



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
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Legislative File No: 2026-0120 V3

TO: Mayor and City Council Members

FROM: Sara Roediger, Planning and Economic Development Director, ext. 2573

DATE: April 17, 2026

SUBJECT: Staff and the Planning Commission recommend that City Council accepts for Second Reading and Adoption an ordinance to amend Section 122-367 of Chapter 122, Land Division, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to extend the length of preliminary condominium approval before expiration to two years from one year, and to repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations.

REQUEST:

Staff and the Planning Commission recommend that City Council accepts for Second Reading and Adoption an ordinance to amend Section 122-367 of Chapter 122, Land Division, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to extend the length of preliminary condominium approval before expiration to two years from one year, and to repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations.

BACKGROUND:

The Planning & Economic Development Department has been compiling a variety of potential administrative ordinance amendments in an effort to help clarify certain aspects of the City's Ordinances, making the Ordinance easier to understand and utilize for residents, property owners and others who may utilize the Ordinance. The PED staff memo outlines each of proposed amendments and how the proposed amendment is designed to address the identified issue.

The Planning Commission discussed the initial draft of the proposed amendment at their December 9, 2025 meeting, then again at their January 13, 2026 meeting and a public hearing was established to consider the amendment at their March 17, 2026 meeting. At its March 17, 2026 meeting, the Planning Commission unanimously recommended approval to the City Council. There was one public comment specific to the timeframe for preliminary condominium approval that was in opposition of extending the timeframe. Staff responded to the comment indicating they understood the concern but due to outside agency review timeframes, a year may not be feasible in terms of receiving all necessary approvals and applying for final condominium review. The City Council at their last regular meeting, April 13, 2026, unanimously approved the first reading of the proposed amendment.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council accepts for Second Reading and Adoption an ordinance to amend Section 122-367 of Chapter 122, Land Division, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to extend the length of preliminary condominium approval before expiration to two years from one year, and to repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A