



# Rochester Hills

## Minutes

### Planning Commission

1000 Rochester Hills Dr.  
Rochester Hills, MI  
48309  
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Home Page:  
[www.rochesterhills.org](http://www.rochesterhills.org)

*Chairperson William Boswell, Vice Chairperson Deborah Brnabic*  
*Members: Gerard Dettloff, Dale Hetrick, Greg Hooper, Nicholas O. Kaltsounis,*  
*David A. Reece, C. Neall Schroeder, Emmet Yukon*

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Tuesday, February 7, 2012

7:00 PM

1000 Rochester Hills Drive

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#### CALL TO ORDER

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

#### ROLL CALL

**Present** 8 - William Boswell, Deborah Brnabic, Gerard Dettloff, Dale Hetrick, Greg Hooper, David Reece, C. Neall Schroeder and Emmet Yukon

**Absent** 1 - Nicholas Kaltsounis

Quorum present

Also present: Ed Anzek, Director of Planning and Economic Development  
James Breuckman, Manager of Planning  
Maureen Gentry, Recording Secretary

#### APPROVAL OF MINUTES

2012-0032 January 3, 2012 Regular Meeting

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

**Aye** 8 - Boswell, Brnabic, Dettloff, Hetrick, Hooper, Reece, Schroeder and Yukon

**Absent** 1 - Kaltsounis

#### COMMUNICATIONS

- A) Planning & Zoning News dated January 2012
- B) NY Times Article - Communities Learn the Good Life Can Be a Killer dated 1-30-12
- C) Proposed Amended PC By-Laws

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D) Invitation to Parliamentary Procedure Workshop on March 5, 2012

## NEW BUSINESS

**2012-0034** Request for Site Plan Approval - City File No. 85-525.4 - ADCO Circuits Building Addition, a 12,100 square-foot addition to the existing 42,723 square-foot building it owns at 2868 Bond St., Parcel No. 15-29-351-012, zoned Industrial, Archie Damman, President, ADCO Circuits, Applicant.

*(Reference: Staff Report prepared by James Breuckman, dated February 3, 2012 and Site Plan had been placed on file and by reference became part of the record thereof.)*

*Present for the applicant was Archie Damman, ADCO Circuits, 2868 Bond St., Rochester Hills, MI 48309.*

*Mr. Damman, President of ADCO Circuits, introduced himself and said he was present to answer any questions about the addition. He and his partners recently purchased their building, after leasing it for ten years, with the intent to add on and stay in the community. They were adding about 10,000 square feet, and proposing a 2,000 square-foot mezzanine, which might or might not be built. He felt that they had enhanced the site by going beyond the original requirements and adding trees at the suggestion of Mr. Breuckman. He concluded that they would like to get approval to be able to move forward.*

*Mr. Breuckman agreed that the applicants had done everything he had asked. There were a couple of outstanding items that were minor details. An irrigation plan and cost estimate for the proposed plant materials could be added to a revised Site Plan. The Fire Department had a few comments, but there was nothing that would be difficult to address. Staff was recommending approval, and he said he would be happy to answer any questions.*

*Mr. Schroeder noted that he had been the City Engineer for Rochester Hills and 35 years ago, he complimented that it was a pleasure to work with Mr. Damman's father. He was very cooperative and exceeded everything to do a tremendous development. He looked at the grade and made the paving section bigger, as an example.*

*Mr. Reece thanked Mr. Damman for reinvesting in the City. He noted that the Fire Department had disapproved the plans, and he was concerned about the flow of the firewater and if the p.s.i. could be achieved. He also noted a comment about the turning radius for the*

*trucks, and indicated that those were the only issues he had with the comments, and he just wanted to make sure they could meet the requirements.*

*Mr. Damman stated that regarding the flow of 5,000 gallons per hour, he talked to their automatic suppression system designer who assured him that could be met. He commented that they would obviously not want to embark on the project if they could not get through the approvals, and they would submit those calculations with the application for the Building Permit. Regarding the turning radius, he did not really look into it because there was a lot of parking area, and he was sure they could accommodate it. Mr. Reece said that he did not see where the addition would have caused an impact on the turning radius, so he was a little surprised to see the comment initially.*

*Mr. Reece mentioned another comment about the dumpster being at least five feet away from the face of the building. He asked if that was a problem for their operations, observing that there was a trash shoot inside the building.*

*Mr. Damman said that the architect talked with a Building official, and that was actually not required by code. He assured that at the end of the day if it required five feet, they would have five feet.*

*Mr. Hetrick had driven by the building, and he envisioned the M-59 Corridor Plan in relation to the area. He said he was a little surprised that architectural treatment of the front of the building was not on the list. The office space was brick, but the rest was metal and concrete. He asked if it would be possible to put some brick façade on the part facing Bond St. He thought that would be a little more consistent with enhancements they were talking about for the M-59 Corridor.*

*Mr. Damman said that he thought it might be possible, but they had tried to soften the appearance of the building with landscaping. If they started on the north side, they would have to do something on the left side, and there was not a brick ledge there presently. He offered that they could bolt an angle iron on to carry the brick if they had to, but he considered that it was an industrial building.*

*Mr. Hetrick liked that they were using landscaping to cover that section of the building. It seemed that in trying to enhance the look of the industrial sections by M-59 and hopefully helping the owners from a business standpoint, that having brick that matched the office area would be a nice*

*treatment. He did not think it was needed on the north side.*

*Mr. Damman stated that they would take it under advisement, but he hoped it would not be a requirement.*

*Mr. Anzek advised that ADCO was using a trash compactor, and there was not an issue with the Fire Department. Dumpsters were a concern because they were open-ended, and people threw things in them. It was a moot condition in this instance.*

*Hearing no further discussion, Mr. Schroeder moved the following motion, supported by Mr. Yukon.*

**MOTION** *by Schroeder, seconded by Yukon, in the matter of City File No. 85-525.4 (ADCO Circuits Building Addition), the Planning Commission approves the site plan based on plans dated received by the Planning Department on December 22, 2011, with the following 5 findings and subject to the following 6 conditions.*

**Findings**

- 1. The revised site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City ordinances, standards, and requirements, can be met subject to the conditions noted below.*
- 2. The proposed addition will be accessed by existing driveways, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.*
- 3. Because of the design and landscaping, the proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.*
- 4. The proposed development will not have an unreasonably detrimental nor an injurious effect upon the natural characteristics and features of the site or those of the surrounding area.*
- 5. The addition will allow a long-standing existing business to remain in and reinvest in Rochester Hills.*

**Conditions**

- 1. All engineering-related permits must be reviewed and approved by the Department of Public Services prior to construction plan approval.*
- 2. The applicant shall obtain a Land Improvement Permit prior to commencing any work on the site.*

3. *The plans shall be revised to address comments from the Fire Department in their memo dated January 3, 2012 prior to final approval by Staff.*
4. *The plans shall be revised to address comments from the Building Department in their memo dated January 2, 2012 prior to the issuance of any building permits.*
5. *The square footage of the proposed addition shall be corrected on the plans. They currently note that the addition is 9,900 square feet, when it is actually 12,100 square feet.*
6. *The landscape plan shall be revised to include an irrigation plan and a cost estimate for plant materials.*

*Ms. Brnabic asked Mr. Damman if he estimated that Mr. Hetrick's suggestion would be a substantial cost. Mr. Damman replied that everyone had a different opinion of what was substantial, but it had been a pretty expensive project already. In the current economic conditions, the building appraisal came in around \$40 per foot. The construction costs would be \$80 per foot, and they bought it at slightly less than \$40 per foot. They were already, from some perspectives, going to be over-improved. He really did not know what the cost for brick would be. Ms. Brnabic said that she liked the suggestion, and Mr. Damman said he did not disagree, and that he would agree to study it.*

*Mr. Reece explained that Mr. Damman would have to put in a new foundation to support the masonry, and in light of where the building was located in the industrial park - not facing a major thoroughfare - he did not have an issue with the way it was currently designed. Usually, he was the person on the board that had an issue with that, but he reminded that it was an industrial building, and he felt that the landscaping would be enough to get by with what they were trying to accomplish. He added that he was comfortable with it from an aesthetic standpoint.*

*Mr. Dettloff agreed that the plan looked good. He asked what the expansion would equate to in terms of job creation. Mr. Damman said that down through the years it would be quite a lot. They were anticipating about seven new jobs this year. As the business continued to grow, they could accommodate a lot more projects because of the nature of what they were adding with regard to testing capabilities. Ultimately, and because of third shift opportunities, they could add another 40 jobs in that facility before they would have to expand.*

**A motion was made by Schroeder, seconded by Yukon, that this matter be Approved. 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, and he thanked Mr. Damman and wished him good luck.*

## **UNFINISHED BUSINESS**

**2011-0381** Discussion regarding a proposed Zoning Ordinance text amendment to allow gas stations in B-3 Zoning Districts as Conditional Uses

*(Reference: Previous documentation had been prepared and placed on file in the Planning and Economic Development Department and by reference was part of the record thereof.)*

*Present for the discussion was Stephen Pangori, Anderson, Eckstein and Westrick, Inc., 51301 Schoenherr Rd., Shelby Township, MI 48315.*

*Mr. Breuckman commented that after assiduously studying the information given to the Commissioners at the January meeting, he hoped they had all come back with great ideas and conclusions. There were only a few items to wrap up from the last meetings - the setback from residential districts and the building size. He had provided supplemental information showing various building sizes at the last meeting and asked for the Commissioner's input.*

*Mr. Hooper said that regarding the setback and the size of the building, he supported a 300-foot setback from residential and 2,000 square feet for the building.*

*Mr. Reece concurred with Mr. Hooper that he would like to keep the setback from the residential area as great as possible, and 300 feet seemed reasonable. Also, in his opinion, the building should be no greater than 2,000 square feet.*

*Mr. Hetrick asked what type of business would fit into 2,000 square feet. Mr. Breuckman stated that there were a lot of gas stations with convenience stores in that range. Some were quite a bit larger, but not most. He had showed various buildings at different sizes, and at 3,000 square feet, there were more banks than gas stations. At 1,500 square feet, there were stores like Star Bucks, but most gas stations were around 2,000 square feet. Mr. Hetrick said that in light of that, he would be fully supportive of a 2,000 square-foot cap and setbacks as suggested.*

*Chairperson Boswell indicated that with a 2,000 square-foot building there was the opportunity to have two front facades - one facing the sidewalk or bikepath and one facing the interior. Mr. Breuckman added that a 2,000 square-foot building would be enough to conceal one bank of pumps.*

*Mr. Reece asked Mr. Breuckman if he had listed the square footage of the Marathon station on Tienken and Rochester. Mr. Breuckman advised that it was 1,300 square feet. Mr. Reece recalled that they had two entrances, one facing Rochester Road and one facing the interior, and they hid the back pumps from Rochester Rd. Chairperson Boswell commented that they did a great job with landscaping, too. Mr. Reece felt that 1,300 square feet would be an ideal size for an interior site plan development.*

*Chairperson Boswell asked if anyone objected to 300 feet from residential and heard no comments. Mr. Breuckman asked Mr. Pangori if he had any comments.*

*Mr. Pangori, a consultant/engineer for Meijer, related that the prototype for the Meijer convenience store currently was 2,640 square feet, so he forewarned that they would probably have an issue with 2,000 square feet moving forward.*

*Chairperson Boswell asked if anyone had a reason the square footage of the building should not be 2,000 square feet. Hearing no comments, he summarized for Mr. Breuckman that the Commissioners appeared to prefer a 300-foot setback from residential and a 2,000 square-foot maximum for the building. Mr. Breuckman said that hearing no other concerns, it would be brought forward as a Public Hearing next month.*

**2010-0462** M-59 Corridor Study Update; James Breuckman, Manager of Planning

*(Reference: Memo prepared by James Breuckman, dated February 2, 2012 and M-59 Corridor Plan Draft dated January 23, 2012 had been placed on file and by reference became part of the record thereof.)*

*Mr. Breuckman showed a power point presentation. He stated that the M-59 Corridor Study came out of the 2007 Master Land Use Plan. It was a fairly large effort they had been working with the LDFA on, because it would serve as their Infrastructure Improvement Plan. It would also serve as the basis for the Regional Employment Center (REC) zoning district, which would be adopted and replace the Industrial zoning for the area. There were some different pressures for land uses in the area. It had*

*been a Staff-driven effort because the basis was clearly established in the Master Plan. The REC district recommended flexibility in use and intensification in development, and they were finding that the Ordinances and development guidelines in the Master Plan were limiting, in terms of allowing businesses to expand in place. It was a little easier for ADCO, but many of the other businesses were having a hard time finding space to add on with the setbacks and other limitations now imposed. The plan was to allow for some increased height in the interior of the REC district that abutted M-59. The M-59 Plan refined the REC district recommendations and would be the basis for the zoning amendment. They did an inventory for existing conditions and an economic and physical analysis. They did stakeholder interviews with brokers, Crittenton Hospital and Oakland University to get their sense of what opportunities, constraints and challenges they had to overcome. They had a design workshop at Oakland University's Collaboratory. They did a potential change analysis and came up with the Master Development Plan, which was an important outcome the Planning Commission would deal with.*

*Mr. Breuckman continued that when the City did the Master Plan, the REC area was too big and complex to delve into at that time. There were five major development areas. Starting from M-59 and working outwards, there was an area around the Crooks/M-59 interchange identified as Interchange, and he felt that Crooks had the most potential to change and to become a gateway entrance into the City and the REC district. There was a Technology and Office Image Corridor, which were lands close to or fronting M-59. Regional Commercial was the Marketplace Circle shops on Adams. Corridor Mixed Use, which fronted some of the perimeter roads, and Work Place, which included a lot of the existing, older industrial parks and some of the transitioning and stable residential areas, rounded out the last two.*

*Mr. Breuckman advised that for the Interchange, the idea was to get more substantial buildings that were visible and closer to the street. He showed a picture of highly rated images from the Image Preference Survey. There was a good potential for mixed uses, because it was a place in the Interchange where there could be retail and office due to the visibility and access. The Technology and Office Corridor was an opportunity to "up the game" along M-59. The area was hidden from M-59 now, and there was no presence along the street. There was an opportunity for taller buildings, and he pointed out the former Volkswagen building as a model. Workplace areas were the rest of the industrial areas at the perimeter. The idea was to look at the zoning and figure out ways to make it very*



*easy to expand and reinvest in buildings, while setting forth standards to evolve the physical character of the area to a more fully realized area. It could be called "evolving the public realm," and currently there was not a lot of public infrastructure quality there - there were roads. There was an opportunity to allow buildings to expand, because there were currently large setbacks that created wasted space in the front of the buildings. In some areas of the industrial parks the City allowed on-street parking, so they could stripe the roads and add sidewalks and make the areas attractive to a different set of businesses, and it could increase the pool of tenants for people who wanted to be in Rochester Hills.*

*Mr. Breuckman referred to Corridor Mixed Use, and said that most of those sites were fairly constrained, particularly along Auburn Road. It was the first wave of development in the township, and it was a different pattern of development. The sites were difficult to develop under the City's conventional zoning standards.*

*Mr. Breuckman advised that the next step would be to come up with the REC zoning district and the list of LDFA infrastructure projects. The Plan would serve as a basis for the LDFA's Infrastructure Plan and spending. They would implement projects as they moved forward. The first phase for the LDFA had been to build the Adams Road interchange.*

*Mr. Breuckman indicated that Staff was not asking the Commissioners to adopt the Plan at this point. They were asking them to review it and give any preliminary comments and the blessing to move forward. The next step would be for the LDFA to adopt the Development Plan. Staff would start working on the REC zoning amendment, which would be a big task over the coming months. It would be officially adopted into the Master Plan during the next year. He anticipated adoption of the M-59 Corridor Plan and also the Rochester Road Access Management Plan into the Master Plan. They would have an opportunity to take a very close look at the M-59 Plan. He wanted to make sure that the Commissioners were comfortable with the 95% complete stage they were at, and said that he would be happy to clarify anything further.*

*Mr. Dettloff asked the ideal timeframe for the Commissioners to move it through. Mr. Breuckman advised that the LDFA was meeting in April, so probably at the March meeting.*

*Mr. Yukon pointed out that on page eight, under Southeast Michigan Business Clusters, the first sentence was incomplete. He added that he thought the overall Plan was a clear and complete study. There was a lot*

*of information, and he thought it was put together very well.*

*Mr. Hooper agreed that it was a very extensive report. He asked which hat Mr. Breuckman wore when he wrote it - that is, whether it was prepared before or after he came to work for the City. Mr. Breuckman responded that it was mostly prepared before he came to work for the City. Mr. Hooper claimed that it was an excellent report. He noted page 71, Gateway Improvements, which showed three choices for gateway signs. He asked if those were potential concepts or if it would be narrowed down to one sign.*

*Mr. Anzek assured that it was only provided as a concept. At that time, the City was getting ready to roll out its new brand. They were also looking for possible grant money to do some signs in the City. Mr. Hooper clarified that they would take the new brand and use it in the M-59 Corridor Study. Mr. Anzek agreed, and said that since it was also the SmartZone area, the City was obligated to fly the SmartZone logo in a small way. At some point, they would bring designs forward with the brand, and it would be something for future discussion with the Planning Commission.*

*Mr. Anzek mentioned that Mr. Hooper had discussed the possibility of a joint Planning Commission/City Council meeting. They hoped to do that in April or May, and they felt it would be appropriate as they moved toward the five-year update of the Master Plan. They could start talking about policy, direction, guidance and how they wanted Staff to be influenced as they put together the Master Plan. Mr. Breuckman brought up areas in the City that needed a little more targeted planning efforts in the future. There were some pockets in the City that did not really function very well. They could come up with a redevelopment plan for those pockets, perhaps something to organize driveways and cross access, for example. They could come up with incentives so people could reinvest where they were located. One example area was at Tienken near Rochester, where there was kind of a mishmash of office, retail, a bowling area and a car wash. None of the buildings were interconnected, and a lot of them were starting to get old. There might be an opportunity to pump some money into that area. They would also like to talk with Council about what the REC should or should not contain.*

*Mr. Reece agreed those were good topics to discuss. He said he was shocked, when he went through the M-59 Plan, at some of the disparity in the statistics between the study area and the rest of Rochester Hills. He was not sure if that could be attributed to the fact that it was an industrial*

*area, but the education attainment was a significant difference, as were the ages. Mr. Breuckman said that a lot of that was skewed by the manufactured housing in the district. Mr. Reece asked his opinion of residential built over retail or commercial.*

*Mr. Breuckman thought that it could work, but it was tough to do, and it was hard to find a developer to do it well. The good thing would be that they would not have to build more apartment complexes. It met a need because there were a growing number of one and two-person households and older and younger households, and if they could increase their supply of apartment units in the community that was less impactful, it would be good. He did not know how likely it would be. Mr. Reece said that was his position, and he had yet to see a development like that which worked.*

*Mr. Anzek mentioned that it would be interesting to see how the development recently announced for Auburn Hills would work. They were targeting it for student housing for Oakland University, putting it over retail and a garage, and it would be an expensive development. The redevelopment of downtown Auburn Hills sat vacant for a long time, and they were just now starting to get some entities in there. Oakland University was seeking offsite housing. Mr. Reece said that Oakland University came out with an RFP for development-driven housing, and Mr. Anzek believed that was intended for on-campus. Mr. Reece said it appeared they wanted off and on, so he was not sure it was finalized. Mr. Anzek noted that Beacon Hill Apartments, on the north side of Walton, were 99% student-occupied. Mr. Reece related that a lot of developers walked away from the housing project because of the constraints put on by Oakland University. He was a little skeptical that Rochester Hills could support that kind of a development - residential over retail/commercial.*

*Mr. Breuckman stated that it depended on the context and where it was put whether it would be successful, and it was his opinion that it demanded a very narrow and tight relationship between how the street and buildings were designed and how they worked together. If that was not right, it would not work, and it was not something the City would require. Mr. Reece recalled a developer that came before them to discuss a plan for the Bordine's property. They did not move ahead partly due to the economic times, and he said that hopefully, they would move on to something better, but it might come up again. He thought it was a great opportunity for that location. He commented that with the right developer came the right opportunities. He asked if any developers had come to the City inquiring about doing something in the industrial areas*

*but had not moved forward for certain reasons.*

*Mr. Anzek advised that Staff has had discussions both with developers and commercial brokers who were seeing the need for the City to re-intensify the industrial areas. They had complained that the City was running out of inventory, and they did not have much to market. There were buildings, but they were in the 30-40,000 square-foot range. The brokers saw the potential for Avon Industrial, which was totally underdeveloped, and the study might give someone the wherewithal to reinvest there. Mr. Breuckman and he had met with a developer recently who did primarily retail, and he had five projects coming out of the ground in May. They talked to him about building housing over retail, and he said it was cost prohibitive and very difficult to do. There were not many developers who wanted to buy land, but brokers were looking to assemble investors to do it.*

*Mr. Reece noted a slide Mr. Breuckman had shown with buildings closer to the road, and said that he did not really like buildings with taller facades right on the edge of the road. He said he would have to think about it, because he was not sure that was what they were trying to accomplish in the City. He added that he would want to see brick on the buildings.*

*Mr. Breuckman responded that the City now really could not require certain things, and he gave the ADCO building as an example. The building included the lunchroom area, so for them to revise the design, they would have to start over, basically. He noted that having some basic design guidelines would be important in the zoning amendment, to make sure they had the proper level of street interest.*

*Mr. Hetrick thought that if they concentrated efforts on areas within the REC like Avon Industrial, that they would be good projects. When he read the document, he realized it could be a fairly arduous task to go after it from one large effort, and he questioned where they would start. He wondered if they would start with the entrances or the project areas as ways to spur development. If people wanted to take a little bit of a risk and try to develop something, he felt the City should help them do that. He thought it would be a good idea to add more of a specific breakdown of that activity as part of the joint meeting with Council. He referred to the street picture with buildings closer to the road, and said that he personally liked it as a way of changing the look and feel of certain areas. He thought it would be very appealing to various businesses.*

*Mr. Breuckman said that throughout the input process, they heard a lot*

*from employees about the connection of Leach and Technology to Adams and how much easier it was to get to places for lunch. There was the Trail that ran along Adams, and people wanted to see sidewalks added to get to the Trail. Adding sidewalks would start to change the image and impression of the area, and he felt they would get businesses that might not have considered Rochester Hills.*

*Mr. Hetrick agreed that if they could attract the creative thinkers from places like Silicon Valley that wanted to ride bikes to work, he felt the Plan would suit that very well. He liked the idea of the streetscape, and he said it would bring a different vibe to the area that would attract developers. He thought it would bring businesses in that were more conducive to the targeted sectors and more technology-focused.*

*Mr. Anzek thought it all went to the need to be flexible. A business could need all one floor or be more employee-intense, and they might want to be in an office corridor. They were seeing more job-intense businesses coming to town. There was still light manufacturing, but it was not as prevalent as it once was.*

*Mr. Hetrick asked Mr. Breuckman to show the slide of the whole REC and Avon Industrial. Mr. Anzek said that all the buildings there backed to M-59. M-59 frontage was at a premium, and that would help with reinvestment. The Plan conceptually identified a link for Avon Industrial going out to Hamlin Rd. through the Suburban softball site. He indicated that the Plan was two-fold. The LDFA had been asking for an update for its Infrastructure Plan so they could better focus on where to get the best bang for the buck for the remaining 14 years of collection from LDFA capture. The monies were diminishing because of declining values, so they wanted to make sure it was spent wisely. Mr. Hetrick asked if the LDFA's primary job was the road infrastructure. Mr. Anzek said it was that and also the water and sewer. The other thing was that they needed to get projects into the CIP. Mr. Hetrick thought that would be another way to leverage the CIP. They could look at those types of activities and try to group them as a project. Whether it was City Council or Planning Commission, they could almost visualize what would happen in a particular area and the dollar amounts associated with it. He thought that the CIP at times appeared piece meal in the way the dollars and projects were allocated, so if there was a way to connect the dots, he thought it would do a better job of helping move projects along and allocate the funds in the best manner.*

*Chairperson Boswell noted the Implementation Plan for the LDFA and*

*asked if the projects (page 90) were in any kind of order or whether they had to be designated somehow.*

*Mr. Breuckman advised that they were not prioritized. There was not a particular agenda for the Infrastructure Plan update; they were trying to be more tactical in allowing the LDFA to respond if there was a need to invest money.*

*Chairperson Boswell asked if there were any other comments. Mr. Schroeder said that regarding Avon Industrial, it was a poorly done project, with cheap buildings, and the best thing would be removal and replacement. Mr. Anzek agreed, but said that when it was built, it was probably appropriate for the time.*

*Mr. Hooper had observed that Volkswagen had moved out, and he asked when that happened. Mr. Anzek said that he drove by the parking lot a few weeks ago, and it was full. He said that Volkswagen still had a call center there, but they were marketing the space. Mr. Reece reported that they had moved a lot of people to Washington, D.C. Mr. Hetrick added that they also moved to Auburn Hills. Mr. Anzek said they were working with the listing agent to make sure people were aware of it. Mr. Hooper recalled that it was the building that broke the ice for having three stories next to M-59. He mentioned that at that time, they were given a Height Variance, and it was a big deal then. He thought it was a nice-looking building, and he was shocked to see an empty parking lot and a sign on the building.*

*Chairperson Boswell asked Mr. Breuckman if he needed an action by the Planning Commission or if he wanted to wait until next month. Mr. Breuckman said that it depended on the Commission's comfort level, but he thought they should take a month to review it further, and then Staff would draft a motion of support. Mr. Anzek suggested that the Commissioners could email any comments, and they would take it up at the next meeting. If they had any words of support, Staff could share them with the LDFA in April.*

*Mr. Hetrick asked where the manufactured housing development was, which Mr. Breuckman pointed out. Mr. Hetrick asked if the intent was to move that out and make way for something else. Mr. Breuckman agreed that eventually it would be. Mr. Anzek said that the intent was to study the area as though it were a blank piece of paper. A few years ago, the City invested in the extension of Austin Drive, and they felt that it should be continued westward to hopefully link the industrial parks together. If there*

*was an opportunity for that, it would be great. They knew the manufactured housing park was owned by Real Estate Investment Trust and about four years ago, every tenant was put on a month-to-month lease. He reiterated that the road extensions were considered to be conceptual, but it put them in a plan to position the City to seek grant money.*

**Discussed**

**2011-0493** Request for Adoption of Amended Planning Commission By-Laws

*(Reference: Amended By-Laws, dated February 7, 2012 had been placed on file in the Planning and Economic Development Department and by reference became part of the record thereof).*

*Mr. Anzek noted that there had been limited proposed text changes. They had talked at length about the number of voters needed to pass a request or be present to vote on a motion. He referred to page three, and the word "hold" was changed to "schedule," so they would not be obligated to hold one meeting each month. On page four, Section 3, there was a provision that had come about over the last couple of days. The City had a current RFP to seek insurance bids. One of the possible vendors came back wanting to know if they had an established policy where a Planning Commission member had to be recused if he or she had a financial interest. They had always functioned that if it were a Planning Commission or family member, that person would be recused anyway, so he added something about family members in the By-Laws. The other item, on page three, dealt with an affirmative vote of at least five members, whether there were five people present or nine. That hopefully addressed Ms. Brnabic's concern from the last meeting.*

*Mr. Reece asked if they had to have a Public Hearing for the changes. Mr. Anzek informed that they did not; it was just the Planning Commission's By-Laws and not an Ordinance. Mr. Schroeder asked Mr. Anzek he would like a motion, which Mr. Anzek felt was appropriate, noting that one had been provided in the packet.*

**MOTION** by Schroeder, seconded by Brnabic that the following Resolution to adopt the amended By-Laws submitted February 7, 2012 be approved:

**Whereas**, the City of Rochester Hills Planning Commission was formerly established when Avon Township became the City of Rochester Hills in 1984, in accordance with provisions of the Michigan Planning Enabling Act, Public Act 285 of 1931; and

**Whereas**, the Planning Commission adopted By-laws for the transaction of business and for the purposes of setting forth the operational structure of the Commission and to provide for the governance of its activities under the Act; and

**Whereas**, on March 13, 2008, the Governor signed Senate Bill 206 that unified the three current planning acts for municipalities, townships and counties into a single Michigan Planning Enabling Act (Michigan Public Act 33 of 2008) to repeal the previous Municipal Planning Acts (PA 285 of 1931, PA 282 of 1945 and PA 168 of 1959) and to create a more uniform process for Planning Commission rules and regulations; and

**Whereas**, to facilitate the performance of its duties as outlined in the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801 and the Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125.3101 the By-laws must be amended to be consistent with the Act.

**Whereas**, the Planning Commission held a meeting on December 6, 2011 and approved the By-Laws to be in compliance with Public Act 33 of 2008; and

**Whereas**, subsequent to approving the By-Laws, the Planning Commission made several modifications, as shown on the amended By-Laws dated February 7, 2012.

**Resolved**, that the Rochester Hills Planning Commission hereby approves and adopts the amended By-laws at its Regular Meeting held on February 7, 2012.

**Be It Further Resolved** that this Resolution shall be in full force and effect from February 7, 2012.

**A motion was made by Schroeder, seconded by Brnabic, that this matter be Approved. 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.*

## **ANY OTHER BUSINESS**

**2012-0033** Confirmation of Two Planning Commission members to the CIP Policy Team

*Chairperson Boswell said that he understood there were two volunteers. He asked if there were any objections to Mr. Hetrick and Mr. Schroeder serving on the CIP Policy Team again this year. Hearing none, he called for a vote:*

***MOTION*** by Brnabic, seconded by Dettloff, the Planning Commission hereby affirms the appointments of Dale Hetrick and C. Neall Schroeder to serve on the 2013-2018 CIP Policy Team.

**A motion was made by Brnabic, seconded by Dettloff, that this matter be Approved. The motion carried by the following vote:**

**Aye** 8 - Boswell, Brnabic, Dettloff, Hetrick, Hooper, Reece, Schroeder and Yukon

**Absent** 1 - Kaltsounis

## **ANY FURTHER BUSINESS**

*Mr. Anzek mentioned the invite to the Parliamentary Procedure workshop, noting that the City had been trying to put one together for some time. There had been turnovers on other boards, especially the Historic Districts Commission and Zoning Board of Appeals. They felt it was appropriate that proper training be presented on how meetings were conducted, how motions were made, about quorums, etc. He encouraged everyone to attend and to let the Clerk's office know as soon as possible.*

*Mr. Schroeder asked if the Crooks Road contract had been let. Mr. Anzek was not sure, but he said that the schedule was intended to start after the Avon Road bridge was opened. Mr. Schroeder asked about Rochester Road in Rochester. Mr. Anzek said that work should start in mid-April. Mr. Hooper added that it was being bid on February 8, 2012. Mr. Anzek further advised that the Tienken Road improvements had been pushed back to next year.*

## **NEXT MEETING DATE**

Chairperson Boswell reminded the Commissioners that the next Regular Meeting was scheduled for March 6, 2012.

## ADJOURNMENT

Hearing no further business to come before the Planning Commission, Chairperson Boswell adjourned the Regular Meeting at 8:10 p.m.

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William F. Boswell, Chairperson  
Rochester Hills Planning Commission

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Maureen Gentry, Recording Secretary