

**NEW BUSINESS**

2012-0126 Request for review and Recommendation of the Historic District Study Committee's Report for 1631 W. Avon, located on the south side of Avon, west of Livernois, zoned RE, Residential Estate, Parcel No. 15-21-126-036, as it relates to the City's Master Land Use Plan.

*(Reference: Memo prepared by James Breuckman, dated July 27, 2012 and Historic Districts Study Committee Report had been placed on file and by reference became part of the record thereof.)*

*Chairperson Boswell read the agenda item and asked for a motion. He felt that it was clear, and that there really was no need for discussion. Mr. Hetrick agreed and moved the following motion:*

**MOTION** by Hetrick, seconded by Schroeder, Resolved, that the City of Rochester Hills Planning Commission has reviewed the Historic Districts Study Committee Report regarding the delisting of the Designated Historic District located at 1651 W. Avon, and has determined that the delisting **will not** have any impact on the property with respect to the City's Master Land Use Plan or any other development-related issues.

**A motion was made by Hetrick, seconded by Schroeder, that this matter be Accepted. The motion carried by the following vote:**

Aye 9 - Boswell, Brnabic, Dettloff, Hetrick, Hooper, Kaltsounis, Reece, Schroeder and Yukon

2012-0142 Master Land Use Plan Update Discussion

*Mr. Breuckman pointed out that it was a little past the five-year anniversary of the adoption of the 2007 Master Land Use Plan (MLUP). By State law and good practice, it was time to review the Plan and make sure it was still viable and to consider any amendments they might wish to add. The Commission had talked about potential amendments to the Plan over the past six months or so. Staff now wished to formally move the process forward, and he had put together a list of six items that could be part of the amendment package for 2012. They would not be looking at the demographics; he did not believe they had significantly changed, and he felt that part was still valid. They were proposing to adopt two studies into the Plan and to give them a formal "force of law." They were the Rochester Road Access Management Plan and the M-59 Corridor Plan, and both would serve as basis for decisions and potential Ordinance amendments. The City also adopted the Complete Streets Policy about a year or two ago in accordance with a State law. He suggested that to provide direction for the next Master Thoroughfare Plan update, there should be a statement included that the Complete Streets principals should be incorporated in accordance with State law. He*