

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

2016-0234

Public Hearing and Request for Ordinance Amendment Recommendation - An Ordinance to amend Article 4 of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to modify uses in the REC-I Regional Employment Center - Interchange districts and delete the B-4 Freeway Service Business district, repeal inconsistent provisions and prescribe a penalty for violations, City of Rochester Hills, Applicant.

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

Ms. Roediger stated that in addition to the Rezoning request, there were proposed changes to the Zoning Ordinance as a result. If the Rezoning were approved by City Council, there would no longer be property zoned B-4, Freeway Service Business. She had to remove all references to that district and make other accompanying changes. Staff also evaluated the uses in the REC-I district to ensure that all existing properties would continue to be conforming uses. They wanted to maximize opportunities for development and re-development, consistent with the character in the area. There was currently a separate REC Table of Uses in the Zoning Ordinance, which some claimed was confusing, so she was planning to get all the districts into one table. There were also a couple of use specific standards that would be removed because of eliminating the B-4 district. There were some uses at the end that were not in alphabetical order, so there were re-numberings and shuffling to put things back in alpha order for ease of use. She updated the appropriate references throughout the Zoning Ordinance, including those for landscaping, parking and so forth. She said that she would be happy to answer any questions.

Mr. Hooper said that he agreed with the proposed changes. There were three principal uses in the B-4 district that would now be conditional uses - Colleges, Universities and other Institutions of Higher Learning; Automotive Gasoline Service Stations and Associated Retail Use; and Wireless Telecommunication Facilities - and he supported all three. He observed that the B-4 district mimicked the REC-I district completely, and it was a "clean-up" and organization of the Zoning Ordinance, which he fully endorsed.

Chairperson Brnabic opened the Public Hearing at 7:22 p.m. Seeing no one come forward, she closed the Public Hearing.

Mr. Kaltsounis agreed with Mr. Hooper that the changes proposed made a lot of sense, and he moved the following, supported by Mr. Yukon.

MOTION by Kaltsounis, seconded by Yukon, the Rochester Hills Planning Commission hereby recommends to City Council approval of an Ordinance to amend Article 4 of Chapter 138, Zoning of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to modify uses in the REC-1 Regional Employment Center - Interchange districts and delete the B-4 Freeway Service Business District, repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations.

A motion was made by Kaltsounis, seconded by Yukon, 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

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

2016-0254

Public Hearing and request for Ordinance Amendment Recommendation - an Ordinance to modify Section 84-4(a)(1) Property Maintenance Code, repeal Sections 84-16 of Chapter 84 Property Maintenance Code and 138-10.308 of Chapter 138, Zoning and adopt new Section 138-10.308 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to re-adopt regulations regarding Parking and Storage of Commercial and Recreational Vehicles, Equipment and Junk Vehicles in the Zoning Ordinance, repeal conflicting or inconsistent Ordinances and prescribe a penalty for violations, City of Rochester Hills, Applicant

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

Ms. Roediger noted that the Building Dept. and Code Enforcement had been asking for the proposed changes for a while. The regulations for commercial and recreational vehicles would be taken out of the Code of Ordinances and moved into the Zoning Ordinance. That would allow people to go to the Zoning Board of Appeals (ZBA) and request a Variance, rather than having to go to Circuit Court. The language had also been clean up somewhat - the Ordinance would read more in the positive rather than the negative. It had not been included, but she realized that the definitions of those vehicles also needed to be moved. She advised that the Ordinance had been drafted by City Attorney John