

**2025-0156** Public Hearing for Proposed Ordinance Amendments for a PUD Process for EGLE Grant Projects

*(McLeod/Roediger Memo dated 4-9-25, Draft Amendment dated 4-9-25, Public Hearing Notice, and Draft Planning Commission Minutes for 3-18-25 had been placed on file and by reference became a part of the record hereof.)*

*Chairperson Brnabic introduced this item, noting that it was a Public Hearing for the proposed Ordinance Amendment for a PUD process for EGLE Grant projects.*

*Ms. Roediger stated that as discussed at the last Planning Commission Regular Meeting, as simple of an Ordinance as possible was drafted to keep the process of the EGLE Grant dollars primarily at City Council for preliminary and conceptual proposals, and it would be brought back to the Planning Commission when things are more solidified in terms of the development plans. She explained that Staff worked with the City Attorney and the EGLE Grant Committee to come up with an option that makes the process more efficient. She stated that as part of the EGLE Grant, things are very crunched as to timing, and while the City is working on obtaining extensions, projects are definitely taking longer than expected. She commented that she thinks that this will help Staff and the team get through these projects as it is very important to spend all of the \$75 million within the community.*

*Mr. Struzik moved the motion in the packet to recommend that City Council approve the Ordinance amendment. Mr. Dettloff seconded the motion.*

*Chairperson Brnabic opened and subsequently closed the Public Hearing as she did not have any speaker cards and saw no one wishing to speak.*

*Mr. Hetrick apologized for missing the last Planning Commission meeting, and asked if it is the expectation that remediation would typically be done through PUDs.*

*Ms. Roediger responded that it would, and explained that as a part of the grant the question is whether or not the City or State want to allocate millions of dollars to a particular property owner for environmental cleanup. She commented that the discussion is difficult to have in a vacuum without considering what the end user is; and they do not want to give a property owner or applicant hope that if they are given \$10 million the City is also saying that the owner can do whatever they want with their properties. She stated that the City wants to tie their investment in the environmental cleanup with what the City expects as the end-user.*

*After calling for a roll call vote, Chairperson Brnabic announced that the motion passed unanimously. She commented that she is happy that the City will not lose any funds now.*

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

**Aye** 9 - Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Neubauer, Hetrick, Struzik and Weaver

**Resolved**, 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.