

renovation and construction of a restaurant, warehousing and brewery building for Griffin Claw Brewery, located at 2273 Crooks Rd., at the northeast corner of Crooks and M-59, zoned REC-I Regional Employment Center - Interchange, Parcel No. 15-28-151-004, Scott LePage, ESM Properties, Applicant

2016-0310 Request for Site Plan Approval - City File No. 16-012 - for the renovation and construction of a restaurant, warehousing and brewery building on 3.14 acres for Griffin Claw Brewery, located at 2273 Crooks Rd., at the northeast corner of Crooks and M-59, zoned REC-I Regional Employment Center - Interchange, Parcel No. 15-28-151-004, Scott LePage, ESM Properties, Applicant

2016-0302 Public Hearing and request for a Wetland Use Permit Recommendation - City File No. 16-010 - Henry Ford Pharmacy Advantage, for impacts to approximately 965 square feet associated with the construction of a 25,667 square-foot office building on 3.2 acres located on the north side of South Boulevard, between John R and Dequindre, zoned O-1 Office Business, Parcel No. 15-36-352-025, Glenn Jones, Dembs Development Applicant

*(Reference Staff Report prepared by Sara Roediger, dated August 12, 2016 and Site Plans had been placed on file and by reference became part of the record thereof.)*

*Present for the applicant were Ryan Dembs, Dembs Development, 27750 Stansbury, Suite 200, Farmington Hills, MI 48334, Brian Liming, Faudie Architecture, and Tom Gizoni, Alpine Engineering,*

*Ms. Roediger stated that the proposal was for a new office building on South Boulevard. The three actions being requested were Wetland Use Permit Recommendation, a small Natural Features Setback Modification and Site Plan Approval. The property backed up to M-59, and it was zoned Office. The plan had been through three reviews, and staff recommended approval. She noted that there was a low quality wetland along the edge of the eastern property line, which was regulated, and the applicants were proposing to construct a boulder wall to better separate the flow from the wetland. She indicated that it was a fairly straight forward project, and she felt that it would be a nice addition along the office corridor on South Boulevard.*

*Chairperson Brnabic opened the Public Hearing regarding the Wetland Use Permit at 8:08 p.m. Seeing no one come forward, she closed the Public Hearing.*

*Mr. Hooper commented that he was trying to get a feel for what exactly the business was. He could see offices and racks of storage, and he asked if*

there would be retail sales or exactly what it would be. Mr. Liming said that there were two parts. There would be a call center to take incoming information for prescription fills and in the back of the building, the prescriptions were actually filled and sent out. They dealt with a lot of high end, rare drugs. Mr. Hooper asked if it would be a compounding facility - if they would make the pharmaceuticals. Mr. Liming said they would not; they would fill bottles for different hospitals. Mr. Hooper considered that it would be like a regular pharmacy, but Mr. Liming said it would not be open to the public. Mr. Hooper noticed that there was a lobby, so he thought people from the outside could walk in. Mr. Hooper asked who the clientele was. Mr. Dembs advised that it would be major hospitals and doctors. Mostly, it involved rare drugs for rare diseases. They would be costly drugs and hard to get. This was Henry Ford's division of the pharmacy to handle that. Mr. Hooper asked if there were other facilities like it in Michigan. Mr. Dembs said that the facility would be moving from Troy. They were growing, and the current facility was about 10,000 square feet, so that was the need for a new building. Mr. Hooper referred to the EIS which stated that there would be 90 employees, and he asked if that was accurate, which Mr. Dembs confirmed. Mr. Hooper asked if it would just operate during the day. Mr. Dembs agreed it would just have regular office hours. Mr. Hooper clarified that the call center would operate from 8-5 Monday through Friday.

Mr. Anzek said that he was familiar with the operation because with the health insurance the City had, HAP, Henry Ford provided a three-month maintenance prescription refill. It was called in and shipped, and that was currently being done in the facility in Troy. When they first met with the applicants, they said it would be the same operation, just bigger. The Troy operation was next to Optimize by Oakland Mall. Mr. Dembs added that they did not advertise the pharmacy in Troy, so people did know it was there. Mr. Hooper remarked that there was a good reason for that.

Chairperson Brnabic summarized that there would be 90 employees and they planned to add 30 more, so she asked if that was the reason for the request for additional parking. Mr. Dembs said that was correct.

Mr. Dettloff asked if they would be closing the Troy facility. Mr. Dembs said it would close, but Optimize would expand into that space. Mr. Dettloff asked if the pharmacy would only distribute to Henry Ford affiliates or if they sold outside of the network. Mr. Dembs did not know the answer, but he believed it was only to Henry Ford's network in Michigan.

Mr. Kaltsounis thanked staff for bringing developments that were appropriate for the different types of zoning. He suggested that it planted the seed as to how the City wanted areas to grow, especially the South Boulevard corridor. He knew that the corridor had been planned for over 12 years for medical office, and it was slowly starting to "work its way across" the corridor. He moved the following, seconded by Mr. Schroeder:

**MOTION** by Kaltsounis, seconded by Schroeder, in the matter of City File No. 16-010 (Henry Ford Pharmacy Advantage) the Planning Commission **recommends** City Council **approves a Wetland Use Permit** to permanently impact approximately 965 square feet to construct an enclosed culvert and associated grading as part of the development, based on plans dated received by the Planning Department on July 22, 2016, with the following two (2) findings and subject to the following four (4) conditions.

Findings

1. Of the 0.16 acre of wetland area on site, the applicant is proposing to impact 0.06 acres.
2. Because the wetland areas are of low ecological quality and are not a vital natural resource to the City, and impacts should have little effect on the current primary function of the southern watercourse, the City's Wetland consultant, ASTI, recommends approval.

Conditions

1. City Council approval of the Wetland Use Permit.
2. If required, that the applicant receives all applicable DEQ and OCWR permits prior to issuance of a Land Improvement Permit.
3. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
4. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible, prior to final approval by staff.

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

**Aye** 6 - Brnabic, Dettloff, Hooper, Kaltsounis, Schroeder and Schultz

**Absent** 3 - Morita, Reece and Yukon

**2016-0303** Request for a Natural Features Setback Modification - City File No. 16-010 -

Henry Ford Pharmacy Advantage, for impacts to approximately 420 linear feet associated with the associated with the construction of a parking lot, retaining wall and associated utilities, an enclosed culvert and associated grading for a 25,667 square-foot office building located on the north side of South Boulevard between John R and Dequindre, zoned O-1 Office Business, Parcel No. 15-36-352-025, Glenn Jones, Dembs Development, Applicant

**MOTION** by Kaltsounis, seconded by Schroeder, in the matter of City File No. 16-010 (Henry Ford Pharmacy Advantage), the Planning Commission **grants Natural Features Setback Modifications** for the temporary and permanent impacts to as much as 470 linear feet of natural features setbacks associated with the construction of the proposed parking lot, retaining wall and associated utilities, the enclosed culvert and associated grading and in the adjacent property near the southeast corner of the site from proposed grading activities associated with the proposed enclosed culvert, based on plans dated received by the Planning Department on July 22, 2016, with the following three (3) findings and subject to the following one (1) condition.

**Findings**

1. Natural Features Setback Modifications are needed to construct the parking lot, retaining wall and parking lot.
2. Because the Natural Features Setbacks are of poor floristic quality, sparsely vegetated and offers minimal buffer quality to the linear wetland, the City's Wetland consultant, ASTI, recommends approval.
3. The applicant has provided a letter from the adjacent property owner giving permission to do the proposed grading activities planned off-site.

**Condition**

1. Any temporary impacts must be restored to original grade with original soils and seeded with a City approved seed mix, where possible, prior to final approval by staff.

**A motion was made by Kaltsounis, seconded by Schroeder, that this matter be Approved. The motion carried by the following vote:**

**Aye** 6 - Brnabic, Dettloff, Hooper, Kaltsounis, Schroeder and Schultz

**Absent** 3 - Morita, Reece and Yukon

**2016-0304**

Request for Site Plan Approval - City File No. 16-010 - Henry Ford Pharmacy Advantage, a proposed 25,667 square-foot office building on 3.2 acres, located on the north side of South Boulevard, between John R and Dequindre, Glenn Jones, Dembs Development, Applicant

**MOTION** by Kaltsounis, seconded by Schroeder, in the matter of City File

No. 16-010 (Henry Ford Pharmacy Advantage), the Planning Commission approves the Site Plan based on plans dated received by the Planning Department on July 22, 2016, with the following five (5) findings and subject to the following five (5) conditions.

Findings

- 1 The site plan and supporting documents demonstrate that all applicable requirements of the zoning ordinance, as well as other City ordinances, standards, and requirements, can be met subject to the conditions noted below.
- 2 The applicant has submitted evidence that additional parking is necessary based on demand on a typical day and the Planning Commission has the ability to modify the requirements based on this criterion.
- 3 Off-street parking areas have been designed to avoid common traffic problems and promote safety.
- 4 The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
- 5 The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

Conditions

- 1 Provide all off-site easements and agreements for approval by the City prior to issuance of a Land Improvement Permit.
  1. Provide a landscape bond in the amount of \$70,970.00 for landscaping, irrigation and replacement trees, prior to temporary grade certification being issued by Engineering.
  2. Provide an irrigation plan prior to final approval by staff.
  3. Payment into the tree fund, if necessary, for landscaping deficiency of deciduous and evergreen trees, prior to temporary grade certification being issued by Engineering.
  4. Compliance with the department memo comments, prior to final approval by staff.

**A motion was made by Kaltsounis, seconded by Schroeder, that this matter be Approved. The motion carried by the following vote:**

**Aye** 6 - Brnabic, Dettloff, Hooper, Kaltsounis, Schroeder and Schultz

**Absent** 3 - Morita, Reece and Yukon

*Chairperson Brnabic stated for the record after each motion that it had passed unanimously. Mr. Hooper thanked the applicants for their investment in Rochester Hills. Ms. Roediger advised that the Wetland Use Permit would be sent to Council for the August 29, 2016 meeting.*

**2016-0306** Public Hearing and request for an Ordinance Amendment - City File No. 16-016 - An Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills to add a Flex Business Overlay District to 13 parcels of land totaling approximately 22.5 acres: Parcel Nos. 15-35-352-001, -061, -066, -067, -019, 15-35-353-055, -039, -040, -041 with an FB-2 Flex Business Overlay; and Parcel Nos. 15-34-429-019, -021, 15-34-477-015 and -016 with an FB-3 Flex Business Overlay, City of Rochester Hills, Applicant

**2016-0305** Public Hearing and request for an Ordinance Amendment Recommendation - An Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills to modify requirements of Section 138-4.410 for Drive-Through Facilities, City of Rochester Hills, Applicant

**ANY OTHER BUSINESS**

**NEXT MEETING DATE**

**ADJOURNMENT**

Hearing no further business to come before the Planning Commission and upon motion by Mr. Kaltsounis, seconded by Mr. , Chairperson Brnabic adjourned the Regular Meeting at 9:18 p.m.

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Deborah Brnabic, Chairperson  
Rochester Hills Planning Commission

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Nicholas O. Kaltsounis, Secretary