

Mr. McLeod noted that wetlands and woodlands are a part of the natural features. He explained that as a part of the process, the public will get noticed to any change to the recorded wetland boundaries noted in the survey. He stated that the wetlands touch about 3,600 properties but there will also be some new areas. He noted that an interactive map will show wetlands being removed and added.

Ms. Mungioli asked if the map was currently live.

Mr. McLeod responded that it will be ready when the notices will be sent out.

Ms. Roediger noted that this inventory is not intended to replace a professional wetland delineation.

Mr. McLeod stated that this is an indicator but still a wetland determination would have to be done on individual properties for development. He noted that this item will be targeted for the second meeting in March.

Ms. Mungioli asked if this includes private land, park space, and storm drains.

Mr. McLeod confirmed that this includes any property within the city.

Mr. Hetrick commented that this is terrific. He stated that he would hear consistently that Rochester Hills is being overdeveloped, even though this development has not disrupted the natural features.

Mr. McLeod noted that the City's Ordinance protects its natural features.

Discussed

2024-0041

Master Plan Kickoff

Present were Jill Bahm and Joe Tangari, representing Giffels Webster, the City's planning consultant.

Ms. Roediger introduced Ms. Bahm and Mr. Tangari, and explained that staff is kicking off the Master Plan Update this year in conjunction with Giffels Webster, and it will reflect the changing trends and desires of the City.

Ms. Bahm stated that she was delighted to be a part of the team and as an extension of staff, and noted that Giffels Webster was a part of the 2018 Master Plan as well. She commented that it is interesting to hear all the comments and questions about the other projects in the city and noted that it is a great background for what they are doing. She explained that in 2018 the theme was preserve-enhance-diversity. In working with staff and talking about the process for four to five months, this year's focus will be different. She stated that there is a real need for an educational focus in the community. She displayed the Mayor's introductory video highlighting the Master Plan process.

Ms. Bahm stated that this will be a new kind of Master Plan for the City and will focus on how the environment affects daily lives, how people will get around,

shop, and get to parks. She noted that there will be many opportunities for people to participate in smaller group discussions and provide different types of input. She explained that the city was reviewed and it was determined that it will be divided into focus areas consistent with the high school boundaries. She noted that the process will include envisioning, and then strategizing on what fits for the City to continue to be innovative. The Plan will focus on sustainability and placemaking and will be an online document. Each phase has a goal. Mobility, community health and economic health will be guiding themes.

Mr. Tangari commented that overdevelopment has been expressed as a concern, along with concerns about the aging population and how senior housing can be taxing on emergency services. He pointed out that Michigan's population is not growing at all. He stated that the City is well run, fiscally-responsible, and focused on customer service and community relations. He noted that there is a strong sense of community and a desire to preserve that. He explained that in 2017, there were concerns about drones and autonomous vehicles, and now EV infrastructure is of concern.

Ms. Mungioli asked how many people took the master plan survey that the City offered and if there was one thing that stood out.

Ms. Bahm responded that 24 City staff participated in the survey.

Mr. Tangari commented that traffic cut across every category as a concern, and they would be seeking solutions and looking into technology for traffic management.

Mr. Hetrick questioned as the Master Plan evolves how it would affect the Transportation Plan.

Ms. Roediger responded that the Transportation Plan recommended roundabouts and turn lanes, and that is different than looking at it from a land use lens. She commented that if more mixed uses and connectivity are provided, the idea would be that this would take some cars off the roads and reduce traffic rather than stopping development.

Mr. Hetrick commented that older neighborhoods have no walkability, and have no placemaking or a gathering place. A newer neighborhood can create those places.

Mr. Tangari stated that there is an opportunity here to create those spaces. He mentioned that older neighborhoods have a more connected street network and there are a lot of ways to get those spaces.

Mr. Dettloff stated that he is happy to hear that the approach will be strong community engagement as that is always the weakest link. He expressed kudos to Giffels Webster for being on the cutting edge with this approach.

President Deel asked if anything had come up with respect to the increase in working from home. He noted that he personally goes into the office once a

week. He noted the increased the usage of parks and asked how that may impact planning.

Mayor Barnett commented that while traffic is a concern, and Rochester Road traffic is so bad, there is a question as to how much people are willing to do to solve it, such as consideration whether to widen Adams Road. He noted that a push toward affordable housing means denser or taller homes. He mentioned that people dislike the solutions more than the problems. He stated that one interesting thing is that the changing transit to the community will be impactful moving forward, and he noted that this did not exist in 2018.

Ms. Roediger noted that there has not been an announcement of a public meeting date yet, and stated that she hoped that Council and the Commission will help to spread the word, as a multi-faceted approach to get the information out.

Ms. Bahm suggested that when Council and Commissioners receive emails regarding this from the project team, that they share these emails.

Discussed

2024-0051

Other Zoning Initiatives

Ms. Roediger commented that after the extensive zoning ordinance updates undertaken last year, there are still number of topics that the Planning Commission may wish to look at that have come up in working with Code Enforcement, including the raising and keeping of chickens, gateway and streetscape implementation, maximum size of houses on small lots, and accessory structures. She noted that even pizza vending machines have been mentioned.

President Deel asked what a review of accessory structures would entail.

Mr. McLeod responded that Code Enforcement has been dealing with lot coverage issues and what constitutes lot coverage. He noted that there are larger structures being built on smaller lots.

Chairperson Brnabic asked if the Zoning Ordinance can be changed administratively.

Mr. McLeod responded that it could not.

Chairperson Brnabic asked if the Commission would see any changes regarding the keeping of chickens before it is approved.

Ms. Roediger responded that there has not been a public hearing yet.

Mr. McLeod stated that any change will need to go through the formal process.

Chairperson Brnabic questioned how soon the Commission would see any proposed changes.

Ms. Roediger responded that they will try to get to them as there are gaps in the agenda.

Mr. McLeod stated that if there is not a significant amount of work to be done, that the various topics could possibly be grouped together as an agenda item. He commented that the short answer is perhaps they can come forward later in the spring or early summer. He noted that the Master Plan process is fairly aggressive at this point.

Chairperson Brnabic stated that her concern is with lot coverage, and she would consider that more urgent. She commented that she does not want to see it happen where two large homes are built side by side with little setback, and noted that it would be a fire issue. She stated that she is not as concerned with chickens.

Discussed

NEW BUSINESS

2024-0043

Planning and Economic Development Annual Report

(Memorandum to Planning Commission and City Council dated 1/29/24, PED Annual Report had been placed on file and by reference became a part of the record hereof.)

Ms. Roediger introduced the PED 2023 Annual Report and commented that from both a planning and economic standpoint it provides a good summary to look back on the year. She noted that Mr. McLeod provided a timeline tied to the map, and pointed out that a lot of the activity was along Rochester Road.

She stated that the Planning Commission would be asked to review and accept the report this evening.

Mr. Hetrick commented that it had come up in discussion previously the changing trends relative to office space versus commercial space, and he asked what the goals are toward changing office space.

Ms. Roediger responded that this will be discussed as a part of the Master Plan Update. She commented that Pam Valentik, Economic Development Manager, is always in the know for every vacancy as to how to fill those spaces and how to divide them for smaller tenant spaces. She stated that this goes along with the Economic Development Strategy.

Mr. Dettloff commented that the report deserves an award for the format and asked if it was being considered.

Ms. Roediger asked the Commission and Council Members if they had any other comments or changes.

Seeing none, it was moved by Neubauer, seconded by Denstaedt, that the

Planning Commission accept the 2023 PED Annual Report.

After a voice vote by Planning Commission members, it was announced that the motion passed unanimously.

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

Aye 8 - Neubauer, Brnabic, Denstaedt, Dettloff, Gallina, Hetrick, Struzik and Weaver

Abstain 5 - Carlock, Deel, Morlan, Mungoli and Walker

Excused 2 - Blair and Hooper

Resolved, that the Rochester Hills Planning Commission hereby accepts the 2024 Planning and Economic Development Annual Report.

ANY OTHER BUSINESS

None.

NEXT MEETING DATE

- City Council Regular Meeting February 12, 2024

- Planning Commission Regular Meeting February 20, 2024

ADJOURNMENT

Hearing no business to come before the Planning Commission and City Council, and upon motion by Neubauer, seconded by Denstaedt, Chairperson Brnabic adjourned the meeting at 9:24 p.m.

*Deborah Brnabic, Chairperson
Rochester Hills Planning Commission*

*Ryan Deel, President
Rochester Hills City Council*

Jennifer MacDonald, Recording Secretary