



Leanne Scott <scottl@rochesterhills.org>

Questions/comments on the Master Plan

1 message

Theresa Mungoli <mungiolit@rochesterhills.org>

Fri, Nov 7, 2025 at 9:23 PM

To: Sara Roediger <roedigers@rochesterhills.org>, Marvie Neubauer <neubauerm@rochesterhills.org>, Leanne Scott <scottl@rochesterhills.org>

Sara,

I went through the Master Plan and have questions and comments.

Questions

What are we approving? Just the content? The Implementation Plan? Or something else? What action will we take with this document once approved?

Planning Neighborhoods/Maps: They did not change the names of the Planning Neighborhoods to add **Hills** into the names. I brought this up at our joint meeting this summer and it appears to be ignored or forgotten. We are in Rochester **Hills** and the names should reflect that - OR very clearly state on the document how the name was derived. Any one doing an Internet search might think this is a School District document and not the city's Master Plan.

Ordinances to change - what is the list of ordinances to change in order to execute this document?

Design Standards - is there a proposal to change the current Design Standards?

Grants and Loans - I brought this up at the Joint Meeting - we should not be giving grants or loans to developers. P 33

ADU - does this Master Plan have any provisions for ADUs? How is this different than Infill Development?

What is Shared Parking? Do we have ordinances to support it today?

Needs of Seniors - what else should be considered to support the increasing senior population - street lights, reflective lane markings, discounted permitting for improvements, etc?

Formatting or missing information

Table of Contents - looks like it has hyperlinks to pages however there are none - please add the links or change the formatting

P38 - the top paragraphs are redundant

P 41 - Future Land map link - there is no link

P 50 - Market Study - there is no link

P 52 - Future Land map link - there is no link

P 53 - Legacy picture is referenced but not there

P 69 - Pathways - wording is wrong about the gaps

P 88 - Picture of City Hall sign - please change the sign content - Brooksie Way has been gone for a few years.

P 92 - 102 - the column headings are not carried over from page to page so it is hard to follow what each column represents

P 93-94 - missing indicators in columns as to what the item refers to

Thanks for your help with these questions.

Theresa Mungoli

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the originator of the message. Any views expressed in this message are those of the individual sender.

2 attachments

Pathways Plan

Consider this e-mail and any files transmitted with it confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this e-mail in error, please notify the originator of the message.

Screenshot 2025-11-07 204826.png

24K



Screenshot 2025-11-07 203931.png
868K



Leanne Scott <scottl@rochesterhills.org>

Questions/comments on the Master Plan

Sara Roediger <roedigers@rochesterhills.org>

Mon, Nov 10, 2025 at 12:43 PM

To: Theresa Mungiolit <mungiolit@rochesterhills.org>

Cc: Marvie Neubauer <neubauerm@rochesterhills.org>, Leanne Scott <scottL@rochesterhills.org>, Bryan Barnett <barnettb@rochesterhills.org>

See our comments below in [blue](#) and let me know if you have any additional questions!

Note that Master Plan Implementation will be a topic we would like to discuss at the Annual Joint Meeting with the Planning Commission to determine priority projects for 2026.



innovative by nature

Sara Roediger

Director

Planning & Economic Development

AICP

248-841-2573

rochesterhills.org

On Fri, Nov 7, 2025 at 9:24 PM Theresa Mungiolit <mungiolit@rochesterhills.org> wrote:

Sara,

I went through the Master Plan and have questions and comments.

Questions

What are we approving? Just the content? The Implementation Plan? Or something else? What action will we take with this document once approved? [The Planning Commission has already officially approved the plan in its entirety. The action being requested of the City Council is to also approve the plan, so that the City Council and Planning Commission are unified on the vision for development within the City. The approval would include all of its contents including the implementation plan. This is the same process that was followed for the 2018 Master Plan.](#)

[The Master Plan is a document that should be a basis for many of the decisions of the City regarding land use, development, city projects, etc. The Master Plan is a guide for the development of the city and includes the implementation matrices of the City's other major plans such as the thoroughfare plan and the recreation plan. Good planning practices for all aspects of the City should be done with the context of the master plan in mind.](#)

Planning Neighborhoods/Maps: [They did not change the names of the Planning Neighborhoods to add Hills into the names. I brought this up at our joint meeting this summer and it appears to be ignored or forgotten. We are in Rochester Hills and the names should reflect that - OR very clearly state on the document how the name was derived. Any one doing an Internet search might think this is a School District document and not the city's Master Plan. For this master plan update, our goal was to help residents more easily identify with the concepts of future land use planning by helping them envision an area closer to home. Rather than creating artificial boundaries and unheard of names, we used the existing high school districts as something more tangible to residents. We heard your suggestion at the joint meeting and made changes throughout the document to clarify that](#)

the two Rochester High districts (divided due to size) were Rochester High West and Rochester High East. The introductory map will be updated; however, we do note that the introductory paragraph adjacent to the neighborhood map does include that information. We are confident that the introductory pages, the pages for the citywide master plan, the title bar that is carried along the top of every page has the City's logo and references that the document is the 2025 Master Plan, amongst many other references will make it clear it is the City of ROchester Hill's plan.

Ordinances to change - what is the list of ordinances to change in order to execute this document?

1. Requirements for developments to implement the improvements and design elements within the City's Streetscape Master plan
2. Update architectural design guidelines that would need to be implemented by ordinance
3. Create architectural guidelines for the City's Historic Districts, these would not be zoning ordinance amendments, but rather adopted by reference in the Historic Districts ordinance
4. Allow for some residential units to be attached when directly abutting a major thoroughfare when the density is not increased and to allow additional environmental features to be preserved
5. Create minimum residential unit sizes within the FB Overall District
6. Update site planning standards and conditional use standards to more thoroughly reflect the overall site design elements included in the implementation matrix
7. Refine ordinances guiding commercial renovation, rehabilitation, and redevelopment to promote incremental upgrades for properties

Design Standards - is there a proposal to change the current Design Standards? The Master Plan does support the updating of the current architectural design guidelines that have been in place 20 plus years. City Staff will be seeking to go out for a RFP for firms to bid on preparing updated standards. The currently approved budget already has a line item for master plan implementation.

Grants and Loans - I brought this up at the Joint Meeting - we should not be giving grants or loans to developers. P 33 The recommendation to offer grants or loans is to property owners whose properties are in need of a "facelift." It aims to help small businesses who don't have the financial wherewithal to provide needed improvements as part of a potential site improvement. It is merely a tool in our economic development toolbox should the City ever wish to explore it or if funds become available from other sources, having it in our plan makes us eligible to apply for external grants.

ADU - does this Master Plan have any provisions for ADUs? How is this different than Infill Development? No, accessory dwelling units are not included as a recommendation in the housing plan. ADU's are typically a second, smaller residential unit that can be used by additional family members or rented out for additional income for the main homeowner. These units may be located within a home, or found in a detached structure like a garage or backyard studio.

Infill development refers to development on undeveloped or underutilized property. The Master Plan uses the term as a way of highlighting development opportunities in areas that are largely already developed – away from greenspaces and undeveloped areas.

What is Shared Parking? Do we have ordinances to support it today? Shared parking is a term where multiple uses or multiple sites can use the same parking area when the uses don't have a significant overlap in time of use. The primary goal of shared parking is to reduce the amount of paved surfaces in the City. For example, an office parking lot that is used generally from 9-5 can share a parking lot with a restaurant that would typically not get busy until dinner time. We do have shared parking provisions currently within the Zoning Ordinance, but they are not used often. But it is also noted our overall parking requirements have been reduced so developers are typically not objectionable to our requirements and the reduced number of parking spaces required allows for additional greenspace and reduced impervious surfaces.

Needs of Seniors - what else should be considered to support the increasing senior population - street lights, reflective lane markings, discounted permitting for improvements, etc? Those are good places to start – and improved walkability in the City was noted throughout the process by our older adults. Housing, too, is a key need of

seniors. Discounted permitting is an interesting idea, because renovating homes to fit the needs of older people helps them stay in their homes longer. The plan speaks to this, while also recognizing that certain housing types (like the attached units noted above), as well as ranch homes, are important to have in the community. The seniors in the community also have a lot to offer in terms of skills, expertise, and time. They want to be included in helping support the City.

Page 86 in the plan talks about Age-Friendly initiatives through AARP, and one of the actions to help implement the plan would be to become an Age-Friendly Community. Going through that process would help identify specific recommendations for Rochester Hills.

Formatting or missing information

Thank you for catching, these will all be corrected.

Table of Contents - looks like it has hyperlinks to pages however there are none - please add the links or change the formatting

P38 - the top paragraphs are redundant

P 41 - Future Land map link - there is no link

P 50 - Market Study - there is no link

P 52 - Future Land map link - there is no link

P 53 - Legacy picture is referenced but not there

P 69 - Pathways - wording is wrong about the gaps

P 88 - Picture of City Hall sign - please change the sign content - Brooksie Way has been gone for a few years.

P 92 - 102 - the column headings are not carried over from page to page so it is hard to follow what each column represents

P 93-94 - missing indicators in columns as to what the item refers to

Thanks for your help with these questions.

Theresa Mungoli

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the originator of the message. Any views expressed in this message are those of the individual sender.

[Quoted text hidden]

