

PLANNING COMMISSION WORKSHOP
05-27-14 - 3

MINUTES OF THE PLANNING COMMISSION WORKSHOP MEETING HELD ON MAY 27, 2014, IN THE COOK SCHOOL HOUSE, 1890 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 6:35 p.m. by Chair Rozycki.

Roll Call: Commissioners: Fuller, Gilezan, Hamborsky, Rozycki, Stapleton, Vaughn, Vitale

Absent: Commissioners: Harrell, Profeta

Also Present: City Administrator Fincham
Building Official Tutag
Council Member Ketels
City Clerk Hathaway

The following individuals were also present:

John Jackson
McKenna & Associates

Daniel A. Tosch
Project Architect
Progressive Associates, Inc.
838 W. Long Lake, Suite 250
Bloomfield Hills, MI 48302

Lawrence M. Scott
Developer Counsel
O'Reilly, Rancilio P.C.
One Sterling Town Center
12900 Hall Road, Suite 350
Sterling Heights, MI 48313

John A. Williamson, Sr. Vice President
American Community Developers, Inc.
20250 Harper Ave
Harper Woods, MI 48225

PLANNING COMMISSION WORKSHOP
05-27-14 – 4

John LaQuiere
Project Manager
American Community Developers, Inc.
20250 Harper Ave.
Harper Woods, MI 48225

The first item on the agenda was pertaining to the introduction of **Legacy Oaks, 850 Briarcliff**. The Building Official provided a brief overview of the proposed plan, and he stated a rezoning will be necessary, which is currently R1-A, single residential.

Legacy Oaks representatives then provided their overview of the project, and questions and answers ensued.

Mr. Jackson discussed the new process for conditional rezoning. Generally, the developer approaches the City offering conditions attached to the rezoning that protects the City. A timeframe can be made part of the conditions.

It was explained by representatives that the existing building's architectural character will be maintained housing twelve condominiums; six in the first phase and six in phase two. The third phase will be a newly constructed building with the same architectural characteristics as phases one and two. This is a low density project; the original plan sought more units. It was stated that the developers bid aggressively on the property to have full, redevelopment rights.

The Legacy Oaks Condominiums Development Proposal was distributed to the Commission and administration. It was stated that although railings are not shown in the plans, they will be put back into the plan.

The Building Official stated the parking is compliant, while the height is still being discussed. The materials used, and proposed, match the existing building. He is impressed with re-use of both the building and property. He proposed a public hearing be held in June, at which time a clean plan will be proposed.

The developers are planning a meeting for the community apprising them of the project. These will be single family units at which no service amenities will be provided. The first phase of construction is anticipated to take 12-18 months; and 12 months for second phase. The existing building will be brought up to code including energy requirements.

PLANNING COMMISSION WORKSHOP
05-27-14 – 5

It was noted that the conditional time frame must be met or the property will revert to the existing zoning. Construction of phase three will require additional Planning Commission approval. It was stated the parking is covered, and complaint with City ordinance, according to the Building Official. Storm water, sanitary, and domestic water will be provided.

The developers originally considered proposing rezoning as R3, but changed to R4 due to higher density that is permitted in R3. It provides residents the highest level of protection for these types of developments. R3 requires setbacks a little bit closer to residential areas. R4 limits to constructing 12 units per building.

The traffic flow was then reviewed. The Fire Marshall dictates final traffic flows and signage. Buildings will need to be made ADA accessible and those plans are being prepared. The time frame for all three phases is approximately four to five years.

The property is under contract, which is conditional upon re-zoning. This development is not age restricted. Zoning as it exists is noncompliant with the current master plan, which is R1-A (30-40 homes), however density is much lower in R4 (24 homes). The overall cost was stated to be \$6-7 million for acquisition and investment.

The neighborhood meeting is slated for this Thursday, May 29th, which will include a discussion and answer session, and is being held at University Liggett School at 7 p.m.

The Planning Commission Workshop was adjourned at 7:25 p.m.

Respectfully submitted,

Lisa Kay Hathaway
City Clerk