



City of Rochester

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PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

400 Sixth Street

July 21, 2022

7:00 pm

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for comments regarding the following Zoning Ordinance Amendment. The Public Hearing shall take place on July 21, 2022, at 7:00 p.m. at the Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307.

AN ORDINANCE TO AMEND ARTICLE 27 – SITE PLAN APPROVAL, SEC. 2703, ACTION ON SITE PLAN, OF THE ZONING CODE OF THE CITY OF ROCHESTER TO ADD LANGUAGE REGARDING PUBLIC HEARING REQUIREMENT FOR SITE PLAN REVIEWS.

THE CITY OF ROCHESTER ORDAINS:

Section 1. Article 27, Section 2703 of the City of Rochester Zoning Code shall be amended as follows:

“Sec. 2703. – Action on site plan.

- (a) Application submittal and Planning Commission consideration
 - (1) Upon receipt of an application for site plan approval, City administration will submit the application to the City’s planning consultant for initial review to determine whether materials submitted are complete and ready for Planning Commission consideration. If not complete, applicant will be notified of deficiencies and advised that resubmittal will be required.
 - (2) Once the applicant’s site plan application is deemed complete and ready for Planning Commission consideration, the applicant’s site plan application package, along with the planning consultant’s review letter, will be submitted to Planning Commission for consideration at the next available Planning Commission meeting.

- (3) At the Planning Commission meeting, the planning consultant will provide the consultant's review, and the applicant will present the project and address outstanding items or questions raised by the planning consultant. Planning Commission will either set the matter for public hearing at the next available Planning Commission meeting (with or without requested plan modifications) or if not deemed ready for public hearing, may direct the applicant to return to a future Planning Commission meeting with a revised site plan application package.
 - (4) Once Planning Commission sets the required public hearing, the City will send out notices and advertise the public hearing. The notice of public hearing shall be published in a newspaper of general circulation in the City and shall be sent by mail or personal delivery to the owners of property for which approval is being considered, to all persons whom real property is assessed within 300 feet of the boundary of the property in question, and to the occupants of all structures within 300 feet, regardless of whether the property or occupant is located in the City of Rochester. The notice shall be given not less than 15 days before the public hearing. If the name of the occupant is not known, the term "occupant" may be used in making notification. Notification need not be given to more than one occupant of a structure, except that if a structure contains more than one dwelling unit or spatial area owned or leased by different individuals, partnerships, business, or organizations, one occupant of each unit or spatial area shall receive notice. In the case of a single structure containing more than four dwelling units or other distinct spatial areas or organization, notice may be given to the manager or owner of the structure who shall be requested to post the notice at the primary entrance to the structure. The notice shall:
 - (1) State that a public hearing has been set.
 - (2) Indicate the property, which is the subject of the request. The notice shall include a listing of all existing street addresses within the property.
 - (3) State when and where the public hearing will be held.
 - (4) Indicate when and where written comments will be received concerning the request.
 - (5) After the public hearing, Planning Commission will approve, disapprove, or request modification of the site plan and/or additional information. A resubmittal by the applicant of a modified site plan will be acted on by the Planning Commission within 45 days after receipt of the modified site plan and additional information.
- (b) – (e) Unchanged”

Section 2. SEVERABILITY

If any section, subsection, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion of this Ordinance, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 3. REPEAL

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

For those who prefer to use a telephone to participate, you will need to call (646) 558-8656 and enter **meeting ID: 830 2258 8136**. When prompted, enter a participant number or just touch the # key. During the call, use *9 to raise hand and you will be “called on” by the last 3-digits of your phone number. (For example, my last digits are 829. Callers will be asked to speak by referencing the last 3-digits of their phone number.) Note: Telephone participants will have their phone numbers masked, to protect their privacy.

All interested citizens are requested to attend the Hearing. Public comments will be received up to and during the Public Hearing, orally or in writing. If you are unable to be present at the Public Hearing, please submit your written comments to the Office of the City Manager, Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307, PRIOR to the scheduled Public Hearing.

For further information, please contact **Nik Banda**, Deputy City Manager/Economic & Community Development Director, at **248-651-9061**.

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NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-651-9061 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.