



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

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Legislative File No: 2006-0722

TO: Mayor and City Council Members
FROM: Ed Anzek, Planning & Development Department (x)
DATE: September 28, 2006
SUBJECT: Steep Slope Ordinance – Temporary Moratorium

REQUEST:

To consider a temporary Moratorium on the review and processing of proposed development of properties that may be affected by the proposed Steep Slope Ordinance, and to request the Planning Commission to hold a Public Hearing on a proposed Zoning Ordinance Amendment to establish the Moratorium.

BACKGROUND:

A Steep Slope Ordinance has been under development for several months. The need for some means to regulate development on or near steep slopes stems from previous developments and the findings of the Natural Features Inventory that has been prepared as part of the Master Land Use Plan update.

The City's Planning Commission, consultants, staff and legal counsel have been in the process of developing and reviewing a proposed Steep Slope Ordinance, which will be presented for review and consideration of City Council in the near future.

At the September 20, 2006 City Council Meeting, Mayor Barnett requested City Council consider a temporary Moratorium on Land Development Plans currently under review by the Planning & Development Department and/or the Planning Commission, as well as those Land Development Plans that may be submitted prior to the Steep Slope Ordinance being formally adopted.

To initiate a temporary Moratorium, Council is requested to approve a motion directing the City Administration and Legal Counsel to commence with the process. As detailed in the accompanying letter from John Staran, City Attorney, along with a draft ordinance, the process starts with a Public Hearing held by the Planning Commission. The Planning Commission would make a recommendation to the City Council who in turn would consider the Moratorium for adoption with a first and second reading. It is recommended that the Moratorium be time certain and limited to 180 days.

Attached is a letter from City Attorney John Staran that explains the Temporary Moratorium process and details the most recent instances where Council felt it advisable to impose a Moratorium. Also attached is a memo from the Planning Department to the Mayor identifying the specific parcels that may be affected by a Steep Slope ordinance.

RECOMMENDATION:

That City Council request the City’s Planning Commission to hold a Public Hearing regarding the proposed Temporary Moratorium, provide a recommendation by Motion to the City Council regarding it’s adoption, and that City Council schedule the proposed Zoning Ordinance Amendment for a First Reading for the first available City Council Meeting after the Planning Commission Public Hearing.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		