



## Planning and Economic Development

Sara Roediger, AICP, Director

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From: Sara Roediger and Chris McLeod  
To: Planning Commission and City Council  
Date: January 30, 2023  
Re: Annual Joint Planning Commission and City Council Meeting

As is now tradition in Rochester Hills, the PED staff is excited to once again meet with you for this annual joint meeting. This meeting is an essential one to get these two bodies together to discuss overarching policies and direction that guide the development of the city. This year, the topics for discussion focus on long term planning initiatives and non-residential zoning, important topics that have impacts on the city's physical development and economic health.

### Planning Initiatives Updates (15-20 minutes)

- 1. Gateway and Streetscape Plan Update.** In 2022, the City contracted with OHM to update the City's Gateway and Plan, originally completed in 2003, and to expand its scope to include streetscapes. OHM is working with City Staff and a steering committee of City Council and Planning Commission members to review the City's past efforts and develop the revised branding efforts going forward. When complete, this Plan will provide the City with an exciting new opportunity to rebrand the major corridors leading into the City along with prominent locations throughout the City. The plan will also create a palette of streetscape elements that can be utilized for all city projects, public and private alike. It is anticipated that the plan will be completed by mid-2023. OHM will provide a brief update on the progress of the plan to date and the next steps.
- 2. Winkler Mill Pond Historic District Re Survey.** Initiated in 2020, the City authorized the re-survey of the Winkler Mill Pond Historic District to determine if the boundaries should be modified to most accurately reflect the historically contributing properties and remove those properties that do not contribute. The draft survey is complete and the PED team will be working with the Kristine Kidorf and the Historic District Study Committee, upon approval by the City Council, to modify the district accordingly.
- 3. Natural Features Inventory Update.** During 2022 the City contracted with ASTI the City's environmental consultants to update the City's Natural Features Inventory that was originally done in 2005. The draft Study was provided to the Planning & Economic Development Department earlier this month and will be fully vetted amongst staff and the consultant. The Department is excited to take a deep dive into the results of the new survey since it has been over fifteen years since the initial study. Preliminary indications appear to show that the City's natural features have been maintained over the course of the last fifteen years.
- 4. Master Plan Update.** Believe it or not, but it's time to update the Master Land Use Plan, which was adopted last in early 2019. Pursuant to the Michigan Planning Enabling Act and Redevelopment Ready Communities' best practices, the City will begin its five year review and update of the Master Land Use Plan later this year. The Master Land Use Plan review comes at a great time as the City has been busy the last five years. The update will need to address the adopted Transportation and Parks and Recreation Master Plans, the Gateway and Streetscape Plan, the Natural Features Inventory Update, the Winkler Mill Pond Historic District Re Survey, the updates to the Brooklands and Flex Business Districts and any other priorities as identified by the Planning Commission and City Council.

**Non-Residential Zoning District Consolidation (30-45 minutes)**

Once again, the bulk of our discussion will focus on an evaluation of many of the City's non-residential zoning districts. With eleven different districts, some of which occupy a very small portion of the City, the City administration felt that on the heels of COVID it was a good idea to re-examine where our business districts lie and more importantly where do we permit various uses in the different districts. Are we keeping pace with trends and with the desires of the City? These questions will help frame the discussion on possible changes the City should consider in the land uses we permit in our various non-residential districts. Please refer to the attached information as a starting point for our discussion.

**Other Zoning Initiatives (15-20 minutes)**

A number of the applications and requests that have come forward in the last year have prompted discussions amongst the Planning Commission and City staff on the best practices to deal with emerging trends in the transportation, retail markets, and architectural designs. Some of these topics that City staff will continue to discuss and potentially bring ordinance language forward on include:

1. Architectural and Building Design Regulations
2. Electric Vehicle Charging Stations
3. Food Trucks

**PED Annual Report (5-10 minutes)**

Section 125.3819 of the Michigan Planning Enabling Act ([Public Act 33 of 2008, as amended](#)) requires the Planning Commission to prepare an annual report documenting its operations and status of planning activities. The PED Department has expanded the scope of the report to further document the activities of all of the boards and commissions staffed by the PED Department and PED staff. By doing so, the report provides a more complete picture of the Planning, Zoning and Economic Development activities in the City. The attached Annual Report fulfills the state obligation for 2022 and provides information on future goals and priorities planned for 2023.

The only action that is being requested at this meeting is for the Planning Commission to accept the 2022 Planning and Economic Development (PED) Annual Report, and the City Council will be asked to accept the report at the next regularly scheduled City Council meeting on February 6, 2023. Below is a motion for consideration for acceptance:

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, the Rochester Hills Planning Commission hereby accepts the 2022 Annual Report for the Planning and Economic Development Department.