



Planning and Economic Development

Ed Anzek, AICP, Director

From: Ed Anzek and Sara Roediger
To: Planning Commissioners
Date: 8/12/2016
Re: Proposed Zoning Ordinance Amendment for Drive-Through Facilities

At its July 13, 2016 meeting, the Zoning Board of Appeals reviewed a request from Huntington Bank for a variance to allow a stand alone drive-through facility in the parking lot at Meijer at the southeast corner of Rochester and Auburn Roads. The bank has a location inside of Meijer and wanted to add a drive-through in the parking lot. *Section 138-4.410* of the zoning ordinance prohibits drive-through facilities and structures separate from the primary structure, and the request was denied. Although the ZBA had to abide by its legal obligation to follow the ordinance, the members felt that the proposed use had merit and asked staff to work on an amendment to the zoning ordinance to modify requirements for drive-through facilities to allow this use. They cited reasons including that “there is an evolutionary trend in banking and the use of drive-throughs,” and that “they would rather not set a precedent that would just stay with the subject property and have many people applying for the same variance.” The majority were in favor of an ordinance amendment rather than having to review similar requests in the future. There are several associated criteria as stated in the attached amendment. The ZBA minutes from that meeting are also included.

If the Planning Commission agrees with the proposed amendment, below is a motion for consideration.

MOTION by _____, seconded by _____, the Rochester Hills Planning Commission hereby recommends to City Council approval of an Ordinance to amend Section 138-4.410 of Article 4 of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to modify requirements for drive-through facilities, repeal inconsistent provisions and prescribe a penalty for violations.