

## COMMUNICATIONS

- A) Planning & Zoning News dated March 2007
- B) Letter from Oakville Estates, LLC received March 12, 2007
- C) Shelby Township Lakeside Village Plan dated February 2007

## NEW BUSINESS

**2007-0189** Recommendation of Extension of the Preliminary Site Condominium Plan until March 15, 2008 - City File No. 05-005 - Pine Woods Condominiums, a 29-unit site condominium development on 9.5 acres, located south of Auburn, west of M-59, zoned R-4, One Family Residential, Parcel Nos. 15-34-101-012 & -013, Lorenzo Randazzo, applicant.

**Attachments:** Agenda Summary.pdf  
Map.pdf  
Site Plans.pdf  
Staff Report 011206.pdf  
Memo Delacourt 031607.pdf  
Minutes PC 020706.pdf  
Resolution.pdf

*Present for the applicant was Vito Randazzo, L&R Homes, Inc., 2490 Walton Blvd., Suite 203, Rochester Hills, MI 48309.*

*Mr. Vito stated that he was present to request an Extension, adding that nothing had changed with the Preliminary Plan, and that they were requesting it because of economic conditions.*

*Mr. Schroeder said he could understand the conditions, and he did not think there was much to talk about. He moved the following motion:*

**MOTION** by Schroeder, seconded by Dettloff, in the matter of City File No. 05-005 (Pine Woods Site Condominiums), the Planning Commission recommends approval of an Extension of the Preliminary Site Condominium Plan until March 15, 2008.

*Mr. Hooper recalled that at the Preliminary Approval there was discussion about acquisition of property on Livernois to be able to construct an access to Livernois. He asked if there was anything to share regarding that.*

*Mr. Randazzo said they were currently in negotiations with the property owners. They contacted them a few weeks ago but had not gotten a return call. He stated that they were actively negotiating with them, but he felt that because of the economy they were in a lull as well.*

**A motion was made by Schroeder, seconded by Dettloff, that this matter be Recommended for Approval to the City Council Work Session. The motion carried by the following vote:**

**Recommended for Approval to the City Council Work Session**

**Aye:** Boswell, Brnabic, Dettloff, Hooper, Reece, Schroeder and Yukon

**Nay:** Hardenburg

**Absent:** Kaltsounis

**2007-0190**

Recommendation of Extension of the Preliminary Site Condominium Plan until February 15, 2008 - City File No. 05-011 - The Commons South, a twelve-unit site condominium development on 3.98 acres, zoned R-4, located off of Shortridge, east of Livernois, known as Parcel Nos. 15-34-301-005 and 15-34-326-001, D & F Development, L.L.C., applicant

**Attachments:** Agenda Summary.pdf  
Map.pdf  
Plans.pdf  
Staff Report 010506.pdf  
Memo Delacourt 031207.pdf  
Minutes PC 011006.pdf  
Resolution.pdf

*(Reference: Memo prepared by Derek Delacourt, dated March 16, 2007 had been placed on file and by reference became part of the record thereof.)*

*Present for the applicant were Frank Fleury, D&F Development, LLC, 1711 Hickory Hill, Rochester Hills, MI 48309 and Bob Lindh, Engineer, Urban Land Consultants, 8800 23 Mile Rd., Shelby Twp., MI 48316.*

*Mr. Anzek advised that the applicants had been working with Engineering, but they were notified in January that the one-year approval time was about to expire. Mr. Fleury submitted to a letter to the City requesting an Extension. Mr. Anzek added that Staff had no objection to the request, and that there had been no Ordinance or standard changes that would affect the Preliminary Site Condominium Plan.*

*Mr. Lindh stated that they had been a little hung up getting Engineering approval, but that they were approaching it. He said they appreciated the Commission's patience and that they should have all approvals in the next month.*

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

**MOTION** by Schroeder, seconded by Yukon, in the matter of City File No. 05-011 (The Commons South Site Condominiums), the Planning Commission recommends approval of an Extension of the Preliminary Site Condominium Plan until February 15, 2008.