



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2012-0142 V5

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572

DATE: November 2, 2012

SUBJECT: Request for approval to distribute 2012 Master Land Use Plan updates to adjacent communities for the review and comment in accordance with State Law (Planning and Economic Development Department Staff)

REQUEST:

The Planning Commission is requesting that City Council approve Master Land Use Plan updates for distribution to adjacent communities for a review and comment period in accordance with State Law.

BACKGROUND:

As is required by State Law, Staff and the Planning Commission have been working on the five-year update to the City's 2007 Master Land Use Plan. This process began at the joint meeting with City Council in May. The 5-year review is intended to ensure the Plan is still viable and to consider any amendments that are necessary to reflect changed or updated conditions.

The process to update the plan consists of 4 or 5 steps: 1) the Planning Commission develops the amendments and forwards them to Council for review; 2) Council reviews the amendments and determines if they are ready for distribution or if they require revision prior to distribution; 3) once approved for distribution the amendments are sent to neighboring communities and regional governments for review and comment; 4) after comments are received the Planning Commission makes any necessary adjustments, holds a public hearing and can then adopt the amendments.

The fifth step – City Council approval of the amendments – is optional. If City Council wishes to also adopt the amendments it must pass a resolution asserting the right to approve prior to the Planning Commission public hearing. In that case, the Planning Commission will adopt the amendments and then forward them to Council for final adoption. If Council does not wish to adopt the amendments and instead leave adoption up to the Planning Commission, then no action is necessary and your approval to distribute the amendments is your final involvement in the process.

The proposed updates include:

- The adoption by reference of two studies into the Plan (Rochester Road Access Management Plan and the M-59 Corridor Plan) to serve as the basis for decisions and potential Ordinance amendments.

- A revised statement addressing the adopted the complete streets policy, and a statement has been included that recommends that the complete streets principles be incorporated in accordance with State Law.
- A statement was added supporting a potential amendment to the Tree Conservation Ordinance so that it applies when a plat, site condo or site plan is proposed on land platted prior to August 3, 1988.
- The Future Land Use Map has been updated to change the designation of two parcels of land with frontage on Old Orion Court (the old Sikh Gurdwara site and the neighboring site to the south) from single family residential to Business/Flex 1.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council approves distribution of the proposed Master Land Use Plan updates to adjacent communities for review and comment prior to the Public Hearing by the Planning Commission.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		