

Chairperson Boswell explained that there was one Public Hearing scheduled, but he advised that anyone who wished to speak on a regular Agenda item should fill out a speaker card so he could determine how much time to allocate.

NEW BUSINESS

2006-0695 Request for Third Extension of Preliminary Site Condominium Plan Recommendation - City File No. 00-037 - Northbrooke East Site Condominiums, a 12-unit development on approximately 3.7 acres, located south of Auburn and east of Crooks, Zoned R-4, One Family Residential, Parcel No. 15-33-128-009. PSCP approved by City Council on July 20, 2005. Northbrooke East Development, LLC, applicant.

(Reference: Memo prepared by Ed Anzek, dated August 3, 2007 had been placed on file and by reference became part of the record thereof.)

Present for the applicant was Reid Orr, Northbrooke East, LLC, 1361 East Square Lake Road, Troy, MI 48085.

Mr. Orr noted the letter he sent to the Commission, and said he believed that it would be a bad move for him to proceed with the development at the present time because it abutted Meadow Creek II Subdivision, which still had vacant lots after a year. He did not think it would be a good idea to add more problems. He thought it would be better to sit back and let things take their course, and let the other developer have a little success. He thought it would be very foolish to proceed now, and stated that he would greatly like an Extension.

Ms. Hardenburg asked if the Avondale Faith Church would still allow the church property for detention for Northbrooke East. Mr. Orr said they would. Ms. Hardenburg asked if he had been working on any of the Preliminary Plan conditions and if so, which ones.

Mr. Orr advised that all the conditions had been met, other than getting a few easement issues worked out. The church was run by a father and a son, and the son had been out of town for quite a while, so Mr. Orr had not finalized the easements. He did not anticipate any problems doing so because the church folks had been very nice to him since he began working with them.

Mr. Schroeder moved the following motion:

MOTION by Schroeder, seconded by Brnabic, in the matter of City File No. 00-037, the Planning Commission **recommends** to City Council **approval** of an Extension of the Preliminary Site Condominium Plan until

July 20, 2008 for Northbrooke East Site Condominiums.

Voice Vote:

*Ayes: Boswell, Brnabic, Dettloff, Hardenburg, Hooper, Reece, Schroeder,
Yukon*

Nays: None

Absent: Kaltsounis

MOTION CARRIED

A motion was made by Schroeder, seconded by Brnabic, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion carried by the following vote:

Aye 8 - Boswell, Brnabic, Dettloff, Hardenburg, Hooper, Reece, Schroeder and Yukon

Absent 1 - Kaltsounis

Resolved that the Rochester Hills City Council hereby approves an Extension of the Preliminary Site Condominium Plan until July 20, 2007 for Northbrooke East Site Condominiums, City File No. 00-037, a 12-unit development located south of Auburn, east of Crooks, Zoned R-4, One Family Residential, Parcel No. 15-33-128-009.

Chairperson Boswell stated that hopefully, in a year things would be better.

UNFINISHED BUSINESS

2007-0077 Conditional Rezoning Recommendation - City File No. 06-021 - An amendment to Chapter 138 of the Code of Ordinances of the City of Rochester Hills to Conditionally Rezone one one-acre parcel of land located at the northwest corner of Walton and Livernois from B-5, Automotive Service Business to B-2, General Business, Parcel No. 15-09-476-042, Mazen Fawaz, applicant. Motion to approve failed at September 18, 2007 meeting.

(Reference: Memo prepared by Ed Anzek, dated August 3, 2007 had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Kurt Beleck, Atwell Hicks, 50182 Schoenherr Rd., Shelby Township, MI 48316; Thomas Kato, Kato Companies, 40800 Woodward Ave., Bloomfield Hills, MI 48304; Bruce Michael, Ojibway Development Partners, LLC, 6631 Emerald Lake Drive, Troy, MI 48085, and Sun Yu, 2060 Bretton Dr. S., Rochester Hills, MI 48309.

Mr. Delacourt recalled that the project had been before the Commission at its March 6, 2007 meeting, and had been postponed. The applicant wrote that they were ready to continue the discussion for the same application: The subject site, located at Walton and Livernois, was currently zoned B-5, and the request was for a rezoning to B-2, General