

*regulations for accessory structures, to remove regulations inconsistent with the sign ordinance, to modify parking lot striping requirements, to require street trees along private roads and to ensure consistency across various ordinance sections; to, repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations with the following condition:*

Condition:

*1. Staff shall clarify Section 138-2.205C.5a. regarding sidewalks and pathways on planned and existing right-of-ways per the discussion.*

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

**Aye** 8 - Brnabic, Dettloff, Gaber, Hooper, Kaltsounis, Bowyer, Weaver and Neubauer

**Excused** 1 - Reece

**2020-0446** Public Hearing and request for recommendation of an Ordinance to amend Sections 138-8.600.A, 138-8.604, 138-11.204, Table 14, and 138-11.302 of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, City of Rochester Hills, Applicant

*Ms. Kapelanski noted that Ms. Bahm from Giffels Webster was present. Giffels Webster had been working with the Commission to address multiple-family parking over the past several months, and draft language for consideration and for the Public Hearing had now been provided. Staff was looking for a recommendation to City Council. She indicated that both of them were available for questions.*

*Ms. Bahm pointed out that the language in the draft had been discussed last at the September meeting, and nothing had been changed since that time. The amendment was in response to potential concerns by the Planning Commission about parking and if enough was being provided, primarily for multi-family developments. She felt that it had been a very interesting process to look at the causes and the perceptions and how they could address it in a way that made an impact. The amendment increased the parking standards for visitor parking to ensure that the parking provided was sufficient for the residents and their visitors. The amendment also talked about tandem parking.*

*Chairperson Brnabic opened the Public Hearing at 7:34 p.m. Seeing no one wishing to speak or in the auditorium and no email communications*

*received, she closed the Public Hearing.*

*Mr. Kaltsounis thanked staff. He knew it had been an interesting road. He thanked Ms. Bahm and her team for the legwork, which resulted in a nice Ordinance. Hearing no further discussion, he moved the following:*

**MOTION** by Kaltsounis, seconded by Dettloff, the Rochester Hills Planning Commission hereby recommends to City Council approval of an ordinance to amend Sections 138-8.600.A, 138-8.604, 138-11.204, Table 14, and 138-11.302 of Chapter 138 Zoning of the Code of Rochester Hills, Oakland County, Michigan; to replace the reduced FB minimum parking requirements with a reference to the Article 11 minimum parking requirements, to delete minimum parking requirements as a modifiable standard in the FB District, to increase the multiple family visitor space requirement and to exclude garage, carport and driveway spaces from counting as required visitor spaces, to copy standards for tandem parking spaces from Section 138-6.406 to apply to all residential districts and to ensure consistency across various ordinance sections; to, repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations.

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

**Aye** 8 - Brnabic, Dettloff, Gaber, Hooper, Kaltsounis, Bowyer, Weaver and Neubauer

**Excused** 1 - Reece

**2020-0444** Request for Final Site Condominium Plan Recommendation - City File 19-033 - Cambridge Knoll, a proposed 16-unit site condo development on 4.72 acres located on the north side of Avon, east of Rochester Rd., zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel Nos. 15-14-351-020 and -058, Cambridge Knoll, Applicant

*(Reference: Staff Report prepared by Kristen Kapelanski, dated November 11, 2020, Site Plans and Elevations had been placed on file and by reference became part of the record thereof).*

*Present for the applicant were Jim Polyzois and Mark Gesuale, Cambridge Knoll, 14955 Technology Dr., Shelby Township, MI 48315 and Ralph Nunez, Nunez Design, 249 Park St., Troy, MI 48083.*

*Mr. Gaber recused himself from the matter, as he did for the Preliminary Plan, relating that the applicants were clients of his.*