

3. *The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.*
4. *The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.*

Conditions

1. *City Council approval of the Conditional Land Use.*
2. *Provide a landscape bond for proposed landscaping in an amount to be determined by Planning Staff.*
3. *Add "Not to be used as Construction Drawings" to all sheets, prior to Final Approval by Staff.*
4. *Move the ATM to the west and add 3 stacking spaces, subject to staff review and approval for traffic flow on site.*

A motion was made by Schroeder, seconded by Dettloff, that this matter be Approved. The motion carried by the following vote:

Aye 6 - Boswell, Brnabic, Dettloff, Hooper, Reece and Schroeder

Nay 1 - Kaltsounis

Absent 2 - Hetrick and Yukon

2012-0142

Public Hearing and request for Approval of Master Land Use Plan Amendments including adoption by reference of the Rochester Road Access Management and the M-59 Corridor Plans; a statement addressing the Complete Streets Policy; a statement regarding the Tree Conservation Ordinance and designation of two parcels on Old Orion Court from One-Family Residential to Business/Flex 1 on the Future Land Use Map.

(Reference: Memo prepared by James Breuckman, dated April 25, 2013 and amendments and MLUP map had been placed on file and by reference became part of the record thereof.)

Mr. Breuckman advised that the matter was sent out to appropriate agencies for comment, and he received no comments. When City Council approved the distribution of the amendments for comment, it asserted the right to also adopt the amendments. If the Planning Commission passed the motion, it would then be sent to Council. He summarized the amendments including the plans to be adopted by

reference. He noted that the Future Land Use Map was amended for a couple of parcels on Old Orion Court, adding the Flex Business overlay.

Mr. Kaltsounis thanked Mr. Breuckman for his work, and said that he did a very good job.

Chairperson Boswell opened the Public Hearing at 8:45 p.m. Seeing no one come forward, he closed the Public Hearing.

Motion by Schroeder, seconded by Kaltsounis, the Rochester Hills Planning Commission hereby **approves** the 2013 updates to the Master Land Use Plan.

The Planning Commission determines that:

WHEREAS, the Michigan Planning Enabling Act, Act 33 of the Michigan Public Acts of 2008, as amended, requires the Planning Commission to make and adopt a basic plan or parts of a plan corresponding with major geographic sections or divisions of the city as a guide for the physical development of the municipality and to review and, as necessary, update said plan every 5 years; and

WHEREAS, the City's Master Land Use Plan was duly adopted by the Planning Commission on February 6, 2007, and the Planning Commission reviewed the Master Land Use Plan during 2012 to identify necessary amendments and adjustments; and

WHEREAS, Notices of Intent to prepare an update to the Master Land Use Plan were sent to adjacent municipalities, school districts, Oakland County, and other governmental agencies within Rochester Hills, consistent with the provisions of the Michigan Planning Enabling Act, Act 33 of the Michigan Public Acts of 2008, as amended; and,

WHEREAS, the Planning Commission has made a careful and comprehensive study of present conditions and the future needs of the City and have met consistently to research and prepare a draft of the updated Master Land Use Plan; and,

WHEREAS, the proposed updated Master Land Use Plan includes text, maps, detailed land use and development policies, existing and future land use, demographics, natural features inventory, economic analysis and implementation proposals; and

WHEREAS, notices and agendas were duly published of public hearings

and meetings on elements of the Master Land Use Plan Update, and further discussion and opportunity to be heard was had on August 7, 2012, September 18, 2012, October 23, 2012, November 12, 2012, and April 30, 2013 ; and

WHEREAS, *the Planning Commission held a public hearing in accordance with the procedures of PA 33 of 2008, as amended, on April 30, 2013 at the Municipal Offices of the City of Rochester Hills at 1000 Rochester Hills Drive, Oakland County, Michigan, and said plan was on display before the public hearing in accordance with PA 33 of 2008, as amended.*

RESOLVED, *that the Planning Commission of the City of Rochester Hills on this April 30, 2013 hereby adopts the Master Land Use Plan Update for the City of Rochester Hills; and*

BE IT FURTHER RESOLVED, *that the Plan in its final form be adopted, attested to and transmitted to the Mayor, City Council and City Clerk of Rochester Hills, the Oakland County Register of Deeds and the Oakland County Board of Commissioners.*

A motion was made by Schroeder, seconded by Kaltsounis, that this matter be Adopted. The motion carried by the following vote:

Aye 7 - Boswell, Brnabic, Dettloff, Hooper, Kaltsounis, Reece and Schroeder

Absent 2 - Hetrick and Yukon

DISCUSSION

- 2013-0171** City Walk Mixed-Use Concept - City File No. 98-047.2 - discuss proposed use for a proposed building at the City Walk Planned Unit Development at the southeast corner of Rochester Rd. and Tienken, zoned Flexible Business, FB-2, with a PUD Overlay.