



## Planning and Economic Development

Sara Roediger, AICP, Director

---

From: Chris McLeod, AICP, Planning Manager  
Sara Roediger, AICP, Director  
To: Planning Commission and City Council  
Date: 3/15/2023  
Re: Drive-through Zoning Ordinance Amendment

As the Commission is aware, City staff is continually tracking potential housekeeping amendments to improve or clarify regulations in the zoning ordinance, in cooperation with the City's planning consultant Giffels Webster and the City Attorney. As discussed at last month's meeting, City staff is currently bringing forward a proposed amendment to the City's Zoning Ordinance that would provide additional regulations pertaining to drive through facilities. This proposed amendment is designed to address some of the concerns that have been raised in previous applications that were considered by the Planning Commission and City Council over the last several years.

Included in the packet is the proposed zoning amendment language, a memo from Giffels Webster, minutes from the previous meetings this item was discussed, public comments received, and the public hearing notice.

The March 21 Planning Commission will be the required public hearing on the proposed amendment and once a Planning Commission recommendation is made the proposed amendment will go before City Council for a first and second reading.

### **Motion to Recommend Approval of Ordinance Amendments**

---

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, that the Planning Commission **recommends** to City Council **approval** of an ordinance to amend Section 138-4.410 of Article 4, Section 138-11.204 of Article 11 and Section 138-13.101 of Article 13 of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to provide additional specific design standards for drive through facilities, clarify the number of stacking spaces required and provide a new definition of drive through facility, and to ensure consistency across various ordinance sections; to repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations (with the following changes).