

Nay 1 - Brnabic

Absent 2 - Kaltsounis and Reece

Chairperson Boswell stated for the record that the motion had passed. Mr. Breuckman informed the applicants that the matter would next go to City Council, and he would prepare for the October 28, 2013 agenda.

- 2000-1724** Request for Revised Site Plan Approval - file No. 79-951.6 - Islamic Mosque, a 53,526 square-foot addition to the existing mosque on 11.48 acres, located on the south side of Auburn, east of Livernois, Parcel Nos. 15-34-101-045, -009, -010 and -011, zoned R-4, One Family Residential, Islamic Association of Greater Detroit, Applicant
- 2013-0342** Public Hearing and Request for Recommendation of an Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills. Sections include 138-4.300 Table of Permitted Uses by District; 138-4.430 Outdoor Storage; 138-4.445, Dry Cleaners; 138-5.100 Schedule of Regulations; 138-5.101.B Established Building Line; 138-5.101.Q Outdoor Use Areas in the I (Industrial) District; 138-5.101.W Reduced Minimum Lot Width and Area in the R-4 District; 138-12.303 Stormwater Management Pond Landscaping; 138-12.203 Plant Material Spacing; and 138-12.302 Loading, Storage and Service Area Screening, and to repeal conflicting Ordinances and prescribe a penalty for violations.
- (Reference: Memo prepared by James Breuckman, dated October 11, 2013 and Zoning Ordinance Amendments had been placed on file and by reference became part of the record thereof.)*
- Mr. Breuckman referred to the proposed Zoning Ordinance Amendments the Commissioners had been given, which they had discussed at the last meeting. He noted that they were in the same form with a couple of exceptions. He worked on outdoor storage screening language Mr. Hooper had suggested, and he added language for Dry Cleaners standards, to ensure they had proper protections in place. In terms of screening, on page one, item B1, the language now read "Any storage shall be screened from public view from a public street and from adjoining residential properties by an enclosure consisting of a wall, opaque fence or opaque evergreen landscape screen not less than the height of the equipment, vehicles and all materials to be stored." Under item C, Walls and Fences, he said that they really did not want walls or fences higher than eight feet in height. He read a portion of C: "If screening higher than 8 feet is required to conceal the material or vehicles being stored, the screening shall consist of evergreen screening*

sufficient to form an opaque screen equal to the height of the material or equipment within 5 years of planting.” He suggested that five years could be changed to three, noting that they did need some time to allow for growth. He added that transplanted trees took about three years to start growing again.

Mr. Breuckman next referred to the Dry Cleaner standards on page four. Dry Cleaners were added as a specific use within the Use Table. The districts that Dry Cleaners were permitted in showed some “odd” formatting that he said he would fix before it went forward. Dry Cleaners were still permitted in the B-1 through B-3 districts. The specific standards were under Section 11, which added Section 138-4.445: “Dry cleaning chemicals shall be self-contained within the machines that use them. Floors shall be sealed with a chemical-proof material or industrial-grade epoxy coating and shaped to form a basin to contain any chemicals and to prevent them from leaching into the ground or otherwise escaping the premises.” He noted that he had consulted with ASTI, the City’s environmental consultant, regarding the standards. He learned that the vast majority of dry cleaners now had self-contained machines where the chemicals were kept, but he felt that it was good to have a secondary containment. He asked if there were any questions.

Mr. Hooper thanked Mr. Breuckman for adding the language for outdoor storage screening. He would recommend less than five years for the screening to grow, and thought three years was appropriate. He pointed out the error message for Section 138-4.430 D Dumpster and Trash Storage, which Mr. Breuckman advised he was aware needed correction.

Mr. Hetrick said that three years was good for him, too. Chairperson Boswell asked if anyone objected to changing the timeframe for screening to grow to within three years, and heard no objections.

Chairperson Boswell opened the Public Hearing at 8:14 p.m. Seeing no one come forward, he closed the Public Hearing. He asked if there was any further discussion. Hearing none, Mr. Schroeder moved the following motion, seconded by Mr. Hetrick:

MOTION by Schroeder, seconded by Hetrick, the Rochester Hills Planning Commission hereby recommends to City Council approval of an Ordinance to amend sections of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan as discussed at the Public Hearing held on October 15, 2013, including sections 138-4.300 Table of Permitted Uses by District; 138-4.430

Outdoor Storage; 138-4.445 Dry Cleaners; 138-5.100 Schedule of Regulations; 138-5.,101B Established Building Line; 138-5.101Q Outdoor Use Areas in the I (Industrial) District; 138-5.101W Reduced Minimum Lot Width and Area on the R-4 District; 138-2.303 Stormwater Management Pond Landscaping; 138-10.311 Dumpster and Trash Storage Screening; 138-12.302 Loading, Storage and Service Area Screening; and 138-12.203 Plant Material Spacing and to repeal conflicting Ordinances and prescribe a penalty for violations.

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

Aye 7 - Boswell, Brnabic, Dettloff, Hetrick, Hooper, Schroeder and Yukon

Absent 2 - Kaltsounis and Reece

Chairperson Boswell stated for the record that the motion had passed unanimously.