

MOTION by Kaltsounis, seconded by Dettloff, the Rochester Hills Planning Commission hereby **postpones recommendation of an Ordinance for Chapter 138, Zoning**, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to amend Section 138-4.100, Table 3. Zoning Districts, to replace the CI Commercial Improvement District with the New B Brooklands District; amend Section 138-4.209 to replace CI Commercial Improvement with the new B Brooklands District; amend Section 138-4.301 (B) to replace CI with the new B District; amend Section 138-5.100, Table 6, Schedule of Regulations, to replace the CI Commercial Improvement District with the new B Brooklands District; amend Section 138-5.101 (F)(2) and (3) to replace CI with the new B District; amend Section 138-5.101 (I) to replace CI with the new B District; replace Article 6 Supplemental District Standards, Chapter 3 CI Commercial Improvement District in its entirety with the new B Brooklands District; and to repeal conflicting or inconsistent Ordinances and prescribe a penalty for violations until the next available meeting.

Voice Vote:

Ayes: Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Schroeder, Schultz, Gaber

Nays: None

Absent: Reece

MOTION CARRIED

2019-0414 Public Hearing and request for Recommendation of an Ordinance to rezone various parcels on Auburn Rd. from Culburtson to Dequindre from CI Commercial Improvement District and/or B-5 Automotive Service Business and/or B-2 General Business District with a FB-2 Flexible Business Overlay to a new district - B - The Brooklands District

Chairperson Brnabic opened the Public Hearing at 8:53 p.m.

Randy Laratta, 47211 Dequindre Rd., Rochester Hills, MI 48307 Ms. Laralla said that she lived near the corner of Auburn and Dequindre on Dawes. She noted that two houses on Dequindre would be demolished to widen Dequindre. She stated that she did not wish to be next door to a drive-through restaurant, and she did not want them to single out the corner as the only place that there could be a second drive-through restaurant in the corridor. She said that she loved North Shack, and she was very thankful that she was allowed to speak. She objected to focusing on changing the zoning in the future. If they had not discussed the future, she would have just sat quietly and listened about the present. She said that she would love to be involved in what was being done to Auburn at Dequindre in the future. No one had talked about what was going to

happen on Dequindre, but she was affected by it. She would object if they wanted to make that corner as the only designated place in the future for a drive-through, and she was glad the matter was being postponed.

Chairperson Brnabic said that there was an insurance agency on the corner, a small house and then the Marathon station. She cautioned that they would have to think about how far a drive-through could encroach into the neighborhood.

Ms. Roediger said that because of the Dequindre widening, it was her understanding that the insurance agency would be removed, and the property would be ripe for redevelopment.

Chairperson Brnabic closed the Public Hearing at 8:56 p.m.

MOTION by Schroeder, seconded by Kaltsounis, the Rochester Hills Planning Commission hereby **postpones recommending to City Council an Ordinance for Chapter 138, Zoning**, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to rezone the following parcels from Commercial Improvement District (CI) and/or Automotive Service Business (B-5) and/or General Business District (B-2) with a Flexible Business Overlay (FB-2) to a new district - B - The Brooklands District and to repeal conflicting or inconsistent Ordinances and prescribe a penalty for violations until the next available meeting.

Postponed

Chairperson Brnabic stated for the record that the motions had passed unanimously.

2019-0246 Public Hearing and request for recommendation of an Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills to add a new R-5 One Family Residential district.

(Reference: Memo prepared by Giffels Webster, dated September 12, 2019 and Ordinance amendment document had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Rod Arroyo and Eric Fazzini, Giffels Webster, 1025 E. Maple, Birmingham, MI 48009.

Mr. Arroyo noted that the proposed district was a recommendation from