



# Rochester Hills

## Minutes

### Planning Commission

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

*Chairperson William Boswell, Vice Chairperson Deborah Brnabic*  
*Members: Gerard Dettloff, Kathleen Hardenburg, Greg Hooper, Nicholas O. Kaltsounis,*  
*David A. Reece, C. Neall Schroeder, Emmet Yukon*

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Tuesday, May 6, 2008

7:30 PM

1000 Rochester Hills Drive

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#### CALL TO ORDER

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

#### ROLL CALL

**Present** 8 - William Boswell, Deborah Brnabic, Gerard Dettloff, Kathleen Hardenburg, Greg Hooper, Nicholas Kaltsounis, C. Neall Schroeder and Emmet Yukon  
**Absent** 1 - David Reece

#### APPROVAL OF MINUTES

2008-0206 April 15, 2008 Regular Meeting

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

The motion CARRIED by the following vote:

**Aye** 8 - Boswell, Brnabic, Dettloff, Hardenburg, Hooper, Kaltsounis, Schroeder and Yukon  
**Absent** 1 - Reece

#### COMMUNICATIONS

- A) Memo from J. Jenuwine, dated May 5, 2008 re: 2009 Final CIP
- B) Final 2009 Draft CIP
- C) Email and article from J. Staran, dated May 5, 2008 re: Lawsuits against Public Officials

#### NEW BUSINESS

2007-0221 Extension of Tentative Preliminary Plat Recommendation until April 20, 2009 - City File No. 04-011 - Grace Parc, a 16-lot subdivision located north of South Boulevard between Livernois and Rochester Roads, zoned R-4, Parcel Nos. 15-34-402-035 and -057, Grace Street Development, applicant.

*(Reference: Memo prepared by Ed Anzek, dated May 2, 2008 had been placed on file and by reference became part of the record thereof.)*

*No one was present for the applicant. Citing the State's economic conditions, Mr. Schroeder said he could understand the applicant's request, and he moved the motion provided below.*

**A motion was made by Schroeder, seconded by Yukon, 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, Kaltsounis, Schroeder and Yukon

**Absent** 1 - Reece

2008-0124

Tree Removal Permit - City File No. 07-014 - Beaumont Center for Health Improvement, a proposed 98,022 square-foot health and wellness office center on 6.5 net acres on South Boulevard, west of Dequindre, zoned O-1, Parcel No. 15-36-452-011, Rochester Hills Health and Wellness Building, LLC, applicant.

*(Reference: Staff Report prepared by Derek Delacourt, dated May 6, 2008 had been placed on file and by reference became part of the record thereof.)*

*Present for the applicant were Ray Ocasio and Nicholas Checota, Landmark (Rochester Hills Health & Wellness Building, LLC), 839 North Jefferson St., Suite 200, Milwaukee, WI 53202; Justin Wellman and George Ostrowski, Nowak & Fraus, 46777 Woodward Ave., Pontiac, MI 48342; Eric Hunt, Vice President of Operations for Beaumont Ambulatory, 100 E. Big Beaver, Suite 800, Troy, MI 48084; and Michael Berlin, Hobbs & Black Associates, 100 N. State St., Ann Arbor, MI 48104.*

*Mr. Delacourt recalled that the applicant had been before the Commission several times for discussions about the*