

PLANNING COMMISSION 2012 ANNUAL REPORT

The Michigan Planning Enabling Act requires that municipal planning commissions prepare an annual written report to the legislative body concerning operations and the status of planning activities undertaken during the calendar year. In accordance, the following information has been compiled:

PLANNING COMMISSION

In 2012 the Planning Commission consisted of Mark Maxwell (Chair), John Tagle (Vice Chair), Donald Edmunds, Michael Hutson, Philip Sanzica, Robert Schultz, Tom Krent, Thomas Strat and Lon Ullmann. Gordon Schepke replaced Lon Ullmann on February 20, 2012. Mark Maxwell resigned as Chair in May, 2012. John Tagle and Donald Edmunds were elected Chair and Vice Chair, respectively, on June 12, 2012. Edward Kempen replaced Mark Maxwell on July 9, 2012.

Thomas Strat was Zoning Board of Appeals (ZBA) Representative.

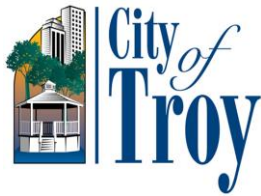
The Planning Commission held twenty-three (23) meetings during the year, comprised of twelve (12) Regular meetings and eleven (11) Special/Study meetings.

Thomas Strat and Michael Hutson served on the Sustainable Design Review Committee.

ZONING ORDINANCE AMENDMENTS

The Planning Commission considered the following amendment applications in 2012:

Amendment	Description	PC Action
Z 739	REZONING – 970 Colebrook, Section 22, From R-1C to CB	Public hearing 02 14 2012 Recommended denial
ZOTA 243	ZONING ORDINANCE TEXT AMENDMENT– Drive-Throughs for Financial Institutions within the Big Beaver Zoning District	Public hearing 06 12 2012 Recommended approval
CR 006	CONDITIONAL REZONING – 5500 New King, Section 8, From PUD 13 to CB and OM	Public hearing 07 10 2012 Recommended approval
CR 007	CONDITIONAL REZONING – 125 Stephenson Highway and 1250 W. 14 Mile Road, Section 35, From O to IB	Public hearing 07 24 2012 Recommended approval
Z 741	REZONING – 1170 Woodslee, Section 27, From IB to RT	Public hearing 12 11 2012 Recommended approval



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SUSTAINABLE DEVELOPMENT PROJECTS

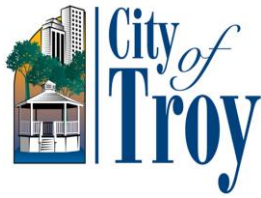
The Sustainable Design Review Committee considered the following amendment application in 2012:

Project/Description	SDRC Action
MBA Engineering, 1100 Piedmont, Section 26 – Zoned IB The applicant sought SDP status to permit front yard parking in IB district and exceed 20% minimum open space requirement.	SDP status granted 08 01 2012

SITE PLAN REVIEWS

The Planning Commission considered the following applications in 2012:

Project	Description	PC Action
SU 392	SPECIAL USE REQUEST & PRELIMINARY SITE PLAN REVIEW – Vehicle Repair Facility, Action Collision Inc., West of Dequindre, North of 14 Mile (2722 Elliott), Section 36, Zoned IB	Approved 01 10 2012
SU 393	SPECIAL USE REQUEST & PRELIMINARY SITE PLAN REVIEW – Magical Touch Oil Change, Southeast Corner of Rochester Road and Hartland (1028 Hartland), Section 23, Zoned GB	Approved 02 28 2012
SU 394	SPECIAL USE REQUEST & PRELIMINARY SITE PLAN REVIEW – Tim Horton’s Restaurant, 1905 E Maple, Section 26, Zoned GB	Approved 03 27 2012
Site Condominium	PRELIMINARY SITE PLAN REVIEW – Tuscany Estates Site Condominium, 11 units/lots, West side of Dequindre, North of Winter Drive, Section 24, Zoned R-1C	Approved 04 10 2012
SP 973	PRELIMINARY SITE PLAN REVIEW – Old Dominion Freight Line, 1310 E Big Beaver, Section 26, Zoned IB	Approved 04 10 2012
Site Condominium	PRELIMINARY SITE PLAN REVIEW – Cedar Pines Estates No. 2 Site Condominium, 10 units/lots, East Side of Crooks Road, South of South Boulevard, Section 4, Zoned R-1B	Approved 05 08 2012



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Project	Description	PC Action
SU 395	SPECIAL USE REQUEST & PRELIMINARY SITE PLAN REVIEW – Kroger Retail Fuel Center, West side of Rochester, South of Long Lake (4889 Rochester Road), Section 15, Zoned NN “L”	Approved 06 12 2012
SU 396	SPECIAL USE REQUEST & PRELIMINARY SITE PLAN REVIEW – Golden Mustang Auto Repair, 2251 John R, Section 26, Zoned IB	Approved 07 10 2012
SP 976	PRELIMINARY SITE PLAN REVIEW – Regents Park of Troy Phase II, West of Crooks, North side of Butterfield, Section 29, Zoned MF	Approved 08 14 2012
PUD 004	PLANNED UNIT DEVELOPMENT – Big Beaver Center, North side of Big Beaver Road between Alpine and McClure, Section 20, Zoned PUD 004	Recommended approval 08 14 2012
SU 397	SPECIAL USE REQUEST & PRELIMINARY SITE PLAN REVIEW – Fisher Dynamics Metal Forming, 1625 W. Maple, Section 32, Zoned MR	Approved 08 28 2012
SP 978	PRELIMINARY SITE PLAN REVIEW –Troy 7-Eleven, Southeast Corner of Crooks and Wattles (3984 Crooks), Section 21, Zoned NN “I”	Approved 09 11 2012
Site Condominium	PRELIMINARY SITE PLAN REVIEW – Bridgewater Estates Site Condominium, 27 units/lots, 5470 John R, Section 12, Zoned R-1C	Approved 12 11 2012