

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

(Reference: Memo prepared by James Breuckman, dated May13, 2014 and zoning amendments had been placed on file and by reference became part of the record thereof.)

Mr. Breuckman noted that the amendments had been introduced to the Planning Commission last month. The Public Hearing was scheduled and the amendments were put in Ordinance format. If there were any issues, there would be revisions, and it would be brought back at a future meeting, but if they were ready, they could take them forward to Council. Rather than go through the amendments line by line, he asked if there were any questions or concerns.

Mr. Brueckman pointed out the map that was included, which showed the

proposed areas to be amended. Those properties would be rezoned from I, Industrial to REC-W. There were four REC districts, which corresponded to the districts in the REC Development Plan. They were choosing not to rezone any of the Corridor Interchange or Mixed Use areas at this time. They would rather leave it to the property owner to request a rezoning. In the meantime, they were asking to rezone all the Industrial-zoned properties, except those on Avon Industrial, which had some unique differences from the rest. Rezoning to REC-W would allow the industrial park property owners to take advantage of some of the flexibility that the REC-W zoning district offered, in terms of reduced setbacks and with the potential for slightly more building area to be approved administratively. He felt that was a good thing to promote redevelopment in the industrial parks.

Mr. Breuckman advised that the list of uses in the REC-W and the Industrial district were exactly the same, so it was a minor change, all to the benefit of the property owners. Staff sent letters to all the property owners apprising them of the change. He did get some phone calls, and he explained what the City was doing. Staff did not receive any letters in opposition, and he took that as a good sign. He asked if there were any questions.

Mr. Schroeder asked if Mr. Stolaruk owned properties on Avon Industrial. Mr. Breuckman agreed and said that he also owned property on Star Batt, which was to the east of Avon Industrial. Mr. Schroeder asked the difference between the properties on either side of Crooks.

Mr. Anzek said it was the intended use in the plan. Staff was hoping that Avon Industrial would be assembled and become part of any redevelopment of the former Suburban Softball site. They did not want to lock it into an industrial or manufacturing type of use, but to be more open toward office and corridor uses. Mr. Breuckman said that they also did not want to allow some of the benefits of reduced setbacks to encourage reinvestment in those properties as they stood.

Mr. Hooper asked about the City-owned property on Hamlin, and why that was not included. Mr. Breuckman said that it was already zoned ORT, Office, Research and Technology, which had more flexibility than the REC-W or Industrial zoning had. Mr. Anzek said that there had been some bites on that property, and they were working with a potential client.

Mr. Hooper asked if the former Suburban Softball site was also zoned ORT. Mr. Anzek said it was residential, but it was governed by a Consent

Judgment, which called out the uses.

Mr. Breuckman pointed out some parcels on Crooks zoned B-4, including the Burger King, Red Roof Inn and McDonald's, which were not included in the rezoning.

Chairperson Boswell opened the Public Hearing at 10:12 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.*

Sections to be amended or created include 138-2.200 Site Plan Review, 138-2.203 Standards for Site Plan Approval, 138-4.100 Zoning Districts Established, 138-4.216 REC-W Regional Employment Center Workplace District, 138-4.217 REC-C Regional Employment Center M-59 Corridor District, 138-4.218 REC-I Regional Employment Center Interchange District, 138-4.219 REC-M Regional Employment Center Mixed Use District, 138-4.302 Table of Permitted Uses - REC Districts, 138-4.430 Outdoor Storage, 138-5.100 Schedule of Regulations, Article 6, Chapter 6 REC - Regional Employment Center, 138-11.102 Location of Spaces, 138-11.204 Minimum Parking Requirements, 138-11.303 Off-Street Loading, 138-11.304 Pavement Striping, 138-12.300 Buffer Requirements, to update table numbers and references as necessary, to amend the zoning map to rezone certain parcels of land from I, Industrial to REC-W, Regional Employment Center Workplace, and to repeal conflicting 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

Chairperson Boswell stated for the record that the motion had passed unanimously.