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Pines, to remove and replace as many as 138 regulated trees associated with the construction of a 28-unit residential development on 9.8 acres located on the north side of South Boulevard between Adams and Crooks, zoned R-4, One Family Residential, Parcel No. 15-31-400-018, Shadow Pines, LLC, Applicant

2014-0179 Request for Recommendation of a Wetland Use Permit - City File No. 13-009 - Villas at Shadow Pines, for impacts to approximately .47 acres for a proposed 28-unit residential development on 9.8 acres located on the north side of South Boulevard between Adams and Crooks, zoned R-4, One Family Residential, Parcel No. 15-31-400-018, Shadow Pines, LLC, Applicant

2014-0210 Request for Final Site Plan Approval Recommendation - City File No. 13-009 - Villas at Shadow Pines

2014-0098 Public Hearing and request for a Recommendation regarding Ordinance Amendments - Amendments to Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills to the C-1, Commercial Improvement district, including Sections 138-6.300, Principal Uses Permitted; 138-6301, Conditional Uses; 138-6.302, Required Conditions; and Section 138-6.303, Area Bulk and Development Regulations, James Breuckman, Manager of Planning  
*(Reference: Memo prepared by James Breuckman, dated May13, 2014 and C-1 zoning amendments had been placed on file and by reference became part of the record thereof.)*

*Mr. Anzek indicated that before they got started, he wanted to make everyone aware that it would be Mr. Breuckman's last meeting. For those who had not heard, Mr. Breuckman had accepted the position of City Manager with Pleasant Ridge. Mr. Anzek maintained that Mr. Breuckman's wisdom and unique skill set would be sorely missed by the Planning Department, and it would be a tough position to fill. Chairperson Boswell asked if the position had been filled, and Mr. Anzek joked that the Mayor would not let him hire three people.*

*Mr. Breuckman noted that the C-1 district amendments were the same as presented last month. The C-1 district would be tied more to the uses permitted in the Flexible Business 2 Overlay district, which did not exist when C-1 was created in the 1980's. The FB-2 district had a range of uses that were more appropriate for the existing and potential character of the C-1 district. The setbacks were more in keeping with the existing pattern of the C-1 district. He asked if there were any questions.*

*Hearing none, Chairperson Boswell opened the Public Hearing at 10:05*

*p.m. Seeing no one come forward, he closed the Public Hearing.*

*Hearing no further discussion, Mr. Hetrick moved the following motion, seconded by Mr. Schroeder.*

**MOTION** by Hetrick seconded by Schroeder, the Rochester Hills Planning Commission hereby recommends to City Council approval of an Ordinance to amend sections of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan as discussed at the Public Hearing held on May 20, 2014. The proposed amendments are to the CI Commercial Improvement district, and the sections to be amended are 138-6.300 Principal Uses Permitted, 138-6.301 Conditional Uses, 138-6.302 Required Conditions, and Section 138-6.303 Area, Bulk, and Development Regulations and to repeal conflicting or inconsistent ordinances and prescribe a penalty for violations.

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

**Aye** 8 - Boswell, Brnabic, Dettloff, Hetrick, Hooper, Reece, Schroeder and Yukon

**Absent** 1 - Kaltsounis

**2014-0099** Public Hearing and request for a Recommendation regarding Ordinance Amendments - Amendments to Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, including Administrative and Organizational Procedures, Standards for Site Plan Approval, office parking in the Industrial, Research and Technology districts and for various sections to incorporate the Regional Employment Center (REC) districts, James Breuckman, Manager of Planning

## **ANY OTHER BUSINESS**

## **NEXT MEETING DATE**

## **ADJOURNMENT**

Note:

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Clerk's Office at 248-841-2460 at least 48 hours prior to the meeting.