

# Charter Township of Oakland

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## PLANNING COMMISSION REGULAR MEETING

March 7, 2023 7:00 p.m.

### AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Minutes – February 7, 2023
6. Public Comment - Items not on the agenda
7. Planning Commission Considerations
  - a. Sorelle Estates Site Condominium – Final Site Plan Approval. Parcel 10-23-200-104. General Location – South side of Buell Road between Hadden Road and Landview Drive in Section 23.
8. Commissioners' Comments
9. Adjournment

Any interested person may comment upon a scheduled agenda item during the public hearing to be held at the date, time and location above. Written comments may be submitted to the Charter Township of Oakland at the address above prior to the scheduled Public Hearing date. Documents pertaining to any request on the agenda are available for review during normal business hours at the Oakland Township office. Necessary and reasonable aids to individuals with disabilities will be provided at the meeting with seven-day notice.

CHARTER TOWNSHIP OF OAKLAND PLANNING COMMISSION

\*\*\*DRAFT\*\*\*

February 7, 2023

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The February 7, 2023 meeting of the Charter Township of Oakland Planning Commission was called to order at 7:00 p.m. in the main conference room of the Township Hall.

PRESENT: Gary Kwapis, Chairperson  
George Platz, Vice-Chairperson  
John Casadei, Secretary  
John Giannangeli, Board of Trustees Representative  
Robert Preston, Commissioner  
James Tweedie, Commissioner  
Judy Workings, Commissioner

ABSENT: None

A quorum was present.

ALSO PRESENT:

Don Mende, Planning Coordinator  
Karen Breza, Recording Secretary

**PLEDGE OF ALLEGIANCE**

Chairperson Kwapis led the Commissioners, staff and those present in the Pledge of Allegiance to the flag of the United States of America.

**ROLL CALL**

Secretary Casadei called the roll.

**AMENDMENTS TO AND APPROVAL OF AGENDA**

MOVED BY TWEEDIE, SECONDED BY WORKINGS, to approve this evening's agenda as presented.

MOTION CARRIED UNANIMOUSLY.

**APPROVAL OF MINUTES**

MOVED BY CASADEI, SECONDED BY TWEEDIE, to approve the minutes of the October 4, 2022 meeting as presented.

MOTION CARRIED (Abstention: Platz).

**GENERAL PUBLIC COMMENT**

CHARTER TOWNSHIP OF OAKLAND PLANNING COMMISSION

\*\*\*DRAFT\*\*\*

February 7, 2023

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There was no one present who wished to comment on an item not already on this evening's agenda.

**PLANNING COMMISSION CONSIDERATIONS**

**Election of Officers**

Mr. Mende explained the by-laws and process for election of officers which is held each year. Terms are held for one-year, existing officers are eligible for re-election and the Township Board representative, John Giannangeli is not eligible to serve as Chairperson.

Commissioner TWEEDIE nominated Gary Kwapis for office of Chairperson, seconded by Commissioner CASADEI. Chairperson Kwapis accepted the nomination. There were no other nominations.

Commissioner TWEEDIE nominated George Platz for office of Vice Chairperson, seconded by Chairperson KWAPIS. Vice-Chairperson Platz accepted the nomination. There were no other nominations.

Commissioner TWEEDIE nominated John Casadei for office of Secretary, seconded by Representative GIANNANGELI. Secretary Casadei accepted the nomination. There were no other nominations. All officers were elected by acclamation.

**Annual Report**

Mr. Mende presented the Planning Commission Annual Report for Fiscal Year 2022 which ran from April 1, 2022 to December 31, 2022. He mentioned that the Township has transitioned to a new fiscal year which runs with the calendar year. Motion to accept made by Commissioner TWEEDIE and seconded by Commissioner WORKINGS. MOTION CARRIED.

**COMMISSIONER REPORTS**

**Commissioner Workings**

Commissioner Workings commented that the traffic lights at Stoney Creek and Rochester Roads are currently working as of this week.

Commissioner Workings asked if the Road Commission of Oakland County had Gallagher Road resurfaced with Perma-Zyme? Trustee Giannangeli responded that he thought they did and believes they did part of Silverbell Road. They are doing this as part of a study, but we are still waiting to get the results. He will find out which sections were done and will email everyone.

**Trustee John Giannangeli**



Trustee Giannangeli commented that we now have new audio and visual equipment in the board room. The audience can hear better now and the video is sharper.

**Commissioner Casadei**

Commissioner Casadei stated that there are three items that can hopefully be addressed at future meetings.

Need to address when a developer purchases a parcel, puts the development in the middle, donates the perimeter for tax purposes, which then allows them not to put a safety path on the apparent parcel perimeter.

Continue making sure we have a mechanism to enforce compliance with the site plans that are approved. We want to make sure at the township that the plans approved by the Planning Commission and Trustees today, are still enforced five to ten years down the road and can't be unilaterally changed without approval.

Regarding safety paths, and in order to prevent damage and maintenance issues, we should require proper species and setbacks. This may be an item to discuss with our environmental consultant.

**Chairperson Kwapis**

Chairperson Kwapis asked if the rest of the paving will be done on Clarkston Road this spring? Mr. Mende responded that they stopped for the winter and will resume in the spring and complete the paving. He also questioned the impact of the roundabout at Stoney Creek Road and Orion Road at Conklin. Commissioner Tweedie said they are placing the equipment and material there now so they'll probably start once the weather breaks. Trustee Giannangeli said he heard it will take a while to complete the roundabout and go in to the summer, so traffic will be impacted. Chairperson Kwapis asked if there are any plans to pave Orion Road and Trustee Giannangeli was not aware of it.

**ADJOURNMENT**

MOVED BY KWAPIS, SECONDED BY GIANNANGELI, there being no further business before the Commission, to adjourn the meeting at 7:19 p.m.

MOTION CARRIED.

Respectfully submitted,

Approved,

Karen Breza  
Recording Secretary

Gary Kwapis  
Chairperson





**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: February 10, 2023

## Final Site Condominium Plan For Oakland Township, Michigan

<b>Applicant:</b>	Mode Development
<b>Project Name:</b>	Sorelle Estates & Willis Extension Parcels
<b>Plan Date:</b>	February 28, 2022
<b>Location:</b>	South side of Buell Road west of Hadden Road
<b>Zoning:</b>	VLRD (Very Low Residential Density)
<b>Action Requested:</b>	Final Site Plan Review
<b>Required Information:</b>	As noted within this review.

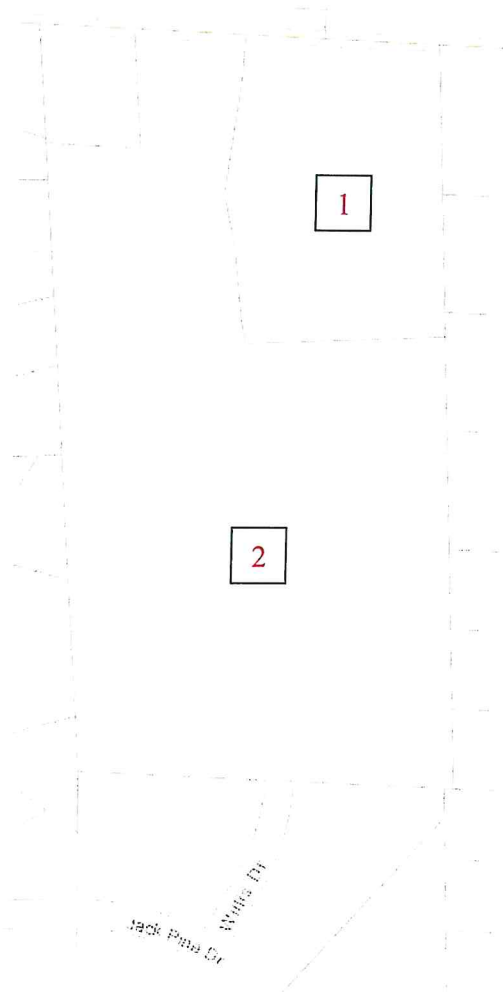
### PROJECT AND SITE DESCRIPTION

Using the site condominium process outlined in *Article X* of the Zoning Ordinance, the applicant is proposing to reconfigure two parcels (1 and 2 in the image below) into four parcels (A, B, C, and D, below). In its entirety, the subject site is located on the south side of Buell Road, to the west of Hadden Road, with a gross area of 28 acres and (after subtracting the existing Buell Road R.O.W.) a net area of 27.11 acres. The northernmost existing parcel (1) is 12.47 acres in area. It is the site of an existing house and is proposed to remain unchanged. The southernmost parcel (parcel 2) is 15.53 acres in area. The developer proposes to split the southernmost parcel into three (3) new parcels (B, C, and D), which will then be sectioned into seven (7) land units total. Once divided, the southernmost parcel will contribute land area to Sorelle Estates as well as to the extension of Willis. As proposed, Sorelle Estates will be a five (5) unit, large lot, site condominium within parcel B, which will surround a public cul-de-sac named Pompilio Drive. As proposed, the Willis Extension Project will encompass the northward extension of an existing

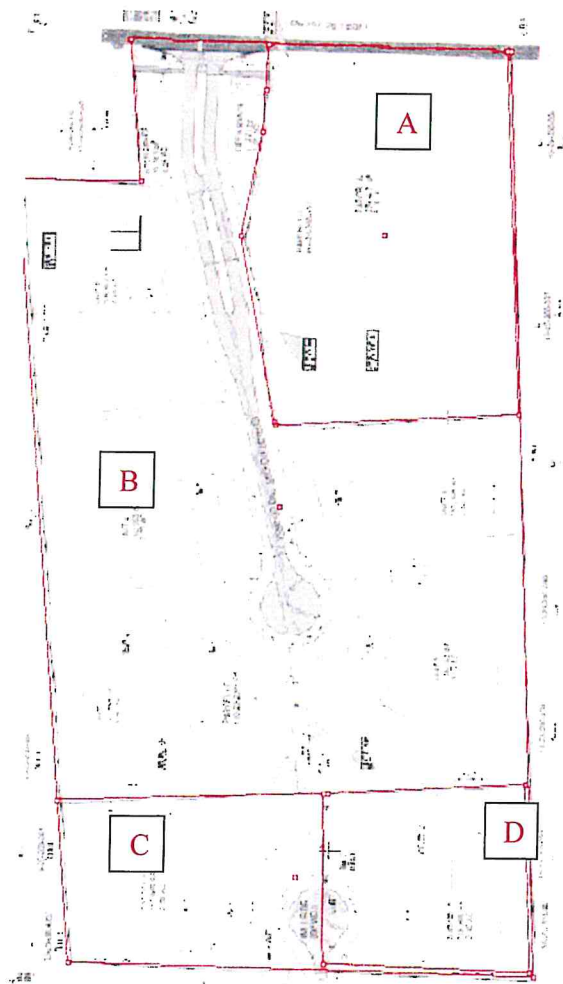
R.O.W., Willis Drive, through the development of a cul-de-sac to be surrounded by parcels C and D. The applicant proposes to develop one (1) building unit each on parcels C and D.

In total, the applicant proposes to develop seven (7) building sites that will range between 2.32 and 3.17 acres in size. Each site is to be used for one (1) single family dwelling. The applicant proposes to construct a private septic area and a private well on each site.

Though the applicant proposes to divide land among separate developments, this plan uses a comprehensive approach in combining the Sorelle Estates development with the Willis Extension. This approach includes extending current land use, complimenting adjacent parcels, and an area wide plan for stormwater management. Finally, we note that the largest parcel, the proposed location of Sorelle Estates, is not well labeled in the site plan. We recommend that all parcels be clearly labeled.



Oakland County Parcel Viewer



Site Plan, Sheet 4

The following is a summary of the actions taken by the Township on the preliminary site condominium site plan:

- February 1, 2022 – Planning Commission recommendation of approval of the Tentative Preliminary Site Condominium plan for Sorelle Estates on the condition that the applicant address all consultant recommendations.
- March 8, 2022 – Township Board approval of the Tentative Preliminary Site Condominium plan for Sorelle Estates, per the recommendations of Carlisle/Wortman Associates, PEA, and ASTI Environmental.

#### PLANNER CONDITIONS OF APPROVAL

The following conditions are noted in our January 19, 2022 review for the Planning Commission. The Planning Commission recommended approval of the final site plan with the condition that these items be addressed. Each of the conditions and how they have been addressed are summarized below:

1. Consideration of allowing on-street parking.  
*CWA Comment: Provided as requested. Sheet 4 of the site plan states, "On street parking allowed subject to limitations set forth in master deed and by-laws." Section 20 of the condominium bylaws states that "Common element parking areas shall not be used for purposes other than that which they are reasonably and obviously intended."*
2. We recommend that additional buffer landscaping be added within the .2-acre open space at the entrance to help screen the backyard of the adjacent home to the west.  
*CWA Comment: Provided as requested.*
3. Provide a safety path along the project's Buell Road frontage.  
*CWA Comment: The applicant has requested to make a contribution to the Township Safety Path Fund in lieu of construction. The applicant has also incorporated a model, ten foot (10') path in the most recent Site Plan.*
4. Provide an easement for continuous maintenance of the entry landscaping along the east side of the entry boulevard as it is on private property.  
*CWA Comment: The applicant has provided a Landscaping Easement in Article 8, Section 11 of the Master Deed.*
5. Provide soils information and/or indicate how constraints noted by the County Soil Survey will be overcome for on-site septic systems.  
*CWA Comment: Notes from the preliminary soil investigation conducted by the Oakland County Health Department are provided on sheet 5 of the site plan. Additional soil exploration may be needed after site grading. The applicant shall continue to work with the Oakland County Health Department throughout the development process and shall*



*obtain the necessary permits prior to construction.*

6. Provide more detailed tree removal information at the final stage of site condominium review.  
*CWA Comment: Per the extensive grading plan, sheet 9, "no trees over 36" exist on the site." Therefore, the Township Tree Preservation Ordinance does not apply to this site. The grading plan does, however, identifies "Limits of Disturbance" along the northern and southern boundaries of the site, where open space and retention areas are proposed. The majority of Parcel A exists within this area and will be protected from the proposed construction. Further, Section 23 of the condominium bylaws establishes "Natural Feature Setbacks" to be protected from encroachment by future residents. We defer to the Township Environmental consultant for further discussion on existing natural features.*
7. Provide more detailed information on any home restrictions at the final stage of site condominium review.  
*CWA Comment: Home restrictions are provided in Article VI of the association Bylaws.*
8. RCOC review of the proposed public street at the final stage of site condominium review. *CWA Comment: The applicant has included RCOC guides in the site plan, but will still need to provide a review by RCOC. Per the site plan, the proposed cul-de-sac, Pompilio Drive, will be publicly owned. Per the Oakland Charter Township Street Index Map, Willis is also a public road. Therefore, each road will require a letter of approval from the RCOC prior to construction.*
9. Provide information on building height at the final site condominium stage of review.  
*CWA Comment: Building height shall not exceed 2.5 stories, per district standards.*
10. At the final stage of review, we recommend that the Master Deed and Bylaws provide restrictions on full site tree clearing for individual homes. Home locations should respect existing vegetation and woodlands and clear only where necessary for the home and driveway location.  
*CWA Comment: From the detailed grading plan (sheet 9), it appears that the site will be mass graded. Therefore, additional tree preservation is not possible. We defer to the Township Environmental Consultant for further comment.*
11. Provide County Health Division review of all on-site septic and well locations.  
*CWA Comment: The applicant has provided a Utility Plan on Sheet 5, which denotes one (1) private septic area and one (1) private well for each proposed unit. The proposed utilities are subject to ongoing review by the Oakland County Health Department.*
12. Remove sign lighting.  
*CWA Comment: Provided.*

We find that each of the conditions from our previous review have been addressed, with the exception of Master Deed and Bylaws review by the Township Attorney and pending approval from external agencies.

**AREA, WIDTH, HEIGHT, SETBACKS, DENSITY**

	<u>Required</u>	<u>Provided</u>
<b>Min. Lot Area</b>	100,000 SF	*101,005 SF
<b>Lot Width</b>	200 Feet	200 Feet
<b>Setbacks</b>		
<b>Front</b>	50	50 Feet
<b>Side</b>	55	20 Feet
<b>Rear</b>	20	55 Feet
<b>Max. Height</b>	35 Feet, 2.5 stories	Not Provided

\*Taken on proposed lot #1 with an assumed 3,000 SF home. Due to the size of proposed parcels maximum lot coverage will not be an issue.

Maximum and minimum dimensions, for proposed buildings and lots, are provided in the Association Bylaws, Article VI, Section 3. Per the Township Zoning Ordinance, building heights shall not exceed 2.5 stories.

*Items to be Addressed: None.*

**NATURAL RESOURCES**

Please see the ASTI Environmental review for detailed analysis of natural resources.

- Topography –** The applicant provides a grading plan on sheet 9 of the site plan. It appears that the applicant is proposing to grade the entire site. Proposed grades for the new road are shown on sheet 10 of the site plan.
- Woodlands –** The majority of the site will be mass graded. Limits of disturbance, along the northern and southern border of the site, are noted in the grading plan. We defer further comment to the environmental consultant.
- Wetlands –** No floodplains or wetlands are present on the site.
- Soils -** Soils are addressed in a previous section of this review. We defer further comment to the environmental consultant.

*Items to be Addressed: None.*

## SITE ACCESS AND CIRCULATION

The Willis Drive extension plan encompasses the applicant's proposal to complete Willis Road with a rounded cul-de-sac, providing access to proposed parcels C and D. According to the Oakland Charter Township Road Map, Willis is a public drive.

The Sorelle Estates residential development includes the proposal to develop a central, residential drive, called Pompilio Drive, which will provide access between Buell Road and all five (5) units in Parcel B. Per the site plan, Pompilio Drive will be boulevarded at the entry from Buell Road, and is also proposed to be a public right of way. Per site condominium guidelines, each proposed right of way will require review by the Road Commission for Oakland County.

**Items to be addressed:** RCOE review and letter of approval for Willis Drive and Pompilio Drive.

## SAFETY PATHS/SIDEWALKS

The applicant has modeled the placement of a safety path along Buell Road in the site plan sheet but prefers not to develop the path, as stated on sheet 4. In lieu of construction, the applicant may contribute to the Township Safety Path Fund.

**Items to be Addressed:** *The applicant must coordinate payment with the Township Safety Path Fund in lieu of safety path development.*

## ESSENTIAL FACILITIES AND SERVICES

- Water-** *The previous review states:* The subject site is not found within any of the Township's sanitary sewer or water districts. As such each proposed home will be served by individual well and septic. Review of these individual systems will be required of the Oakland County Health Division to be provided at the next stage of review.
- Septic-** The applicant has provided a utility plan which shows the proposed location of a septic field/ reserve area on each unit of land. A total of seven (7) septic fields are proposed. PEA Review: Permits for septic will be required prior to the start of construction.
- Stormwater-** The applicant has provided a Drainage Area Map on sheet 6 of the site plan and a Stormwater Management Plan on sheet 7 of the site plan. We defer to the Township Engineer for detailed stormwater management review.

**Items to be Addressed:** *None.*



## LANDSCAPING

The applicant provides a landscaping plan on sheets LP-1 and LP-2. Per the recommendation from ASTI Environmental, the applicant has replaced the Burning Bush plantings, which were originally proposed at the site entrance, with an equal number of Lady in Red Common Ninebark plantings. We defer to ASTI Environmental for further discussion.

***Items to be Addressed: None.***

## LIGHTING

The applicant has removed entry sign uplighting from the site plan, as requested.

***Items to be Addressed: None.***

## SIGNS

A 17 square foot, free standing entry sign is proposed to be located withing the entry boulevard.

***Items to be Addressed: None.***

## OTHER

The site plan approval process for site condo development does not require the applicant to provide building elevations or architectural plans. However, we would like to request depictions of the intended dwelling units for Planning Commission review.

***Items to be Addressed:*** Provide elevation plan and/or renderings of dwelling units that are intended to be characteristic of this site.

## FINAL SITE CONDO SUBDIVISION PLAN

The following items are required for final site condominium review (Section 16.1003.A.2):

1. *Site Plan. A site plan has been provided and is reviewed as noted in the sections above.*
2. *Master Deed and Bylaws. The applicant provided a Master Deed and Bylaws for review. Each of these documents must be reviewed and approved by the Township Attorney, prior to the start of construction.*
3. *Engineering Plans. The plan set represents detailed engineering as required. The Township civil engineering consultant, PEA, submitted a review of the current plans*

*on December 28, 2022. PEA returned their review for revisions and has not yet submitted approval.*

- 4. Outside Agency Approvals. The applicant shall provide proof of approvals by all county and state agencies having jurisdiction over improvements in the site condominium development.*

*Per PEA Review the following permits are needed:*

- Soil Erosion and sedimentation control permit (OCWRC)*
  - Right-of-Way permit for work within E. Buell Road (RCOC)*
  - Individual on-site septic system and well permits (OCHD)*
- 5. Insurance and Bonds: The ordinance states, "Prior to construction of project improvements, the contractor shall procure and maintain during the life of any contract or agreement for such construction, insurance as required under Township Engineering design standards. In addition, the contractor shall furnish a two year maintenance bond in accordance with the required agencies." We note that insurance and maintenance bond are not provided at this time.*

## RECOMMENDATIONS

Prior to moving this final site condominium site plan on to the Board of Trustees, the following items should be addressed to the satisfaction of the Planning Commission as outlined in this review:

1. Address any outstanding issues contained in the Township Engineer's review letter of December 28, 2022.
2. Review of Master Deed and Bylaws by Township Attorney.
3. The applicant must obtain outside agency approvals prior to construction, as outlined by the Township Engineer's Review.
4. The applicant must obtain insurance and maintenance bonds prior to construction.

The Planning Commission is a recommending body in the process of site condominium review. The ultimate approval of the proposed development will occur at the Board of Trustees. The Planning Commission may recommend approval on the condition that final outside agency approval letters are provided.

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CARLISLE/WORTMAN ASSOC., INC.  
Douglas J. Lewan, AICP  
Executive Vice President

# PEA GROUP

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Auburn Hills, MI 48326

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February 19, 2023  
Project No.: OA23-047

Mr. Donald Mende  
Planning Coordinator  
Charter Township of Oakland  
4393 Collins Road  
Rochester, Michigan 48306

**RE: Sorelle Estates Site Condominium & Willis Drive Extension Parcels  
Proposed Site Condominium Development – 5 Units  
Section 23 – Oakland Township  
Site Plan – Final Approval Review**

Dear Mr. Mende:

Our office has received the following documents related to the submission of an application by Mode Development, Inc. (applicant) for a proposed 5-unit site condominium development in Section 23 of Oakland Township:

- Preliminary site plans for "Sorelle Estates", prepared by Fenn & Associates, Inc. and revision dated February 1, 2022, with the following sheets:
  - Cover Sheet (1 of 6)
  - Site Plan (2 of 6)
  - Preliminary Grading Plan (3 of 6)
  - Preliminary Stormwater Management Plan (4 of 6)
  - Topographic Mapping (5 of 6)
  - Soil Borings (6 of 6)
  - LP-1 Landscape Planting Plan
  - LP-2 Entry Enlargement & Column Structures
- Copy of an Oakland County Health Division (OCHD) letter, dated March 28, 2022, outlining items to be addressed by the applicant for the review and approval of the issuance of permits for on-site sewage disposal system and individual water wells.
- Copy of an Oakland County Water Resources Commissioner's (OCWRC) office Soil Erosion and Sedimentation Control (SESC) Permit No. 000826-2022-CO issued on June 27, 2022.
- Copy of a letter, dated July 1, 2022, from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) regarding the issuance of a NPDES permit (No. MIR117188) for authorization to discharge stormwater from construction activities.
- Copy of a report, dated September 20, 2022, from McDowell & Associates regarding groundwater sampling and analysis for individual residential wells.
- Copy of letter, dated February 2, 2023, from the Road Commission of Oakland County (RCOC) regarding concept approval of the site plan for dedication of public roads.
- Copy of a report, dated February 2, 2023, by PEA Group regarding on-site infiltration testing for the proposed retention basin system.
- Copy of RCOC right-of-way (ROW) permit, No. 64139 and issued on February 17, 2023, for proposed improvements within the existing rights-of-way for E. Buell Road and Willis Drive.



- Copies of the draft Master Deed, Declaration of Covenants and Restrictions, and Bylaws (Exhibit A) for the Sorelle Estates site condominium.

We have reviewed the above submitted documentation for conformance to the requirements of Section 16-1003 of Article X (Site Condominiums) and Article VI (Site Plan Review) of the current Oakland Township zoning ordinance for final approval of the site plan. Per our review, we offer the following comments:

**General:**

- A. The proposed development is located along the south side of E. Buell Road, just west of Hadden Road, in Section 23 of the Township.
- B. The development site originally consisted of two (2) parcels: 10-23-200-102 and 10-23-200-103. Parcel no. 10-23-200-102 contained approximately 12.47 acres while parcel no. 10-23-200-103 contained approximately 15.53 acres, for a combined total of approximately 28.00 acres. Since the Township Board granted preliminary site condominium approval in March 2022, the applicant has modified the original two parcels into two new parcels with the Oakland County Register of Deeds. The two new parcels are 10-23-200-104 and 10-23-200-105. Parcel no. 10-23-200-104 contains approximately 21.70 acres while parcel no. 10-23-200-105 contains approximately 6.30 acres, still maintaining a combined total of approximately 28.00 acres. Per the current Township Zoning Map, the parcels are currently zoned Very Low Residential Density (VLRD).
- C. A proposed site condominium development consisting of approximately 16.32 acres is proposed for the majority of the subject site. The remaining portion of the subject site will be established as acreage parcels. The owner (applicant) of the subject site has built a residence on the current parcel no. 10-23-200-105, which will be re-established as the new Parcel "A". The southern portion of the subject site, approximately 5.38 acres, is shown to be subdivided in the future into two (2) new acreage parcels (Parcel "C" and Parcel "D") with a roadway court extension of the existing Willis Drive.
- D. The proposed site condominium development will consist of 5 single-family residential units along a public roadway. The development proposes to utilize individual on-site sewage treatment (septic) systems for sanitation service and individual wells for water service for each unit.

**Zoning Ordinance – Article X – Site Plan Requirements for Final Approval:**

Below are our comments related to Section 16-1003(A)(2) of Article X of the Zoning Ordinance listing the following items that need to be satisfactorily addressed for final approval of the proposed site plan:

- 1. *Site Plan*: As required after preliminary approval by the Township Board, the applicant has submitted a final site plan pursuant to the standards and procedures of Article VI (Site Plan Review) of the Zoning Ordinance. Review comments regarding the final site plan will be provided below.
- 2. *Master Deed and Bylaws*: The applicant has submitted draft documents related to the Master Deed and Bylaws for the proposed development. The draft Exhibit B drawings have not been provided at this time and are in the process of being prepared by the applicant. These documents will require review and recommendation of approval by the Township Attorney and our office prior to consideration by the Township Board.
- 3. *Engineering Plans*: Engineering Plans have been made inclusive of the final site plan submittal. Review comments will be provided below.
- 4. *Outside Agency Approvals*: The following are comments related to the status of approvals from outside agencies:
  - a. *Soil Erosion and Sedimentation Control (SESC) permit*: The applicant has obtained the SESC permit (No. 000826-2022-CO issued on June 27, 2022) from OCWRC.

- b. NPDES Permit: The applicant has obtained the NPDES permit (No. MIR117188) from EGLE for authorization to discharge stormwater from construction activities.
  - c. RCOC Review of Site Plan for Public Roads: RCOC, per a letter dated February 2, 2023, has granted concept approval of the site plan for the initial step in the dedication of public roads.
5. *Insurance and Bonds*: This item will be addressed by the applicant after final site plan approval has been granted by the Township and prior to the commencement of any construction activities on the development site.
6. *Any Other Required Condominium Documents*: The applicant has provided a draft copy of the Declaration of Covenants and Restrictions associated with the proposed development.

**Zoning Ordinance – Article VI – Site Plan Review:**

Below are our generalized comments regarding our review of the final site and engineering plan submittal and compliance with Section 16-603 of Article VI of the Zoning Ordinance:

*Sanitation Treatment:*

1. The 5-unit site condominium residential development will utilize individual on-site sewage disposal (septic) systems for the disposal of sanitation for each unit. The individual acreage parcels from the Willis Drive extension will also utilize septic systems. Sanitary sewer service is not available for this development site.
2. Three (3) types of existing soil designations are present on the development site based on the *Soil Survey for Oakland County* and are noted as follows:
  - a. 18B – Fox sandy loam (1 to 6 percent slopes). This soil has moderate permeability in the subsoil layer and very rapid permeability in the substratum layer, moderate water capacity, slow surface drainage runoff, and is well suited for building site development and septic system absorption fields.
  - b. 18C - Fox sandy loam (6 to 12 percent slopes). This soil has moderate permeability in the subsoil layer and very rapid permeability in the substratum layer, moderate water capacity, medium surface drainage runoff, and is suited for building site development and septic system absorption fields, but slope and poor filtering capacity is an issue.
  - c. 18D - Fox sandy loam (12 to 25 percent slopes). This soil has moderate permeability in the subsoil layer and very rapid permeability in the substratum layer, moderate water capacity, medium to rapid surface drainage runoff, but is generally considered not suited for building site development and septic system absorption fields due to slope and poor filtering capacity.
  - d. The 18B soil type is generally located in the northern and southern central portions of the development site. The 18C soil type is generally located in the northeastern and southwestern portions of the site, while the 18D soil type is generally located in the southeastern and central portions of the site.
3. Soil boring logs, prepared by McDowell & Associates, are provided on sheet 3 (Soil Borings) indicating soil materials consistent with the above County soil designations.
4. The applicant has submitted the site plan to OCHD for their review and approval for the issuance of on-site sewage system permits for each residential unit and proposed acreage parcel. The applicant will be required to obtain the OCHD approval prior to consideration by the Township Board for final site plan approval.

*Water Service:*

1. The 5-unit site condominium residential development will utilize individual on-site wells for the domestic water service for each unit. The individual acreage parcels from the Willis Drive extension will also utilize individual



water wells. The wells will be located on each unit such that a minimum 50-foot isolation radius will be provided from the location of the on-site septic system, as required per county and state standards.

2. The applicant has submitted the site plan to OCHD for their review and approval for the issuance of individual domestic water well permits for each residential unit and proposed acreage parcel. The applicant will be required to obtain the OCHD approval prior to consideration by the Township Board for final site plan approval.

*Stormwater Management System, Grading & SESC:*

1. The stormwater management system is proposed to be private, but is designed to be constructed in accordance with current OCWRC and Township standards.
2. A private stormwater management agreement, executed between the developer and the Township, for operation and maintenance of the stormwater management system in perpetuity, first by the applicant and then eventually the homeowners association, will ultimately be required prior to the issuance of building permits.
3. The stormwater management system consists of open drainage ditches along the roadways, conventional underground piping / culverts and two shared retention basin areas that will ultimately infiltrate collected stormwater runoff into subgrade soils. Calculations indicate the retention basin volumes have been sized in accordance with current OCWRC and Township standards, including an emergency non-erodible spillway. PEA Group performed a field infiltration test on January 27, 2023 that resulted in an infiltration rate of 2 inches per hour or more, which complies with standards for a retention/infiltration stormwater system.
4. Final grading is generally shown for the residential development, including finish grade elevations for each unit. Due to the acreage size of each unit, the proposed grading may be subject to change as each unit is developed during the building permit phase.
5. The applicant has obtained and provided a copy of the OCWRC Soil Erosion and Sedimentation Control (SESC) Permit, No. 000826-2022-CO issued on June 27, 2022. OCWRC will be performing all inspections concerning the operation and maintenance of the required SESC measures.

*Streets, Pathways & Pavements:*

1. The internal streets within the development are to be public. The applicant has obtained concept approval of the site plan from RCOC, per a letter dated February 2, 2023, for the establishment of public roads. This includes both the new Pompilo Drive for the site condominium development and the extension of Willis Drive for the future individual acreage parcels. Both roadways will be constructed in accordance with current RCOC standards for residential development.
2. Access to the site condominium development will be provided by one boulevard entrance along the south side of E. Buell Road with a decel/accel lane. A passing lane is not required by RCOC. The applicant has also obtained a ROW permit for all improvements within the existing rights-of-way of E. Buell Road, for the proposed entrance to the development, and the Willis Drive extension. The 60-foot half ROW along the frontage of the development on E. Buell Road, as required by the Township's Master Road Right-of-Way Plan, will also be dedicated by the applicant to RCOC.
3. A 10-foot wide asphalt safety path, approximately 200 feet in length, is shown to along the frontage of E. Buell Road. Per a note on sheet 4 (General Plan), the applicant is requesting approval by the Township to deposit funds into the Township Safety Path Fund in lieu of construction of the safety path.

*Miscellaneous:*

1. The Township should consult with the Township Planner regarding any outstanding planning items.



2. The Township should consult with the Township Environmental Consultant regarding any outstanding environmental / landscaping items.
3. The Township should consult with the Township Fire Chief regarding any outstanding fire department items.

**Recommendation:**

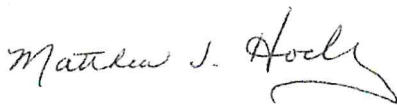
Therefore, we recommend final site plan approval by the Planning Commission for the proposed Sorelle Estates site condominium and Willis Drive extension parcels development subject to the following items being satisfactorily addressed by the applicant prior to consideration by the Township Board:

1. The applicant shall submit draft Exhibit B drawings for the Master Deed for review and approval by the Township Attorney and Township Engineer.
2. The applicant shall coordinate with the Township Attorney and Township Engineer on a private stormwater management agreement for the eventual execution by the applicant and the Township.
3. The applicant shall obtain approval and a permit from OCHD for the issuance of on-site sewage disposal (septic) system permits for each residential unit and proposed acreage parcel.
4. The applicant shall obtain approval and a permit from OCHD for the issuance of individual domestic water well permits for each residential unit and proposed acreage parcel.
5. The applicant shall obtain a recommendation of approval from the Planning Commission to the Township Board for the request to deposit construction funds into the Township Safety Path Fund in lieu of construction of the safety path along the frontage of the development on E. Buell Road.
6. The applicant shall satisfactorily address any items related to the reviews of the Township Planner, Township Environmental Consultant and the Township Fire Department.

If you have any questions or comments regarding this review, please contact our office.

Sincerely,

PEA Group




Matthew J. Hocking, PE  
Project Manager

Cc: Doug Lewan, Carlisle-Wortman  
Paul Rentschler, ASTI Environmental

# MEMO

ASTI Environmental

**Date:** February 15, 2023  
**To:** Mr. Donald Mende, Planning Coordinator  
**From:** Paul Rentschler, Ecologist/Arborist   
**Subject:** Sorelle Estates: 10-23-200-102 & 10-23-200-103  
Preliminary Site Plan Review Comments (ASTI File 2-9169)

Sorelle Estates, proposed by Mode Development, Inc., is located along the south side of Buell Road, west of Hadden Road, in the northeast quarter of Section 23, Charter Township of Oakland, T4N, R11E (Property). The proposed project entails constructing five single-family residences and associated infrastructure on approximately 15.73 acres following a proposed parcel split.

ASTI has reviewed the following documents for the above-referenced project:

- The *Final Site Plan for Sorelle Estates and Willis Extension Parcels*, prepared by Fenn & Associates, Inc., and dated *January 17, 2023* (23 Sheets)
- *OCWRC Standard Detail Sheets*
- *RCOC Standard Detail Sheets*
- Sheet LP-1. Landscape Planting Plan - E. Buell Road, prepared by J. Eppink Partners, Inc. Urban Design Studio, dated *January 9, 2023*.
- Sheet LP-2, Entry Enlargement and Column Structures - E. Buell Road, prepared by J. Eppink Partners, Inc. Urban Design Studio, *January 9, 2023*.

Per our review of the above-referenced documents and other online datasets, ASTI offers the following comments regarding conformance to the requirements of Zoning Ordinance Article VI (Site Plan Review), Chapter 210 Charter Township of Oakland Code of Ordinances (Floodplain and Wetlands Protection), Chapter 389 (Tree Protection, Preservation and Removal), Zoning Ordinance Section 16-348 (Natural Features Setback), Zoning Ordinance Section 16-337 (Scenic Easements), and Section 16-802 (Landscaping Plan). *Revisions to ASTI's February 18, 2022 review letter are provided above and below in red italics:*

***Floodplain and Wetlands Protection (Township Code Chapter 210):***

- There is no FEMA-mapped floodplain on the Property.
- No wetlands are mapped on the Property by either the National Wetlands Inventory (NWI) or the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and review of aerial photos of the site indicate that no wetlands are likely to be present.

- Additionally, ASTI investigated the Property in 2015 for the presence of any lakes, ponds, wetlands, and/or watercourses and found none on the Property at that time.

***Natural Features Setback (Zoning Ordinance Section 16-348)***

- Because there are no wetlands on the site, protection of 25-foot Natural Features Setbacks surrounding wetlands is not required.

***Tree Protection (Township Code Chapter 389):***

- Because the site condominium portion of the Property, following the proposed lot splits, will be less than 25 acres in size, the site condominium is not subject to the majority of the Township's tree protection regulations.
- All trees 36 inches or larger in diameter (dbh) are, however, still protected. The plans provided do not note any trees of this size, *and the applicant has included notes on Sheets 2, 4, 5, 9, 10, and 11 indicating that no trees 36 inches or diameter exist on the site. ASTI's 2015 tree inventory of the site found that the largest tree on the site was a 33-inch northern red oak (Tag #44). This tree is believed to be on the adjacent Parcel A, and is not likely to have exceeded the 36-inch regulatory limit in the years since the inventory.*
- The Landscape Plan includes details for the installation of tree protection fencing, and general notes that adjacent trees will be protected. *The location of proposed tree protection fencing has been added to the plans since ASTI's previous review (Sheet 12).*

***Scenic Easement (Zoning Ordinance Section 16-337) and Landscaping (Section 16-802)***

- The applicant has proposed planting a total of 87 trees, *of which 34 are to be located along Buell Road on either side (east and west) of the entryway, exceeding the Township's Scenic Easement requirements.*
- All trees meet the Township's requirements for height or diameter *and adequate information regarding plant spacing is provided in the plan drawings and notes.*
- Information regarding species, numbers, and container sizes for perennials and shrubs are provided on Sheet LP-2.
- ASTI had previously requested a substitute for *Euonymus alatus* (burning bush) and the Planning Commission had requested a substitute for Colorado blue spruce (*Picea pungens*) to reduce the risk of needle cast. Neither species is included in the current landscaping plan and the plants proposed are deemed suitable.

***Recommendation:***

ASTI finds that the *Sorelle Estates & Willis Extension Parcels Final Site Plan* meets the Charter Township of Oakland's environmental standards. As such, and assuming other outstanding concerns have been addressed to the Planning Commission's satisfaction, ASTI recommends submitting the plans to the Township Board of Trustees for Final Site Plan Approval.

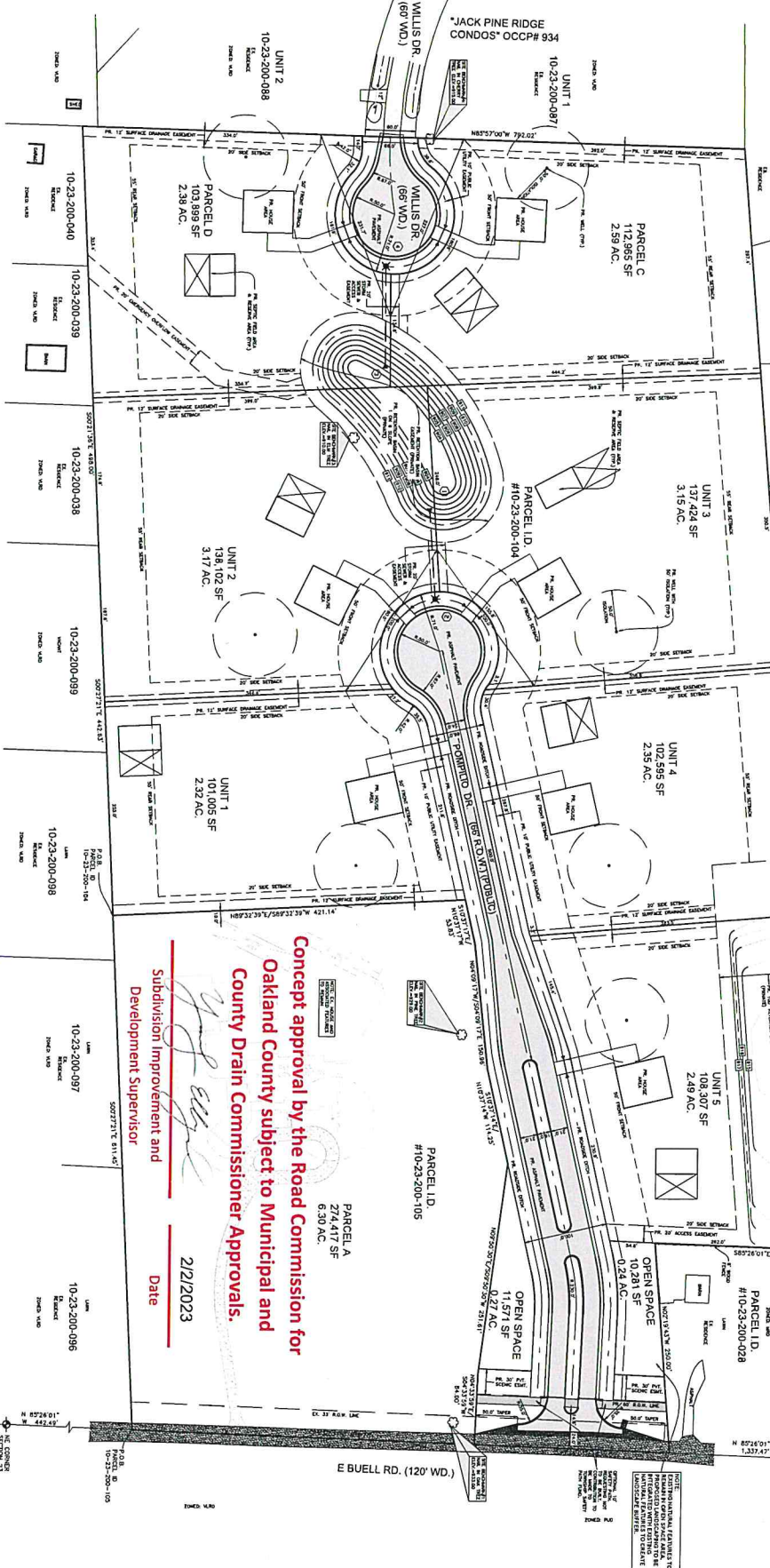
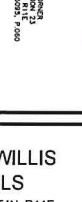
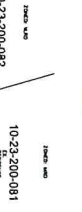
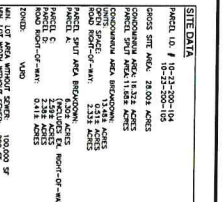
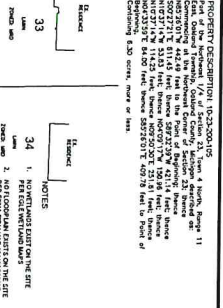
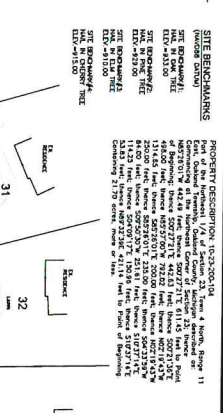
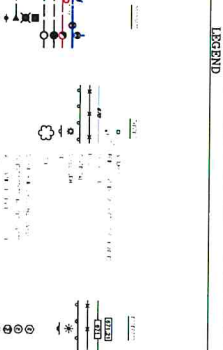
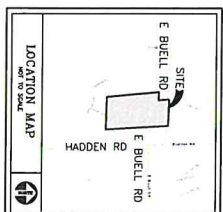


ASTI defers to the Township Planner (Carlisle/Wortman) and the Township Engineer (PEA) for any additional planning or engineering items and recommends that any deficiencies noted by these reviewers also be addressed to the Township's satisfaction prior to final approval. Thank you for the opportunity to review the plans for the proposed Sorelle Estates.

cc. Doug Lewan, Township Planner, Carlisle/Wortman Associates, Inc.  
Matt Hocking, Township Engineer, PEA



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**Concept approval by the Road Commission for Oakland County subject to Municipal and County Drain Commissioner Approvals.**

*[Signature]*

Subdivision Improvement and Development Supervisor

Date 2/2/2023

SITE DATA	
PARCEL ID #	10-23-200-104
ADDRESS	2300 VAN DYKE DRIVE, SUITE 200, OAKLAND, MI 48232
OWNER	SORELLE ESTATES & WILLIS EXTENSION
PROJECT NAME	SORELLE ESTATES & WILLIS EXTENSION
PROJECT NUMBER	C20-029, 14X
SHEET NAME	GENERAL PLAN
SHEET NUMBER	4 OF 13

DISTRIBUTION	
DATE	2/2/2023
BY	[Signature]
CHECKED	[Signature]
APPROVED	[Signature]

SITE ENGINEERING PLANS  
**SORELLE ESTATES & WILLIS  
EXTENSION PARCELS**  
PART OF THE NE 1/4 OF SECTION 23, T4N, R11E,  
OAKLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

**Fenn & Associates, Inc.**  
Land Surveying and Civil Engineering  
14933 Commercial Drive, Shelby Township, MI 48151  
Phone: 586.254.9527 Fax: 586.254.9620  
www.fennandassociates.com