

2022-0111

Proposed Zoning Ordinance and City Code Amendments

(Staff Report dated March 8, 2022, draft Amendments, and public hearing notice had been placed on file and by reference became a part of the record thereof).

Ms. Kapelanski provided a brief introduction to the proposed City Code and Zoning Ordinance amendments, noting that this is the final draft form which covers changes to home occupations, fences, parapet height, residential parking, exterior lighting and performance standards. She noted that the performance standards are being moved from the Zoning Ordinance to the City Code, which is a matter that will be considered by Council as well. She stated that this evening the Commission is being asked for its recommendation for the Text Amendment to the Zoning Ordinance. She explained that the City Code ordinance is included in the packet as a courtesy, and the Commission does not need to make a motion regarding those Code amendments.

Chairperson Brnabic noted that there were no speaker cards received. She opened the Public Hearing, and seeing no one wishing to speak and no communications or emails, she closed the public hearing.

Dr. Boyer expressed her thanks to staff for getting odor included in Section 4 so there would be no concerns regarding noxious odors in the city.

Mr. Kaltsounis questioned whether two motions were needed.

Ms. Kapelanski responded that only a motion regarding a recommendation of the text amendments was necessary.

Mr. Kaltsounis commented that much good work has been done to get these proposed text amendments this far and ready to go.

After the vote, Ms. Roediger noted that the text amendments will go to City Council at their next meeting in April, and would not be on this coming Monday's City Council agenda.

A motion was made by Kaltsounis, seconded by Hooper, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion carried by the following vote:

Aye 9 - Brnabic, Dettloff, Gaber, Hooper, Kaltsounis, Bowyer, Weaver, Neubauer and Struzik

Resolved, that the Rochester Hills Planning Commission hereby recommends to City Council approval of an ordinance to amend Sections 138-1.203, 138-4.415, 138-10.107, 138-10.310, 138-10.312, 138-11.102, 138-13.151 and Chapter 2 of Article 10 of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to clarify public notice sign requirements, to update standards for home occupations, to clarify swimming pool fence regulations, to update performance standards and relocate this section to the City Code, to institute a maximum parapet height, to update standards for residential parking, to update exterior lighting standards, and to ensure consistency across various ordinance sections; to repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations.