



# Rochester Hills

## Minutes

### Planning Commission

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

*Chairperson Deborah Brnabic, Vice Chairperson Greg Hooper*  
*Members: Susan Bowyer, Sheila Denstaedt, Gerard Dettloff, Anthony Gallina, Marvie Neubauer, Scott Struzik and Ben Weaver*  
*Youth Representative: Siddh Sheth*

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Tuesday, April 18, 2023

7:00 PM

1000 Rochester Hills Drive

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## CALL TO ORDER

*Chairperson Brnabic called the April 18, 2023 Planning Commission meeting to order at 7:00 p.m., Michigan Time.*

## ROLL CALL

**Present** 8 - Susan M. Bowyer, Deborah Brnabic, Sheila Denstaedt, Gerard Dettloff, Anthony Gallina, Greg Hooper, Scott Struzik and Ben Weaver  
**Excused** 1 - Marvie Neubauer

## Others Present

*Sara Roediger, Director of Planning and Economic Dev.*  
*Chris McLeod, Planning Manager*  
*Jennifer MacDonald, Recording Secretary*  
*Debby Hoyle, Senior Financial Analyst*  
*Mike Viazanko, Building, Ordinance and Facilities Director*  
*Bill Fritz, Public Services Director*  
*Tracey Balint, Public Utilities Engineering Manager*  
*Ken Elwert, Parks & Natural Resources Director*  
*Siddeth Sheth, Rochester Hills Government Youth Council Representative*

*Ms. Neubauer provided prior notice that she would not be in attendance and was excused.*

*Chairperson Brnabic welcomed attendees to the April 18, 2023 Planning Commission meeting. She noted that if anyone would like to speak on an agenda item tonight or during Public Comment for non-agenda items to fill out a comment card, and hand that card to Ms. MacDonald. She noted that all comments and questions would be limited to three minutes per person, and all questions would be answered together after each speaker had the opportunity to speak on the same agenda item.*

## APPROVAL OF MINUTES

[2023-0184](#) March 21, 2023 Worksession Meeting Minutes

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

**Aye** 8 - Bowyer, Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Struzik and Weaver

**Excused** 1 - Neubauer

[2023-0185](#) March 21, 2023 Regular Meeting Minutes

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

**Aye** 8 - Bowyer, Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Struzik and Weaver

**Excused** 1 - Neubauer

## COMMUNICATIONS

*None.*

## PUBLIC COMMENT

*Seeing no speaker's cards and no one wishing to speak, Chairperson Brnabic closed public comment.*

## UNFINISHED BUSINESS

**2022-0424** Request for Conditional Use Recommendation - File No. PCU2022-0007 - to allow alcoholic beverage sales for on-premises consumption for Modern Craft Winery to take place within A/R Workshop, 882 S. Rochester Rd., zoned B-2 General Business District with an FB Flexible Business Overlay, Parcel No. 15-15-476-026, Thomas Nixon, Modern Craft Winery LLC, Applicant  
*(Staff Report dated 4/18/23, Staff Report dated 12/13/22, Applicant request to postpone dated 12/05/22, Staff Report dated 11/15/22, Applicant's letter, Floor plan, Survey & lease agreement, PC Regular Minutes dated 12/13/22 and 11/15/22, and Public hearing notices dated 04/18/23 and 11/15/22 had been placed on file and by reference became a part of the record thereof.)*

*Chairperson Brnabic introduced this item for the Conditional Use Recommendation for alcohol sales for on-premises consumption for Modern Craft Winery within A/R Workshop, 882 S. Rochester Rd., zoned B-2 General Business District with an FB Flex business overlay. She invited the applicants up to the presenter's table.*

*Mr. McLeod presented the Staff Report, noting that this request for sales and consumption of alcoholic beverages has been on agenda two different times. He reviewed the overall zoning pattern of surrounding properties, which are generally B-2 General Business District with the FB overlay, and with Industrial zoning to the west but he noted that property is Lifetime Fitness. He explained this is a bit of a unique request because the alcohol sales and consumption*

would be in conjunction with the existing business, AR Workshop. He noted they will provide tastings and retail sales. He said under the state regulations this is not a Class C liquor license but it is a wine tasting license which allows for these offsite distributing sites and locations. He reviewed the surrounding properties and noted they are all nonresidential in nature. He reviewed the conditional use review criteria and said that he would be able to answer any of the commissioners' questions.

Chairperson asked Mr. Nixon for his presentation.

Mr. Nixon said that he is the owner of Modern Craft Winery and thanked the commissioners for their patience with regard to this case. He introduced Jen Amin and Kimberly Berlin as the owners of AR Workshop. He explained that Modern Craft has been in business for 12 years and they were one of the first businesses in the state to explore this type of relationship. He noted that their wine is manufactured in Au Gres, MI. He said that they have a strong track record of maintaining their relationships; the workshop provides the activity and Modern Craft provides the wine.

Ms. Amin said that they have offered workshops for people to build small wood projects and crafts for six years, and wine enhances the experience. She said they worked with Fieldstone Winery in the past and they are excited to now work with Modern Craft Winery.

Chairperson Brnabic opened the Public Hearing at 7:11 p.m., and noted that one was also held in November but this meeting was re-noticed since time has gone by. Having received no speakers' cards she closed the Public Hearing. She asked the commissioners for any comments.

Dr. Bowyer asked if patrons can bring their own wine currently. She noted that it looks like a perfect fit and partnership and said that she supports the request.

Mr. Dettloff asked whether the wine would be made on the premises. He asked if the space can be rented for functions and how the state LCC monitors operations. He thanked the applicant for choosing Rochester Hills and wished him good luck.

Mr. Nixon responded that the wine is made in Au Gres but their license allows them to distribute from their warehouse and then do tastings. With regard to the LCC, he said that their first step is to get approval from the city and then they go to the state. Then if they get a license it is on the state's radar to monitor, and they also work with the local police department. He said there would be an inspection yearly just like for a bar or a grocery store.

Ms. Denstaedt asked if there will be opportunities for tastings aside from while people are doing the projects.

Mr. Nixon responded that there would be.

*Mr. Hooper asked who serves the wine.*

*Mr. Nixon responded that they have a participation agreement which allows them to have a third party to manage serving the wine under their license. He said that allows them to share profits, and they do quarterly audits of compliance according to their codes and the local codes. He explained that the license is in their name and Modern Craft is responsible for any citations, although for any fines it would depend.*

*Mr. Dettloff asked if this is a new license and asked how long that will take.*

*Mr. Nixon responded that it may take up to 6-9 months but hoped it would be faster than that.*

*Mr. Hooper moved the motion in the packet to recommend approval for the conditional use request.*

*After the voice vote for the conditional use request, Chairperson Brnabic announced that the motion had passed unanimously.*

**A motion was made by Hooper, seconded by Dettloff, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion carried by the following vote:**

**Aye** 8 - Bowyer, Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Struzik and Weaver

**Excused** 1 - Neubauer

**Resolved**, in the matter of File No. PCU2022-0007 (Modern Craft Winery in conjunction with A/R Workshop), the Planning Commission recommends to City Council Approval of the Conditional Use to allow sales for on premises alcoholic beverage consumption associated with and ancillary to a crafting use, based on documents received by the Planning Department on September 29, 2022 with the following findings:

**Findings**

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The use within the larger shopping center is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposal should have a positive impact on the community as a whole and the surrounding area by further offering jobs and a unique experience for residents.
4. The proposed use is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare as the surrounding existing and proposed land uses are all of a commercial and industrial nature.

6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

#### Conditions

1. City Council approval of the Conditional Use.

## NEW BUSINESS

### 2023-0156

Public Hearing and Request for Adoption of the 2024-2029 Capital Improvement Plan

*Chairperson Brnabic introduced the Public Hearing and request for adoption of the city's 2024-2029 Capital Improvement Plan (CIP). She greeted Ms. Hoyle.*

*(Memo Roediger 4/1/23, Memo Hoyle 04/18/23, the 2024-2029 Capital Improvement Plan and the Public Hearing Notice had been placed on file and by reference became a part of the record thereof.)*

*Ms. Hoyle said that this year is the longest list of projects for the CIP, and noted that there are 37 new projects. She asked commissioners to interrupt her presentation with any questions and noted there are staff members on hand to provide more details.*

*Chairperson Brnabic asked Ms. Hoyle to give a brief pause after each project to allow questions from the commissioners.*

*Ms. Hoyle said that there was an email public comment sent earlier regarding the pathway at Adams and the Paint Creek Trail, and she suggested that existing project could be put back into the final document as an existing project if the Planning Commission agrees.*

*Chairperson Brnabic responded that would be great.*

*Ms. Hoyle noted that the 37 new projects are located all over the city and they total 42 million dollars. She said that all of the projects in the CIP total 191 million dollars. She presented the projects as follows:*

*Tienken Road @ Kings Cove Traffic Signal Upgrade - \$98,000  
Auburn Road @ Technology Drive Traffic Signal Replacement - \$373,750  
Drexelgate Parkway Rehabilitation (Livernois to Dancer) - \$1,275,000  
Pathway Alignment at John R and Hamlin NW corner - \$51,000  
Brewster Water Main Replacement - \$2,000,000  
PRV 6, 7 and 8 relocation - \$1,875,000  
Auburn Road Water Main Rehabilitation, Crooks to Livernois - \$3,156,250  
Avon Industrial Drive Sewer main replacement - \$2,968,750  
Water and sewer master plan study - \$175,000  
Meadow Brook Valley - Spring Hill South water main replacement- \$8,450,00  
Rochester Glens Sub water main replacement - \$3,140,620*

*City Hall electronic sign screen replacement - \$50,000*

*Chairperson Brnabic asked if that replacement would allow the coordination of City Hall and Stations 1 and 4. She asked why the other stations were not included.*

*Ms. Hoyle responded yes, this would be a similar LED upgrade to the signs at Stations 1 and 4. She said this sign is at its useful life's end and does not do some of the things that the other signs do.*

*Chief Canto said it was not put at Stations 1, 3 and 5 due to the residential areas and shining into windows. They looked at areas that were traveled more and would not be blinding to the neighbors.*

*Mr. Hooper asked where the ratings are located in the report.*

*Ms. Hoyle said that in the aggregate portion of the report the projects are listed by rating and if it came down to a financial issue the higher rated project would proceed before a lower rated project.*

*Mr. Hooper said that portion of the report was missing out of the version that was online.*

*Ms. Hoyle said that she would provide that and continued with the projects as follows:*

*City Hall Building Department office reconfiguration - \$75,000  
Fire training structure - \$750,000*

*Mr. Struzik asked if the picture shown was how it would look. Ms. Hoyle said the color may be different but it would be made of shipping containers as shown.*

*Ms. Hoyle continued with the projects as follows:*

*DPS garage internal cross access driveway - \$127,500*

*Chairperson Brnabic said that she sees why the DPS would want to do that. She asked how far they would have to cut into the existing berm to create the drive aisle, and what the measurement would be between the existing residences and the drive aisle. She said there are a lot of trees between the DPS building and the residences and wondered how far they would need to go into it.*

*Mr. Fritz said they are looking for a 12 ft. wide lane, just wide enough to get a vehicle through. He said that it would just take them to the start of the slope, and they could put a wall there if necessary to maintain the berm.*

*Chairperson Brnabic asked if a better dimension could be provided - how much more than 12 ft. they would need to create it and asked for more clarity.*

*Mr. Fritz said that with a 12 ft. lane they would need 3-4 ft., and then the retaining wall, and then a few feet to tie it into the existing grade. He said they don't want to*

*touch the height of the existing berm in order to maintain the integrity for the houses behind.*

*Mr. McLeod said that from a quick scaling on GIS, there is about 65 ft. from the building to the fence line, so there should be about 50 ft. left of green space.*

*Mr. Struzik asked whether any of the existing screen or trees have to be affected by the project. He asked how many vehicles would use it.*

*Mr. Fritz said the hydrant shown in the picture might have to be moved but that they are not planning on removing any of the trees. He said that it would just really be for emergency vehicles and not used regularly.*

*Ms. Hoyle continued with the projects as follows:*

*DPS Garage FOB Extension - \$350,000*

*DPS Garage generator - \$1,570,000*

*DPS Garage vehicle exhaust system - \$675,000*

*DPS Garage oil interceptor - \$300,000*

*Oakland County Sheriff substation interior upgrades - \$1,700,000*

*Chairperson Brnabic asked whether any updates have occurred when the substation was originally built years ago, and when the building was constructed. She asked if the City owns the building and if the Sheriff's department leases it. Chief Canto responded that it's 20-30 years old and no updates have been done.*

*Mr. Nauts said there is a joint agreement with the Oakland County Sheriff's office and they do pay for services.*

*Dr. Bowyer said that City Council recently toured the building and there are parts of the building that are unused, the fitness area needs to be bigger, and there is a lot of space for paper storage which is no longer used.*

*Ms. Hoyle started to review the park projects as follows:*

*Bloomer Park Redevelopment - \$1,000,000*

*Brooklands Plaza extension - \$400,000*

*Mr. Weaver asked what is included in the Brooklands expansion.*

*Mr. Elwert responded that they don't know yet; there are some concepts but they are going out to a site planning process for public input for this and some other parks in the near future. He said he assumed it would be a gathering area of some type, maybe a playground.*

*Dr. Bowyer asked if there are any plans for a dog park, she said that always comes up at the top of the list.*

*Mr. Elwert said there is not a dog park planned for this plaza but there is one on the list.*

Chairperson Brnabic asked regarding PK-04L, the asphalt pathway for Spencer Park. She said she was concerned that the existing pathway has an accident history caused by the material and reoccurring material loss issues and it is not graded properly. She asked why the city is waiting on this project with the safety issue.

Mr. Elwert responded that they track the parks' safety issues, and there are a minimum of 250 incident reports per year. He said the incidents at Spencer Park are more often due to trip hazards and minor in nature. They have to balance the priorities. He explained that many of the Spencer projects are in 2025; since some of the other projects are parking lot related and it makes sense to tie bids together for efficiency.

Chairperson Brnabic said that it is still presenting with a safety issue, and that concerns her. She said if there are not serious accidents, that could change tomorrow. She said that with an accident history, the City should not be pushing it off 2-3 years down the road.

Mr. Elwert responded that from a risk management standpoint they look at the number of injuries and severity of injuries. He said there are severe injuries in some parks as well; he said there is a substantial risk at Spencer at the beach, for instance. He explained that operationally they have a system to evaluate the risks with Fiscal and a risk manager. He noted that severe injuries go through MMRMA, the city's insurance company. He said they haven't seen any severe or moderate injuries that he remembers on this area of the trail, they are mainly trips and sprained ankles.

Chairperson Brnabic relayed the story of a path along Auburn Road in the Brooklands that needed to be filled for years and was pushed off until a handicapped person wound up falling and couldn't get up without assistance. She said that never should have come to that, when someone could have been seriously injured.

Ms. Hoyle continued as follows:

Spencer Park redevelopment- \$1,000,000  
Spencer Park adult obstacle course & fitness area - a pending project - \$400,000  
Spencer Park pavilion and restroom facility - \$1,500,000  
Spencer Park asphalt pathway - \$500,000  
Spencer Park docks and decks upgrades - \$250,000  
Borden Park seasonal ice rink - pending project - \$750,000 but \$150,000 per year when it starts  
Borden Park large pavilion -\$300,000  
Borden Park automated lights - \$100,000  
Picnic table replacements - \$200,000  
Museum bridges replacement - \$195,000  
Trail access and conditions improvement program - \$450,000  
Clinton River trail resurfacing - \$1,200,000  
Clinton River bridge to Avon Nature Study Area - pending - \$750,000



*Dog park development - \$100,000*

*Dr. Bowyer asked if that is for one park or for more locations.*

*Mr. Elwert said that they are engaging the public, and the City of Rochester is interested in partnering. He said it would be a minimum of one location or several smaller locations.*

*Chairperson Brnabic noted that the page numbers of the report are off on the report.*

*Ms. Hoyle said there is one last project as follows:*

*Park restroom installations - \$3,750,000*

*Mr. Hooper said that it is a City Council decision what gets funded. He asked how the rating system affects the projects, and whether it comes down to politics.*

*Ms. Hoyle responded that it is due to the ratings and it is up to Council.*

*Mr. Hooper said that he would like to talk to the raters, the restrooms should be first on the list. He said that the Fire department training facility should be higher on the list.*

*Mr. Elwert said that he agrees, that is how the scoring system has been developed over time in order to evaluate incomparable projects. He said that certainly they hear about trails and restrooms the most.*

*Ms. Hoyle that she was surprised too by what was high and what was low on the list.*

*Chairperson Brnabic opened the Public Hearing at 7:51 p.m. Having received no speaker's cards, she closed the Public Hearing. She thanked Ms. Hoyle for doing such a great job putting the CIP together.*

*Ms. Hoyle said that she would get the commissioners the aggregate spreadsheet that was left out, and also the setbacks that were requested at the DPS.*

*Ms. Denstaedt asked how long the water mains and sewers being replaced will last. She asked if there are more replacements to come in the future.*

*Ms. Balint responded that they last about 50 years. She explained that she has about a 10 yr. plan based on the size and age of each water main and as time goes on they will continue the process.*

*Mr. Hooper moved the motion in the packet, including adding the pending project that had been removed.*

*After the voice vote, Chairperson Brnabic announced that the motion passed*

*unanimously.*

**Approved**

**Aye** 8 - Bowyer, Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Struzik and Weaver

**Excused** 1 - Neubauer

**Whereas**, the Michigan Planning Enabling Act, Act 33, of Public Acts of 2008, as amended, requires the Rochester Hills Planning Commission to annually accept a Capital Improvement Plan for the benefit of the health, safety and welfare of the community as those criteria relate to the physical development of Rochester Hills; and

**Whereas**, the Rochester Hills Fiscal Office has consulted with the City's professional staff who carry out the business of planning for and providing for the present and future needs and desires of the citizens of Rochester Hills; and

**Whereas**, the Capital Improvement Plan is meant to consider the immediate and future needs and goals of Rochester Hills, as identified by the public, City Boards and Commissions, and the Mayor's staff, in light of existing projects and plans and anticipated resources; and

**Whereas**, the Capital Improvement Plan is a flexible document, necessarily meant to be reevaluated and amended each year, to project into the six succeeding years, and further amended as needed to address practical realities as they relate to policies and philosophies of relevant Boards, the City Council and the Mayor's office; and

**Whereas**, the Capital Improvement Plan is a guide and forum to aid the Rochester Hills Mayor's Office and the Rochester Hills City Council in making decisions regarding the physical development and infrastructure maintenance of the City and determining what, if any, resources can or should be available to carry out City Council's policies and budgetary decisions; and

**Whereas**, the components of the Capital Improvement Plan have been subject to a public hearing, public review, and committee reviews over the course of several years and a duly noticed full public hearing held on April 18, 2023 and

**Whereas**, the components of the Capital Improvement Plan were arrived at through a point system using variables that included, among other things, whether the project has begun, funds committed, sources of funds, prior City Council decisions, Planning Commission or administrative recommendations and decisions; and

**Resolved**, that the Capital Improvement Plan presented for review on April 18, 2023, is adopted by the Rochester Hills Planning Commission on April 18, 2023 and

**Be It Further Resolved**, that this Plan should be published and attested to according to law.

## DISCUSSION

[2023-0029](#) Nonresidential Zoning District Consolidation

*Ms. Roediger explained that since the last worksession regarding the proposed consolidations and updates to the city's nonresidential zoning districts, staff together with Giffels Webster have made some of the changes that were discussed and some are still being worked on. She said that the public hearing will be held May 16th for the 105 parcels to be rezoned. She explained that about 3,500 letters will be mailed out with not only the public hearing notice but a letter, and in addition staff is in the process of creating a website to allow people to understand the changes. She said staff will hold an open house on May 2nd, and the plan is to mimic the process used for the Flex Business Overlay amendments. She said the purpose of the open house will be to answer specific questions and there will not be a presentation. In terms of the updates to discuss this evening, for example, the FB and Brooklands districts were added to the table of uses. She explained that then staff has to modify the sections in those districts to refer to the table. She noted the Schedule of Regulations also has some changes; a lot is renumbering of the provisions. She said places of worship and places of assembly were separated. She said that staff feels strongly about keeping categories for small and large places of assembly, and the impacts from these uses align very closely with the size of the use, this way it is very defensible that we are treating places of worship equally with other uses. She said a definition for recreation was missing, that was expanded and clarified. She said that she wanted to highlight in the language for heavy industrial uses - there is now a 10 acre minimum property size. She said that we don't want to make a bunch of existing industrial properties nonconforming, and we would be comfortable getting rid of the minimum acreage completely if the commissioners would like. She reviewed some of the locations of industrial properties and asked for any of the commissioners thoughts. She asked Mr. McLeod and Mr. Tangari if they had anything to add.*

*Mr. McLeod noted that general industrial use is a conditional use in all of the districts. He said that this would allow additional control since it is not just a permissible use.*

*Mr. Tangari said in the Schedule of Regulations there are some new setbacks. He said there are a lot of moving parts and staff is doing a great job.*

*Ms. Roediger said that with regard to the Schedule of Regulations, there is no additional height or smaller setbacks for any of the zoning districts. She said for gas stations, there is added language that new locations need to be at the intersection of two major roads, and there is a 2 acre minimum property size. She said that community facilities and parks need to not be conditional uses in residential districts, and the definition for boarding houses can be removed since the use is not located otherwise in the ordinance. She concluded that it is still a work in progress.*

*Chairperson Brnabic thanked everyone for all of their hard work.*

*Mr. Hooper asked if the category of "stables, riding academies and hunt clubs" should be conditional and if gasoline service stations are permitted in the BD district. He asked regarding retails sales under 75,000 sq. ft., what does the "A"*

represent. He referred to Sec. 138-4.32 and said that the obscuring wall required for the sales of used vehicles should be higher. He said that he likes the amendments and the streamlining.

Ms. Roediger responded that the category of stables, riding academies and hunt clubs was merged from the current verbiage and staff can take a look at making it conditional in residential zoning. She said gasoline service stations permitted in the BD district is only for the existing one but she would see if there is a better way to communicate that. She said that the "A" means "Accessory", and noted a larger office development such as medical buildings may have a pharmacy, a Fedex store, or a small restaurant. The retail sales category of over 75,000 sq. ft. allows the city to make a big box store a conditional use and therefore gives more teeth, this is a new distinction. She said that the wall height is the current regulation but perhaps that could be increased to 6 ft., staff would take a look at that.

Mr. Struzik said that staff has done a great job and a lot of the feedback provided has been incorporated. He asked whether there would be any quorum concerns for the open house and for a clarification of the commissioners' role.

Ms. Roediger said it will be noticed as a public meeting, and she is not sure what the turnout would be but that staff would appreciate any commissioners who can attend. She said she and Chris have been working with GIS to create a series of "one pagers" that will pop up to provide a clear explanation of the zoning changes when someone searches for their property. She said that there are 11 combinations of zoning changes.

Chairperson Brnabic said that this is a huge rezoning and noted that for the open house for the FB amendments it brought in quite a few people. She said that staff was trying to deal with a lot of residents on a one-on-one basis at that open house.

Ms. Roediger said that staff would focus time on talking to people one-on-one. If staff are doing our job correctly we can minimize the concerns of the 3,000 people but that is a big task.

Ms. Roediger said after the open house will be the special meeting for the two Oaks projects. She noted that John Staran has reviewed the ownership questions from the last meeting.

Chairperson Brnabic asked what's happening with Chick Fil-A.

Ms. Roediger said the applicant is working with MDOT and they may be making some progress. She said they haven't resubmitted but anticipates it will be coming back, and noted there is a Big Beaver Rd. location coming also as she confirmed with the City of Troy, and also another location in Shelby and one in Orion.

Dr. Bowyer noted 3 departments are still a "no" for reviews.

*Ms. Roediger said that they will have to resubmit for reviews.*

*Mr. McLeod said that there was a rezoning inquiry at Auburn and Crooks. They are looking at doing a commercial development but the parcel by itself cannot be developed commercially with the current zoning since it is less than 2 acres in the FB district. They are looking at a possible rezoning or conditional rezoning and asked for the commissioners' opinions.*

*Chairperson Brnabic said that it seems like that question keeps coming up. She said the commissioners want to be consistent and the 2 acre minimum property size was thoroughly reviewed. She said if they consider doing smaller properties on a case-by-case basis it could be viewed as spot zoning or preferential treatment. She said the answer is consistently the same.*

*Ms. Roediger clarified they would not be asking for a modification to the 2 acre minimum property size, the FB district is off the table for this. She explained that since the property is master planned commercial the idea would be to rezone it to NB Neighborhood Business. She said that it wouldn't be a spot zoning since there are adjoining properties that are zoned the same, it checks those 2 big boxes. She said they have owned this property for 15 years and have been trying to acquire the middle property during that time. Staff was thinking that the property may be appropriate to rezone to commercial.*

*Chairperson Brnabic asked what is being proposed specifically.*

*Ms. Roediger responded that it would be a retail building or office.*

*Mr. McLeod noted that there would be no drive through, and that even with all 3 parcels they wouldn't meet the 2 acre minimum. So commercial redevelopment would require a rezoning.*

*Mr. Struzik said that he would entertain a discussion of rezoning in this circumstance, the adjacent parcel to the north is commercial. He said it is not a great place for a house on Crooks Rd. adjacent to businesses.*

*Mr. Weaver noted that the barber shop is in between the 2 properties.*

*Mr. Hooper said that it makes sense to redevelop the property and could consider it.*

*Chairperson Brnabic said that due to further clarification she did not object to looking into it.*

*Ms. Roediger noted that May 9th is the next Adams Road Corridor meeting.*

**Discussed**

## ANY OTHER BUSINESS

*Ms. Roediger said after the open house will be the special meeting for the two Oaks projects. She noted that John Staran has reviewed the ownership questions from the last meeting.*

*Chairperson Brnabic asked what's happening with Chick Fil-A.*

*Ms. Roediger said the applicant is working with MDOT and they may be making some progress. She said they haven't resubmitted but anticipates it will be coming back, and noted there is a Big Beaver Rd. location coming also as she confirmed with the City of Troy, and also another location in Shelby and one in Orion.*

*Dr. Bowyer noted 3 departments are still a "no" for reviews.*

*Ms. Roediger said that they will have to resubmit for reviews.*

### 2023-0157

Request for Election of Officers - Chairperson - for a one-year term to expire the first meeting in April 2024

*Mr. Struzik nominated Chairperson Brnabic for Chairperson, and Mr. Hooper seconded the motion.*

*Chairperson Brnabic accepted the nomination.*

*After the voice vote, Chairperson Brnabic announced that the motion was passed unanimously.*

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

**Aye** 8 - Bowyer, Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Struzik and Weaver

**Excused** 1 - Neubauer

**Resolved**, that the Rochester Hills Planning Commission hereby appoints Deborah Brnabic to serve as its Chairperson for a one-year term to expire the first meeting in April 2024.

### 2023-0158

Request for Election of Officers - Vice Chairperson - for a one-year term to expire the first meeting in April 2024

*Mr. Struzik nominated Mr. Hooper for Vice Chairperson and the Ms. Denstaedt seconded the nomination.*

*After the voice vote, Chairperson Brnabic announced that the motion was passed unanimously.*

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

**Aye** 8 - Bowyer, Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Struzik and Weaver

**Excused** 1 - Neubauer

**Resolved**, that the Rochester Hills Planning Commission hereby appoints Greg Hooper to serve as its Vice Chairperson for a one-year term to expire the first meeting in April 2024.

**2023-0159**

Request for Election of Officers - Secretary - for a one-year term to expire the first meeting in April 2024

*Mr. Struzik nominated Ms. Neubauer to continue as Secretary, and Ms. Denstaedt seconded the nomination.*

*After the voice vote, Chairperson Brnabic announced that the motion was passed unanimously.*

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

**Aye** 8 - Bowyer, Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Struzik and Weaver

**Excused** 1 - Neubauer

**Resolved**, that the Rochester Hills Planning Commission hereby appoints Marvie Neubauer to serve as its Secretary for a one-year term to expire the first meeting in April 2024.

**NEXT MEETING DATE**

*Open House, May 2, 2023, 5:00 p.m.*

*Special Meeting, May 2, 2023, 7:00 p.m.*

*Regular Meeting, May 16, 2023, 7:00 p.m.*

**ADJOURNMENT**

*Hearing no further business to come before the Planning Commission and upon motion by Ms. Denstaedt, seconded by Mr. Struzik, Chairperson Brnabic adjourned the Regular Meeting at 8:31 p.m.*

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*Deborah Brnabic, Chairperson  
 Rochester Hills Planning Commission*

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*Marvie Neubauer, Secretary*