

12. *Loading and unloading deliveries will be limited from 8:00 a.m. to 8:00 p.m.*

13. *The drive through will have sound control shielding.*

14. *No outdoor storage would be allowed.*

Mr. Yukon realized that because it was a Conditional Rezoning, the applicant had proposed a building layout. He thought that the Planning Commission still had to look at all potential uses in B-2. Mr. Anzek clarified that a Conditional Rezoning limited that or committed to what would be on the site and what would not.

Vice Chairperson Brnabic noted that outdoor storage was listed as a temporary use in the B-2 district, but she was somewhat concerned that it could be included. She realized that it might not be Mr. Leshock's plan, but it was something allowed in B-2. Mr. Cicco stated that they had no interest in outdoor storage and no plan in place for an outdoor patio. Vice Chairperson Brnabic noted that condition three stated that all uses would be limited to those in the B-2 district and some uses were prohibited, but outdoor storage was not expressly prohibited. Mr. Leshock said that it could be added as a condition that no outdoor storage would be allowed. Mr. Schroeder agreed to modify the motion to include that (as added above after the discussion).

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

Aye 7 - Brnabic, Dettloff, Granthen, Hooper, Reece, Schroeder and Yukon

Absent 2 - Boswell and Kaltsounis

2004-0095

Tree Removal Permit (City File No. 02-029) - Grandview Site Condominium - for the removal and replacement of as many as 23 trees (out of 127 regulated trees) for a proposed 14-unit site condominium development on approximately 6 acres, located east of Crooks and north of Auburn, Parcel No. 15-28-300-059, zoned R-4, One Family Residential, Grandview of Rochester Hills, LLC, Applicant.

(Reference: Staff Report prepared by Sara Roediger, dated May 15, 2015 and Preliminary and Final Site Condo Plans had been placed on file and by reference became part of the record thereof.)

Present for the applicant was Gordon Wilson, Anderson, Eckstein and

Westrick, Inc., 51301 Schoenherr Rd., Shelby Township, MI 48315.

Ms. Roediger stated that the project had previously been a casualty of the recession. It was approved in 2005 with a very similar site plan with 15 units. The plan had expired, since it has been ten years. In that time, Ordinances had changed, particularly storm water management, which caused the proposal to drop to 14 units. The plan had been updated to meet current regulations, and because it was approved by the City previously and it was substantially the same, Staff was bringing it forward for Preliminary and Final Site Condo Plan Recommendation.

Engineering had approved the plans, and Staff did not want to belabor the process. She noted that the plan had one main spine drive that bisected the property and a stub street to the west to connect to any future development that might occur. The applicant proposed lot averaging, and the lots ranged from about 10,000 square feet to 13,000 square feet. The plans met the City's Ordinance requirements, and all appropriate departments had recommended approval. She said that she would be happy to answer any questions.

Mr. Dettloff clarified that the project was essentially the same as before with the exception that it was now proposed for 14 units. Ms. Roediger said that the detention basin had to be resized but the lot layout was essentially the same. Some trees were removed from the first submittal, but tree credits would be provided based on the initial permit. Vice Chairperson Brnabic asked Mr. Wilson if he had anything to add.

Mr. Wilson noted that they were preserving 81% of the trees versus the 37% required by the Tree Conservation Ordinance. They had also agreed to contribute to the City's Tree Fund. He said that he would be happy to answer any questions.

Mr. Reece asked the price point for the homes. Mr. Wilson said that he was not sure, but he thought the homes would sell for \$400-500k. Mr. Reece asked if there were elevations provided the first time, noting that there were none included in the packet. Mr. Gordon said that to his knowledge, there were none submitted before.

Vice Chairperson Brnabic opened the Public Hearing at 7:34 p.m. Seeing no one come forward, she closed the Public Hearing.

Mr. Anzek advised that it was not new to bring a project forward for Preliminary and Final Recommendation where a project had been previously approved but went dormant with the recession. The

Engineering, which would normally happen in between Preliminary and Final, had been done, so Staff was asking for expediency.

Hearing no further comments, Mr. Schroeder moved the following motion, seconded by Mr. Reece.

MOTION by Schroeder, seconded by Reece, in the matter of City File No. 02-029 (Grandview Site Condominium), the Planning Commission grants a Tree Removal Permit, based on plans dated received by the Planning Department on April 15, 2015, with the following two (2) findings and subject to the following one (1) condition.

Findings

1. *The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.*
2. *The applicant is proposing to replace 23 regulated trees with 125 tree replacement credits, as required by the Tree Conservation Ordinance and based on previously approved tree credits.*

Condition

1. *Tree protective fencing, as reviewed and approved by staff, shall be installed prior to issuance of the Land Improvement Permit.*

A motion was made by Schroeder, seconded by Reece, that this matter be Granted. The motion carried by the following vote:

Aye 7 - Brnabic, Dettloff, Granthen, Hooper, Reece, Schroeder and Yukon

Absent 2 - Boswell and Kaltounis

Vice Chairperson Brnabic stated for the record that the motion had passed unanimously.

2004-0051 Public Hearing and request for Preliminary and Final Site Condominium Plan Recommendation - City File No. 02-029 - Grandview Site Condominium, a proposed 14-unit single-family development on six acres located on the north side of Auburn between Crooks and Livernois, zoned R-4, One Family Residential, Parcel No. 15-28-300-059, Grandview of Rochester Hills, LLC, Applicant

Mr. Yukon asked Mr. Gordon if he could describe the proposed homes. Mr. Wilson said that it would be a mixture. Mr. Yukon asked what type of building materials would be used. Mr. Wilson said that the front face would be brick, and there would be a combination of other building

materials. Mr. Yukon asked if all entrances would face the internal street, which Mr. Gordon confirmed.

MOTION by Schroeder, seconded by Reece, in the matter of City File No. 02-029 (Grandview Site Condominium), the Planning Commission **recommends that City Council approve the Preliminary and Final One-Family Residential Detached Site Condominium Plan** based on plans dated received by the Planning Department on April 15, 2015, with the following five (5) findings and subject to the following 11 conditions.

Findings

1. Upon compliance with the following conditions, the proposed condominium plan meets all applicable requirements of the zoning ordinance and one-family residential detached condominium.
2. Adequate utilities are available to properly serve the proposed development.
3. The preliminary and final plan represents a reasonable street layout.
4. The Environmental Impact Statement indicates that the development will have no substantially harmful effects on the environment.
5. Remaining items to be addressed on the plans may be incorporated on the Preliminary and Final Condominium Plan without altering the layout of the development.

Conditions

1. Inspection and approval of tree protection and silt fencing by the city prior to issuance of a Land Improvement Permit.
2. Submit a landscape bond in the amount of \$15,970, plus inspection fees for landscaping and replacement trees as shown on the landscape plans, prior to issuance of a Land Improvement Permit.
3. Payment of \$2,800 into the tree fund for street trees prior to issuance of a Land Improvement Permit.
4. Submit an irrigation and cost estimate, prior to issuance of a Land Improvement Permit.

5. Show additional plantings and 16 additional deciduous trees and increase size of the evergreen trees around the detention pond on the landscape plans, prior to final approval by staff.
6. Approval of all required permits and approvals from outside agencies, prior to obtaining a Land Improvement Permit.
7. Compliance with the Engineering Department memo dated April 28, 2015, Building Department memo dated April 30, 2015 and Fire Department memo dated April 27, 2015, prior to final approval by staff.
8. Obtain a soil erosion permit from the Oakland County Water Resources Commission, prior to obtaining a Land Improvement Permit.
9. Add a cover sheet labeling it Preliminary and Final Site Condominium Plan for Grandview Site Condominium, prior to final approval by staff.
10. Approval of the proposed Master Deed and Bylaws by city staff and attorney.
11. Provide elevations for Staff to review prior to the City Council meeting.

Mr. Reece said that he had no issue with the proposed layout, but he was a little uncomfortable without seeing any elevations. He would defer to Staff to look at the elevations. The Planning Commission typically at least saw the front facing elevation. Mr. Anzek said that it could be required before the matter went to Council. Mr. Reece agreed, noting that it was unusual not to see elevations provided. Mr. Anzek reminded that Mr. Hooper would then review them at Council. Mr. Reece said that he would be more comfortable supporting the motion based on that. Looking at the maximum lot coverage, the units would be in the neighborhood of 3,000 square feet, so they would be at least \$300k, and with the market, significantly more, so he would like Staff and Mr. Hooper to review them. A condition was added to the above motion.

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

Aye 7 - Brnabic, Dettloff, Granthen, Hooper, Reece, Schroeder and Yukon

Absent 2 - Boswell and Kaltsounis