



# Rochester Hills

## Minutes - Draft

### Planning Commission

1000 Rochester Hills Dr  
Rochester Hills, MI  
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*Chairperson Deborah Brnabic, Vice Chairperson Greg Hooper  
Members: Gerard Dettloff, Nicholas O. Kaltsounis, Stephanie Morita,  
David A. Reece, C. Neall Schroeder, Emmet Yukon, Vacant Position*

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Tuesday, June 21, 2016

7:00 PM

1000 Rochester Hills Drive

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#### CALL TO ORDER

Chairperson Deborah Brnabic called the Regular Meeting to order at 7:00 p.m. in the Auditorium.

#### ROLL CALL

**Present** 8 - Deborah Brnabic, Gerard Dettloff, Greg Hooper, Nicholas Kaltsounis, Stephanie Morita, David Reece, C. Neall Schroeder and Emmet Yukon

Quorum present.

Also present: Ed Anzek, Director of Planning and Economic Dev.  
Sara Roediger, Manager of Planning  
Maureen Gentry, Recording Secretary

#### APPROVAL OF MINUTES

2016-0235 May 17, 2016 Regular Meeting

A motion was made by Schroeder, seconded by Kaltsounis, that this matter be Approved as Presented. The motion carried by the following vote:

**Aye** 8 - Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Reece, Schroeder and Yukon

#### COMMUNICATIONS

- A) *Planning & Zoning News dated May 2016*
- B) *Notice of Public Hearing dated 6/10/16 re: Troy Master Plan*

#### NEW BUSINESS

2016-0233 Public Hearing and request for Rezoning Recommendation - City File No. 16-013 - An Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to Rezone 24 parcels of land totaling approximately 70 acres from B-2 General Business

(Parcel Nos. 15-29-427-011 and part of 15-28-151-004), B-3 Shopping Center Business (Parcel Nos. part of 15-29-276-009, -010, -011, -012, -013), B-4 Freeway Service Business (Parcel Nos. part of 15-28-151-004, -006, -007, 15-29-427-018, -033, -037 and 15-28-301-040), B-5 Automotive Service Business (Parcel Nos. 15-28-151-003, 15-29-276-001) and REC-W Regional Employment Center - Workplace (Parcel Nos. 15-28-301-039, 15-29-427-010, -017, -029, -036), and I Industrial (Parcel Nos. 15-29-276-006, -007, -008 part of -009 and -014) to REC-I Regional Employment Center - Interchange, City of Rochester Hills, Applicant.

*(Reference: Staff Report prepared by Sara Roediger, dated June 15, 2016 and Ordinance Amendment had been placed on file and by reference became part of the record thereof.)*

*Ms. Roediger advised that the request was to recommend Rezoning 24 parcels surrounding the Crooks Rd. and M-59 interchange. There was a mixture of zoning currently, including B-2, B-3, B-4, B-5, REC-W and I. The purpose of the Rezoning to REC-I, Regional Employment Center - Interchange was to implement the recommendations of the M-59 Corridor Study, and the intention of the REC-I district was to "create a gateway into the City at the interchange." With the recent activity in the corridor, staff felt it was a good time to implement the recommendations. Because the parcels were located around the interchange, they were not adjacent to any residential development and had direct access to M-59 and Crooks, making it an appropriate location for some higher intensity land uses. Staff sent a letter to all the property owners, indicating what was intended (included in the packet and placed on file). There were only a couple of calls from interested property owners, and they were assured that everything allowed in the current district would still be permitted. She said that she would be happy to answer any questions.*

*Mr. Kaltsounis remembered that a large area around M-59 was planned or zoned Regional Employment Center, and he asked what the next steps would be.*

*Ms. Roediger explained that the area Mr. Kaltsounis was referring to called for everything to be REC in general. The City had already implemented the REC-W, Regional Employment Center - Workplace district. A lot of the parcels between Auburn and Hamlin were Rezoned to REC-W in 2014. There were still two additional REC districts in the Zoning Ordinance that were not implemented. For the subject request, staff wanted to help spur some investment in the proposed REC-I areas.*

*Mr. Kaltsounis asked how they would help promote development. Ms. Roediger said that there was already some interest in the parcels. The Rezoning would help immediate development and would also set the*

stage for longer term investment in the area. She mentioned the Red Roof Inn and the storage facility, and said that the Rezoning would help make that land a little more valuable and open to more uses.

Mr. Schroeder had wondered if there had been some current interest or if anyone was investigating the zoning area. Ms. Roediger noted that at the last meeting or so, she had mentioned that Griffen Claw Brewery was coming to the area, and under the current zoning, they would not be permitted to do what they wanted with their operation. They wanted a production facility, which would be allowed under REC-I but not B-4, the current zoning. Mr. Schroeder believed that the City needed coordination and consistency in the zoning in that area.

Mr. Hooper noted that the letter to the property owners referenced 55.5 acres, but the staff report stated 70 acres to be Rezoned. Ms. Roediger explained that the acreage had been miscalculated. The parcels were correct, and it had been corrected in the staff report.

Mr. Hooper knew that the City had come to a vision for the area in the past, and he was all for improving the flexibility associated with the REC-I district, which fell in line with the City's planning. He moved the following, seconded by Mr. Schroeder:

**MOTION** by Hooper, seconded by Schroeder, in the matter of City File No. 16-013 (City-initiated REC-I Rezoning) the Planning Commission **recommends approval** to City Council of the proposed Rezoning of 24 parcels of land **from** B-2 General Business (Parcel Nos. 15-29-427-011 and part of 15-28-151-004), B-3 Shopping Center Business (Parcel Nos. part of 15-29-276-009, -010, -011, -012, -013), B-4 Freeway Service Business (Parcel Nos. part of 15-28-151-004, -006, -007, 15-29-427-018, -033, -037 and 15-28-301-040), B-5 Automotive Service Business (Parcel Nos. 15-28-151-003, 15-29-276-001) and REC-W Regional Employment Center - Workplace (Parcel Nos. 15-28-301-039, 15-29-427-010, -017, -029, -036) and I Industrial (Parcel Nos. 15-29-276-006, -007, -008, part of -009 and -014) **to** REC-I Regional Employment Center - Interchange with the following four (4) findings.

Findings for Approval

1. REC-I is an appropriate zoning district at this location as it is compatible with the Future Land Use Map the goals, policies and objectives of the Master Plan, and implements the

*recommendations of the M-59 Corridor Study.*

- 2. The proposed boundaries will create a logical zoning transition from the M-59 interchange to the surrounding REC-W, I, and B-3 zoning districts.*
- 3. Approval of the proposed rezoning will allow for flexibility in uses that will increase potential for development and redevelopment that will provide as an employment center for the City while being compatible with the surrounding area.*
- 4. The proposed rezoning is consistent with the criteria for approval of an amendment to the Zoning Map, listed in Section 138-1.200.D of the Zoning Ordinance.*

*Chairperson Brnabic opened the Public Hearing at 7:10 p.m.*

**John Trumble, 2360 Devondale, Rochester Hills, MI 48309** *Mr.*

*Trumble said that he was trying to figure out where he fit in. His property was right next to Beck Roofing, and they were about 135 feet from M-59. They wondered if they had been left out of the process. He asked if they were being disadvantaged for future development by being left out of the zoning change. He thought that if someone wanted to purchase Beck's property and develop it that they would probably want to pick up his.*

*Mr. Anzek pointed out that Mr. Trumble's property was zoned REC-W, which would still support flexible use and encourage redevelopment of Mr. Trumble's property. The roofing company was a little more of an industrial use, and REC-W supported that more than REC-I did. He did not think Mr. Trumble was being denied anything - his land was still zoned for flexibility and a variety of businesses, more so than industrial zoning allowed.*

*Chairperson Brnabic closed the Public Hearing at 7:18 p.m.*

**A motion was made by Hooper, 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 -** Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Reece, Schroeder and Yukon