffing. No other organization was working at the State level to address this issue.
- SCS was instrumental in securing a \$52,000 grant.
- SCS has several long-term projects it is working on in conjunction with the LDFA, including the City's property and the Softball City site. SCS is engaging partners that the City does not have connections with.

He noted that many other organizations use firms such as this for governmental assistance.

Mr. Kerr listed the following accomplishments and items of focus:

- There is interest by the City to partner with neighboring communities to investigate the possibility of developing a water authority. This has the potential to save as much as three-times the dollar amounts down the road.
- SCS assisted the Administration in another application to Department of Treasury for its Community Grant Assistance Program in the amount of \$1.8 million.
- Work with the LDFA addresses Personal Property Tax and general tax capture for authorities. Recent reports of tax capture by the Detroit Zoo and Detroit Institute of Arts have opened discussions on LDFAs and tax revenues.
- While grants may not be enough to solve all the issues with the Suburban Softball site, there are other ways being investigated to kick-start the project.
- The City's parks and recreation facilities bring residents to Rochester Hills. A half-dozen grants dealing with parks and recreation have been identified that might benefit the City.
- SCS is working with Museum staff to investigate the possibility of a National Endowment for the Arts grant.

He noted that SCS' efforts are dynamic and change as things come up.

Mr. Bullard stated that the LDFA Board is most interested in the Softball City site. Staff have met with the developer, Schostak Brothers, and have noted that they have a strong willingness to work with the City. He commented that the economy is starting to improve, and despite the site's contamination, there might be a possibility to work with it.

Mr. Kerr noted that efforts toward securing a grant to help with remediation and inducing development are progressing. He stated that while the Michigan Department of Environmental Quality (DEQ) and the Environmental Protection Agency (EPA) are expressing willingness to contribute to remediation, the agencies want to see a tangible project before committing. Likewise, a developer would like the assurance of the DEQ or EPA funding up front before proceeding. He suggested that perhaps the City's Economic Development Corporation could be utilized toward the process.

Mr. Bullard stated that discussions are being held with the LDFA Board regarding Personal Property Tax changes. He mentioned that a state-wide proposal slated for the August 2014 ballot would have a great impact on these statutory cuts. He commented that the ballot proposal will affect whether cities may be able to recoup part of these funds through a distribution of the State Use Tax, or through a city-wide assessment. He added that some municipalities depend on Personal Property Tax for up to two-thirds of their general revenues, while the City's percentage of revenue from Personal Property Tax is only seven percent. He mentioned that the political impact of a ballot proposal or any technical package updates from Lansing will be significant, as it will occur right at the start of the gubernatorial campaign.

Mr. Kochenderfer commented that it is helpful to know these things, to

demonstrate the focus on expertise that organizations like SCS can bring. He stated that he would like to see a laser-like focus on these types of issues next year, and noted that it would be premature to make a definitive judgment on the success of SCS' efforts in the past year.

Mr. Yalamanchi stated that the specific scope of work has never been defined and given to SCS. He mentioned that aggressive efforts should continue regarding the effect on the City of the elimination of Personal Property Tax.

Mr. Law commented that while there are many groups focusing on the Personal Property Tax issue, not all of them represent the same interest as the City. He stated that SCS' job is to identify where the different interests lie and act on the City's behalf to try to impact decisions. He mentioned that he has not seen a time in Lansing more complicated than it has been in the last two to three years.

Mr. Yalamanchi commented that he has not spoken with the department heads; however, he has seen reports and noted the four or five items of focus. He noted that this is the first he has heard about the possibility of a water authority and he would have to hear more details before he would lend his support. He stated that while he has no concerns about SCS staff involved, from a fiduciary standpoint he does have overall concerns.

Mayor Barnett stated that during Public Comment, it was mentioned that the City has staff to accomplish some of these tasks. He commented that the City does not have the ability to have someone in Lansing three or four days a week. He pointed out that the City's grant writer position was added three or four years ago; and since then, that position has been influential in securing \$3 to \$4 million in grants. He stated that he is impressed with what has been accomplished in the past year, and noted that the strategy is focused specifically on items impacting Rochester Hills. He mentioned that the City is actually taking a regional lead in investigating a water authority, and commented that there is no way that City staff would have the time to do so. He pointed out that the City is in the top two percent of communities in Michigan in financial position. He commented that many communities are fighting for different things, at the expense of those communities in a better position.

President Hooper stated that a focus should be toward returning local control of gravel road speed limits to communities.

A motion was made by Tisdel, seconded by Webber, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 5 - Hooper, Klomp, Kochenderfer, Tisdel and Webber

Nay 2 - Rosen and Yalamanchi

Enactment No: RES0162-2013

Resolved, that the Rochester Hills City Council hereby authorizes a Contract/Blanket Purchase Order for governmental representation and consulting services to Strategic Communication Solutions, Inc., Novi, Michigan in the amount not-to-exceed \$60,000.00 through August 1, 2014 and further authorizes the Mayor to execute a contract on behalf of the City.

2007-0221 Request for Final Preliminary Plat Approval - Grace Parc, a 14-lot subdivision on 5.6 acres located north of South Boulevard between Livernois and Rochester Roads, zoned R-4, One-Family Residential, Gwen and Patrick Bismack, Applicants

Attachments: [Agenda Summary.pdf](#)
[Map.pdf](#)
[FPP Plans.pdf](#)
[Backup Documentation.pdf](#)
[Staff Report 071013.pdf](#)
[Letter Kopson 071613.pdf](#)
[Minutes PC 071613.pdf](#)
[061812 Agenda Summary.pdf](#)
[Site Plans.pdf](#)
[Memo Anzek 060112.pdf](#)
[Letter Bismack 041112.pdf](#)
[Minutes PC 060512.pdf](#)
[071811 Agenda Summary.pdf](#)
[Letter Bismack 050311.pdf](#)
[Minutes PC 060711.pdf](#)
[041210 Agenda Summary.pdf](#)
[Memo Anzek 06-01-11.pdf](#)
[Letter Mosher 04-13-11.pdf](#)
[Minutes PC 2005-2010.pdf](#)
[Minutes PC 030210 \(draft\).pdf](#)
[Memo Anzek 022510.pdf](#)
[Minutes PC 042109.pdf](#)
[Letter Mancini 041509.pdf](#)
[041210 Resolution.pdf](#)
[053008 Agenda Summary.pdf](#)
[PC Minutes 050608.pdf](#)
[Letter Mancini 032808.pdf](#)
[Letter Mosher 021510.pdf](#)
[Agenda Summary 042507.pdf](#)
[PC Minutes 040307.pdf](#)
[Letter Mancini 031207.pdf](#)
[060908 Resolution.pdf](#)
[PC Minutes 071806.pdf](#)
[PC Minutes 031505.pdf](#)
[PC Minutes 021505.pdf](#)
[PC Minutes 020105.pdf](#)
[071811 Resolution.pdf](#)
[061812 Resolution.pdf](#)
[Resolution.pdf](#)

Applicant **Gwen Bismack** was in attendance.

Jim Breuckman, Manager of Planning, stated that the Final Preliminary Plat includes 14 lots. He pointed out that the initial Preliminary Plat was approved in 2005, and was kept open through yearly extensions until this year. He mentioned that the site plan was revised subsequent to updated storm water requirements, decreasing the number of lots by two and increasing the retention pond size. He noted that the road layout remains the same. He stated that the Planning Commission has reviewed the plat, found that it meets all the technical requirements of the Ordinance, and recommends approval.

A motion was made by Yalamanchi, seconded by Tisdell, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Hooper, Klomp, Kochenderfer, Rosen, Tisdell, Webber and Yalamanchi

Enactment No: RES0163-2013

Resolved, that the Rochester Hills City Council hereby approves the Final Preliminary Plat for Grace Parc Subdivision, a 14-lot development on 5.6 acres, located north of South Boulevard between Livernois and Rochester Roads, zoned R-4, One-Family Residential, Parcel Nos. 15-34-402-057 and -066, Gwen and Patrick Bismack, Applicants based on plans dated received by the Planning and Economic Development Department on May 16, 2013 with the following findings and conditions:

Findings:

1. The Final Preliminary Plat is consistent with the street and lot layout of the previously approved Tentative Preliminary Plat.
2. The Final Preliminary Plat conforms or can reasonably be made to conform to all applicable City Ordinances, standards, regulations and requirements once all review comments referenced by Staff are addressed.

Conditions:

1. Address landscaping and tree removal comments from Planning Staff Report.
2. Submit tree preservation easements for City Attorney review and approval and record such easements with the County Register of Deeds prior to issuance of a Land Improvement Permit.
3. Address Fire Department review comments dated May 20, 2013; Building comments dated May 29, 2013; Survey comments dated June 7, 2013; and Engineering comments dated June 4, 2013.
4. Provide cash bond in an amount to be determined once the cost estimate for all proposed landscaping is provided on the plans.
5. Payment by the applicant of \$2,800, as adjusted if necessary by Staff, for one street tree per lot. Such payment to be provided prior to issuance of a Land Improvement Permit.

2008-0302 Request for Approval of an Extension of the Final Site Condominium Plan until July 14, 2014 - Pine Woods Site Condominiums, a proposed 29-unit development on 9.6 acres, located south of Auburn, east of Livernois, zoned R-4, One-Family Residential, L&R Homes, Inc., Applicant

Attachments: [Agenda Summary.pdf](#)
[Map.pdf](#)
[Site Plans.pdf](#)
[Letter Vito Ext 061313.pdf](#)
[Minutes PC 071613.pdf](#)
[Memo Anzek 071213.pdf](#)
[071612 Agenda Summary.pdf](#)
[V. Randazzo Ltr 060712.pdf](#)
[Minutes PC 062612 \(Excerpt\).pdf](#)
[Memo Anzek 062212.pdf](#)
[080811 Agenda Summary.pdf](#)
[Minutes PC 071911.pdf](#)
[Memo Anzek 071911.pdf](#)
[080910 Agenda Summary.pdf](#)
[Letter Randazzo 060211.pdf](#)
[Signed Request for Extension.pdf](#)
[Memo Delacourt 072010.pdf](#)
[Minutes PC 072710.pdf](#)
[Minutes PC 061708.pdf](#)
[Minutes PC 032007.pdf](#)
[Minutes PC 020706.pdf](#)
[071408 Agenda Summary.pdf](#)
[Staff Report 061708.pdf](#)
[Review Comments.pdf](#)
[071408 Resolution.pdf](#)
[080910 Resolution.pdf](#)
[080811 Resolution.pdf](#)
[071612 Resolution.pdf](#)
[Resolution.pdf](#)

Applicants **Vito and Lorenzo Randazzo** were in attendance.

Mr. Vito Randazzo stated that an extension is requested for the Final Site Condominium Plan for Pine Woods Site Condominiums until July 14, 2014 due to the current economic conditions. He commented that some improvement in the economy is seen and the developer plans to move forward.

Mr. Lorenzo Randazzo added that they are getting ready to break ground some time yet this year.

Jim Breuckman, Manager of Planning, stated that the Plan is compliant with the City's Extensions Policy.

A motion was made by Webber, seconded by Yalamanchi, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Hooper, Klomp, Kochenderfer, Rosen, Tisdell, Webber and Yalamanchi

Enactment No: RES0164-2013

Resolved, that the Rochester Hills City Council hereby approves an Extension of the Final Site Condominium Plan until July 14, 2014 for Pine Woods Site Condominiums, a 29-unit development on 9.6 acres located south of Auburn, east of Livernois, zoned R-4, One-Family Residential, Parcel Nos. 15-34-101-073, -074 & -075, L&R Homes, Applicant.

2012-0208 Request for Approval of an Extension of the Preliminary Site Condominium Plan until July 16, 2014 - Somerset Pines, a proposed 41-unit residential development on 19.2 acres, located on South Boulevard, between Crooks and Adams, zoned R-4, One-Family Residential, Somerset Pines, LLC, Applicant

Attachments: [Agenda Summary.pdf](#)
[Map.pdf](#)
[MJC Ltr 070913.pdf](#)
[Site Condo Plans \(Revised\).pdf](#)
[Minutes PC 071613.pdf](#)
[Memo Anzek 071213.pdf](#)
[Staff Report 062212.pdf](#)
[071612 Agenda Summary.pdf](#)
[Site Condo Plans.pdf](#)
[Landscape Plans.pdf](#)
[Minutes PC 062612 \(Excerpt\).pdf](#)
[EIS 062012.pdf](#)
[PHN 062612.pdf](#)
[071612 Resolution.pdf](#)
[Resolution.pdf](#)

Stephen Neeper, Senior Project Manager, MJC, was in attendance to represent the applicant.

Jim Breuckman, Manager of Planning, stated that the applicant has requested an extension of the Preliminary Site Condominium Plan for Somerset Pines through 2014. He explained that this is the first extension requested and noted that the development has been sold to its current owners, MJC-Somerset Pines LLC. He mentioned that he received the proposed Condominium Documents tonight and noted that the development is compliant with the Ordinance standards.

A motion was made by Klomp, seconded by Kochenderfer, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Hooper, Klomp, Kochenderfer, Rosen, Tisdell, Webber and Yalamanchi

Enactment No: RES0165-2013

Resolved, that the Rochester Hills City Council hereby approves an Extension of the Preliminary Site Condominium Plan until July 16, 2014 for Somerset Pines, a proposed 41-unit residential development on 19.2 acres, located on South Boulevard, between Crooks and Adams, zoned R-4, One-Family Residential, Parcel Nos. 15-32-300-007, -008, -009 and -010, Somerset Pines, LLC Applicant.

2013-0264 Request for Approval of a Preliminary Planned Unit Development (PUD) and Conceptual Site Plan - Villas at Shadow Pines, a proposed 28-unit residential development on 9.8 acres located on the north side of South Boulevard, between Adams and Crooks, zoned R-4, One-Family Residential, Shadow Pines, LLC, Applicant

Attachments: [Agenda Summary.pdf](#)
[Map.pdf](#)
[Site Plans.pdf](#)
[Staff Report 071013.pdf](#)
[Minutes PC 071613.pdf](#)
[Public Hearing Notice 071613.pdf](#)
[Resolution.pdf](#)

Jim Breuckman, Manager of Planning, stated that the proposed development is on the north side of South Boulevard just east of Pine Trace Golf Course. He stated that the request to Council is for concept plan approval, where enough information is given to set density, overall layout and basic design to provide a flavor for the development. Subsequent to approval, detailed technical site plans will be developed to meet Ordinance standards. He pointed out that not many deviations are being requested, and noted that the property is currently zoned R-4 residential and the proposed development calls for attached duplex units.

William Mosher, Apex Engineering, explained that the developer has chosen a duplex product and plans for 14 duplexes, or 28 units. He mentioned that fill permits will be needed for wetlands on the property; however, based on preliminary indications, less than one-third of an acre of fill is expected. He displayed a rendering showing the development and its setbacks and another which showed proposed front and rear elevations for the duplexes.

Mr. Yalamanchi questioned what square footage and price point is proposed.

Mr. Mosher responded that square footages will range from 2,200 to 2,600 square feet, with a three-bedroom option of 2,400 to 2,600 square feet.

President Hooper pointed out that the plans submitted are conceptual, and could change during the permitting process.

Mr. Mosher noted that the Planning Commission felt that the density and architectural style proposed was appropriate.

Mr. Rosen questioned whether a boulevard entrance is a requirement.

Mr. Breuckman responded that in the past, a boulevard entrance was a way to address Fire Code issues; however, that requirement is now driven by the development itself. He added that the total number of units falls below the threshold requiring two points of access.

Mr. Rosen pointed out that the entrance appears very close to the edge of the property and questioned whether Pine Trace Golf Course is directly to the west.

Mr. Breuckman responded that it is.

Applicant **Mark Gesuale**, Shadow Pines LLC, stated that the price point will be in the low- to mid-\$300,000s.

Mr. Yalmanchi questioned whether it will be a gated community.

Mr. Mosher responded that the plans feature a guard house; however, there are no plans to man it at this point.

A motion was made by Yalamanchi, seconded by Tisdell, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Hooper, Klomp, Kochenderfer, Rosen, Tisdell, Webber and Yalamanchi

Enactment No: RES0166-2013

Resolved, that the Rochester Hills City Council hereby approves the Preliminary Planned Unit Development (PUD) and Conceptual Site Plan for Villas at Shadow Pines, a proposed 28-unit residential development on 9.8 acres located on the north side of South Boulevard, between Adams and Crooks, zoned R-4, One-Family Residential, Parcel No. 15-31-400-018, based on plans dated received by the Planning and Economic Development Department on June 30, 2013 with the following findings and conditions:

Findings:

1. The proposed PUD Concept Plan meets the criteria for use of the Planned Unit Development option.
2. The proposed PUD Concept Plan meets the submittal requirements for a PUD Concept Plan.
3. The proposed development should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
4. The proposed development is not expected to have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

Conditions:

1. Approval shall only confer the right of the applicant to submit detailed site plans consistent with the layout and at a density not exceeding that shown on the PUD Concept Plan.
2. The site plans, including but not limited to landscaping, engineering, tree removal and wetland use/buffer modification plans will meet all applicable City Ordinances and requirements while remaining consistent with the PUD Concept layout Plan.
3. The architectural quality of building plans submitted with the site plans and PUD Agreement in step 2 of the PUD process will be equal to or better than that approved with the PUD Concept Plan.

2013-0273 Request for Purchase Authorization - DPS/ENG: Contract for South Boulevard Water Main Replacement Project in the amount of \$704,970.00 with a 10% contingency of \$70,497.00 for a total not-to-exceed \$775,467.00; Verdeterre Contracting Inc., Canton, MI

Attachments: [Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[Resolution.pdf](#)

President Hooper stated that while he works in the construction industry and knows the firms involved, he has no connection to the project; and, therefore, sees no reason to recuse himself.

Allan Schneck, Director of DPS/Engineering, introduced Tracey Balint, Public Utilities Engineer.

Ms. Balint stated that the location of the proposed project originally had a direct conflict with a Consumers Energy gas line; however, the project is now cleared to go. She explained that the 5,150 feet of water main to be replaced will be accomplished through a pipe bursting method, which has not yet been done in Rochester Hills. She noted that this could prove to be a good method for accomplishing several projects listed in the Capital Improvement Plan. She stated that a September start date is proposed.

President Hooper commented that the pipe bursting method could damage a buried crossing utility in the vicinity and questioned whether all utility locations in proximity were identified.

Ms. Balint responded that there are many utilities in the area as South Boulevard is the border between Rochester Hills and Troy, and Rochester Hills' utilities are all on this side of the road. She pointed out that Consumers' line was on top of the water main in two locations which will require the water main to be moved. She explained that increasing the size of the water main will also allow for more displacement.

Mr. Klomp questioned the large difference between the recommended bidder and the high bidders.

Ms. Balint responded that the project was designed for the pipe bursting method; however, a statement was included in the request for bids noting that the City would accept bids for other methods as well, such as an open cut. She commented that the City typically does not see that large of a difference in bids, and she noted that these other methods are most likely why the bid range is so large. She added that a pre-award meeting was held with the recommended contractor, and City staff feel confident that the contractor is comfortable with the construction method.

A motion was made by Yalamanchi, seconded by Klomp, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Hooper, Klomp, Kochenderfer, Rosen, Tisdell, Webber and Yalamanchi

Enactment No: RES0167-2013

Resolved, that the Rochester Hills City Council hereby authorizes a contract for South Boulevard Water Main Replacement Project to Verdeterre Contracting Inc., Canton, Michigan in the amount of \$704,970.00 with a 10% contingency of \$70,497.00 for a total not-to-exceed \$775,467.00 and further authorizes the Mayor to execute a contract on behalf of the City.

Further Resolved, that the City's acceptance of the bid and approval of the award of a contract shall be contingent and conditioned upon the parties' entry into and execution of a written agreement acceptable to the City.

COUNCIL COMMITTEE REPORTS

None.

ANY OTHER BUSINESS

None.

NEXT MEETING DATE

Regular Meeting - Monday, August 12, 2013 - 7:00 p.m.

ADJOURNMENT

There being no further business before Council, President Hooper adjourned the meeting at 8:22 p.m.

*GREG HOOPER, President
Rochester Hills City Council*

*TINA BARTON, Clerk
City of Rochester Hills*

*MARY JO PACHLA
Administrative Secretary
City Clerk's Office*

Approved as presented at the September 16, 2013 Regular City Council Meeting.