

A meeting of the Normandy Oaks Task Force held on Wednesday September 9, 2015 at the Mahany/Meininger Center located at 3500 Marais, Royal Oak. The meeting was called to order by Mayor Ellison at 6:00 PM. Present were Mayor Ellison, Commissioner Douglas, Commissioner Fournier (6:23 PM), Ms. Amanda Klein, and Mr. Michael Ripinski. Also present were City Manager Don Johnson, Director of Public Service Greg Rassel, Recreation Director Tod Gazetti, Community Engagement Specialist Judy Davids and Economic Development Manager Todd Fenton.

Mr. Paul Hoge and Mr. John Salsberry of Signature Associates were also present.

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PUBLIC COMMENT

No one from the public wished to comment.

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UPDATE OAKLAND COUNTY PARKS UPDATE

City Manager Johnson stated he was in contact with Oakland County Parks Commission and the issue will be on their october agenda to discuss.

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CITIZEN SURVEY ON PARK FEATURES

Community Engagement Specialist Davids updated the committee on the new survey that will be going out. They would like to survey to see what features residents would like to see at Normandy Oaks and if their opinions have changed regarding the park features since the last survey. The survey goes out in October to 1500 residents and has specific items listed for them to check off. They may be able to have a link with a scientific poll to see how close they are.

Mayor Ellison suggested having something at the end of the survey that allows comments from those surveyed. Ms. Davids stated she would see if it was something that they could do.

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PRESENTATIONS FOR 10 ACRE RESIDENTIAL DEVELOPMENT

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ARBOR INVESTMENTS

Mr. Peter Stoolreyer of Design House Architecture and Mr. Belcarp of Arbor Investments were present. They explained that they were proposing apartments for the location. Their vision was to have a diverse location for senior and non-senior apartment living. They would have attention to streetscape, as well as a strong internal community. They would need to invent something exterior wise to fit in the location. They were willing to work with and engage the neighborhood. They did not have a final idea until they work together with the surrounding area.

Commissioner Fournier entered the meeting at 6:23 PM.

They were proposing a three story building with 1.25 parking per unit. Even though the park will be there, they were dedicating 1.25 acres of open space. Well located for multi-family units. They went through slides including contingencies and offer synopsis slides.

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BURTON-KATZMAN

Mr. Chuck DiMaggio, Senior VP and Mr. Brian Gallagher presented an apartment project and a senior project. They envisioned the senior component at the north end and the balance would be multi-family. They proposed 120 market rate apartments, with 21 being 1 bedroom and 23 being 2 bedrooms. They included a 3300 sq. ft. clubhouse, as well as 40 affordable senior units; 60 one bedroom units and 24 two bedroom units. The site plan put together park views. Apartments lined up to take advantage of the parks with one access off of Delemere and one access off of Nakota.

The apartments would be off of Nakota. Senior project would have far less traffic and could exit off of Nakota. The clubhouse would be located in the northwest corner to give transition from industrial area into apartments. They envisioned senior housing for 55 and older residents.

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MOCERI

Mr. Dominic Mocerri of Mocerri stated they were going to present 130 multi-family units with 42 being geared to senior empty nesters and 87 units would be conventional townhouse units. They took the safe route with their plan. Mr. Mocerri felt after seeing what the other builders were proposing, he was withdrawing his proposal and felt Robertson Brothers would be the best fit for the project.

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PULTE

Mr. Joe Skore, director of land acquisition for Pulte presented their concept plan. They were looking to build 122 townhome development units. They have a life tested product. Pulte is constantly trying to improve their product by reaching out to buyers and looking for feedback to improve designs. The townhomes would range from 1500-1800 square foot units with three bedrooms, two baths, two-car rear entry garages and balconies with some facing the proposed Normandy Oaks Park. The development itself would contain pocket parks, sidewalks, benches and lighting throughout. They were looking to attract millennials, as well as young families looking for new home construction. Their company has 1 billion in cash, which means no financing or investing would be needed.

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ROBERTSON BROTHERS

Mr. Paul Robertson Jr. and Mr. Jim Robertson were present. They envisioned a mix of townhomes, single family homes and ranch-style condominiums with sunroom options for those looking for a downsized home purchase. The plan also included an interior pocket park for the townhomes and ranch style condos. The single-family homes would be similar to their development at Lexington on the Park, with prices beginning at \$300,000. They would like to stay in the city that has been good for their developments. These are all the same products that they know have been successful for them.

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TASK FORCE DISCUSSION AND RECOMMENDATION TO THE CITY COMMISSION

The committee thanked the developers for their proposals. After discussion, the committee decided to forward three proposals to the city commission for their approval.

Moved by Mr. Ripinski
Seconded by Commissioner Douglas

BE IT RESOLVED, the Normandy Oaks Task Force recommends Burton-Katzman, Robertson Brothers and Pulte to give their presentations to the city commission at the September 21, 2015 meeting for their approval.

ADOPTED UNANIMOUSLY

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APPROVAL OF MINUTES

Moved by Mr. Ripinski
Seconded by Ms. Klein

BE IT RESOLVED, the minutes of July 29, 2015 are hereby approved.

ADOPTED UNANIMOUSLY

Mayor Ellison adjourned the meeting at 7:55 PM.

Melanie Halas, City Clerk

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