



Planning and Economic Development

Sara Roediger, AICP, Director

From: Chris McLeod, AICP, Planning Manager
Sara Roediger, AICP, Director
To: Planning Commission
Date: 4/9/2025
Re: Potential EGLE PUD Zoning Ordinance Amendment

As you are aware, the City's EGLE Grant Committee, made up of City staff, Mayor, Council representatives and consultants have been working over the past year to review and approve applications for environmental assessments for properties within the EGLE Restoration and Remediation Grant areas. We are now to a point where some of the properties are ready to begin actual remediation work, with reimbursement requests expected to be for millions of dollars.

In order for the City to make big picture policy decisions on which projects should be awarded such large sums of money, the City is asking the applicants to submit a preliminary site plan for their site to better understand how the end uses will affect potential remediation efforts. This will ensure that the end use and improvements are both deemed appropriate by the City and that they are expected to be viable given the conditions on each site. To best accommodate this unusual process, the EGLE Grant Committee has proposed that the review process follow a revised Planned Unit Development (PUD) Process. The grant dollars will be used to help support the greater public benefit of substantially improving public health or the environment, which thereby qualify the project(s) as eligible for a PUD process.

The PUD process typically involves a four-step public review process that is made up of the following steps:

- 1.) Public hearing and recommendation from the Planning Commission for the Preliminary PUD;
- 2.) City Council approval for the Preliminary PUD;
- 3.) Another public hearing and recommendation from the Planning Commission for the Final PUD; and
- 4.) City Council approval for the Final PUD approval.

Because of the time restrictions affiliated with the grant, the administration is looking to streamline and simplify this process as it applies to these properties.

For projects that are applying for EGLE Grant remediation funds, we propose that the City's EGLE Grant Committee make the recommendation to the City Council on the Preliminary PUD, and that the City Council hold the public hearing on the Preliminary PUD. The process for the Final PUD plan would remain the same, with Planning Commission holding a public hearing and making a recommendation to City Council. This will allow the City Council to oversee the overall direction of the proposed development on the properties, tied to the level of environmental cleanup for each particular property making the PUD process more efficient

The attached proposed ordinance amendment to the City's PUD process remains the same as discussed with the Planning Commission at the March meeting since there were no requested modifications. If recommended for approval, the proposed amendment would be forwarded on to City Council for their consideration on their next available agenda, likely April 28, 2025. Below is a motion for recommendation for approval if the Planning Commission determines the ordinance should be forwarded.

Motion to Recommend Approval of Ordinance Amendments

MOTION by _____, seconded by _____, that the Planning Commission **recommends** to City Council **approval** of ordinances to amend Section 138-7.106 of Article 7 Planned Unit Development (PUD) of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan. The proposed amendments, if approved, will add provisions to provide a streamlined preliminary PUD process for developments submitted under the Michigan Department of Environment, Great Lakes and Energy (EGLE) Restoration and Remediation Grant 2023-2540, and to ensure consistency across various ordinance sections; to repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations.