



**City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS**

**1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
248.656.4630  
[www.rochesterhills.org](http://www.rochesterhills.org)**

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**Legislative File No: 2005-0373**

**TO: Mayor and City Council Members**

**FROM: Ed Anzek, Director of Planning and Development, ext. 2572**

**DATE: July 25, 2005**

**SUBJECT: Waiver of Monuments and Markers – Grandview Site Condominiums**

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**REQUEST:**

Request for a waiver of monuments and markers for Grandview Site Condominiums.

**BACKGROUND:**

Section 122-397(a) of the One-Family Residential Detached Condominiums Ordinance states that all one-family residential detached developments shall be marked with monuments acceptable to the City. Section 122-397(b) states that City Council may waive the requirement for up to one year after final plan approval. Since Section 122-396 of the One-Family Residential Detached Condominiums Ordinance states that improvements may commence only after final approval by the City Council and since monuments and markers cannot be placed until the site is substantially improved, a one-year waiver of the requirement to place monuments and markers is both reasonable and necessary.

At its May 17, 2005 meeting, the Planning Commission unanimously recommended granting a one-year waiver of monuments and markers. Please refer to the minutes for more information relative to this action. The one condition of the Planning Commission recommendation has been included as a condition of City Council approval of the final site condominium plan.

**RECOMMENDATION:**

Both the Planning Commission and staff recommend City Council grant a one-year waiver of monuments and markers for Grandview Site Condominiums consisting of fifteen (15) units on Parcel No. 15-28-300-033.

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**RESOLUTION**

**NEXT AGENDA ITEM**

**RETURN TO AGENDA**

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<b>APPROVALS:</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>Department Review</b>		
<b>Department Director</b>		
<b>Mayor</b>		
<b>City Council Liaison</b>		

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