

*Mr. Kaltsounis asked if everyone was o.k. with how the traffic would flow around the base in the middle of two buildings. Mr. Anzek said that the Fire Department looked at it and did not have a problem with the access around the wall.*

**A motion was made by Schroeder, seconded by Yukon, that this matter be Approved.**

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

**Aye 9 -** Boswell, Brnabic, Dettloff, Hardenburg, Hooper, Kaltsounis, Reece, Schroeder and Yukon

**2007-0324** Recommendation of an Extension of the Tentative Preliminary Plat Until May 17, 2009 - City File No. 99-011 - Rochester Meadows, a 47-lot subdivision development on approximately 22 acres, located east of Rochester Road and south of Avon, zoned R-3, One Family Residential, Rochester Meadows LLC, applicant.

*This next item had been moved from the beginning of the Agenda. No one was present for the applicant, and hearing no objections, Chairperson Boswell decided the Commissioners could discuss the request.*

*(Reference: Memo prepared by Derek Delacourt, dated June 17, 2008 and Tentative Preliminary Plat stamped approved on May 17, 2006, had been placed on file and by reference became part of the record thereof.)*

*Mr. Delacourt stated that it was the applicant's (Mr. Roy Rathka) second request for an Extension. He had been slowly working with the Engineering Department and moving the project forward.*

*Mr. Kaltsounis brought up a question raised to him by Mr. Reece, and he asked how many Tentative Extensions they were allowed to grant. Mr. Delacourt said they could grant two. Mr. Kaltsounis asked what happened after that, and Mr. Delacourt advised that, according to the Subdivisions Ordinance, the applicant would have to then apply for a Revised Tentative Preliminary Plat. Mr. Kaltsounis suggested that they might have to reconsider that with the Zoning Ordinance update because of the economic times.*

*Mr. Delacourt said if they came back with the same Plat, that the motion would be to grant a Revised Tentative Preliminary, and the intent would not change. Mr. Anzek added that the basis for having expirations for a Plan, Plan or condo was because of the possibility that the Ordinance could be changed, and there would be new standards to apply. If the standards did not change, he did not feel there was a reason not to grant an Extension. He gave the Steep Slope Ordinance as an example of something new they used to re-evaluate plans. Mr. Schroeder agreed that there certainly could be environmental and drainage changes. Mr. Delecourt mentioned that the Oakland County stormwater standards had changed, and Rochester Meadows was fortunate enough to have gotten an exemption beforehand from the Drain Commissioner's office, so they were not required to meet the 100-year standard. He indicated that Rochester Meadows almost was not going to be able to apply for an Extension.*

*Hearing no further discussion, Mr. Yukon moved the following motion:*

**MOTION** by Yukon, seconded by Reece, in the matter of City File No. 99-011 (Rochester Meadows Subdivision), the Planning Commission recommends a one-year Approval of an Extension of the Tentative Preliminary Plat, approved by City Council on May 17, 2006 until May 17, 2009.

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

**Aye** 9 - Boswell, Brnabic, Dettloff, Hardenburg, Hooper, Kaltsounis, Reece, Schroeder and Yukon

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

## ANY OTHER BUSINESS