



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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[www.rochesterhills.org](http://www.rochesterhills.org)

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Legislative File No: 2021-0221 V2

**TO:** Mayor and City Council Members

**FROM:** Sara Roediger, Director of Planning and Economic Development, ext. 2573

**DATE:** July 2, 2021

**SUBJECT:** Request for approval of a Conditional Use to operate a plant material nursery on Mead Rd., Ryan Youngblood, Applicant

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**REQUEST:**

Approval of a conditional use to operate R. Youngblood & Company, a plant material nursery at 930 Mead Rd., east of Sheldon. The site was previously approved for a 3,100 s.f. retreat center but never used, and the nursery will use the existing building and parking for employee office space. Several storage areas and a pole barn are proposed; the pole barn will be built in the future and will go through the site plan review process at that time. The operation will use the existing drive, and the storage areas are planned adjacent to the drive. Additional screening will be added to the existing trees to further buffer the residents in Clear Creek No. 5.

**BACKGROUND:**

The site is zoned RE Residential Estate, and the site is 24 acres.

Use of land for a plant material nursery in a residential district requires a conditional use approval from City Council as listed in Section 138-4.300. The issuance of the conditional use is a discretionary decision by the City Council based on five general criteria contained in Sec. 138-2.302 of the Zoning Ordinance as follows:

- 1) *Will promote the intent and purpose of this chapter.*
- 2) *Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.*
- 3) *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.*
- 4) *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- 5) *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

**SUMMARY:**

The Planning Commission held a public hearing at its June 15, 2021 meeting to review the requests for a conditional use recommendation, tree removal permit and site plan approval. The requests were unanimously passed with findings and conditions for the conditional use in the attached resolution. Prior to the meeting, the applicant had shown a prepared video of the site and proposed operation to the neighbors. Several neighbors spoke at the meeting in support.

**RECOMMENDATION:**

The Planning Commission recommends that City Council approves the conditional use to allow a plant material nursery for R. Youngblood & Company to be located at 930 Mead Rd., east of Sheldon, based on plans dated received by the Planning and Economic Development Department on April 29, 2021

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APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney      ☐ Yes      ☒ N/A

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