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MEMO

To: City Council
 From: Planning Commission
 Date: January 30, 2013
 Re: 2012 Annual Report Draft

Below, please find an outline of issues discussed in 2012 and recommendations for action in 2013:

A. 2012 PC Activities

Site Plan/Special Use/Rezoning

Name of Development	Reference #	Details
Wendy's restaurant 28481 Telegraph Road	GP:1234/ SP:1284	Construction of a freestanding 3,797 gross square foot Wendy's Restaurant with drive-thru
NuVision Comm. Tower 21472 Bridge Street	GP:1236/ SP:1285	Construction of a freestanding 99' tall communications tower
Murad 19760 Goldwin	ZR:1312	Rezoning request to rezone R-A Single Family property to P, Vehicular Parking
Alexander Group Child Care Home 30450 Rock Creek	GP:1238	Change in use of property to allow a Group Child Care Home on residential property
Oakland Community College 22322 Rutland Drive	GP:1239/ SP:1286	Construction of a small tower-mounted wind energy system
Rite-Price Appliance 22476 Telegraph Rd	GP:1241	Change in use of property to allow an appliance resale shop in the I-1, Industrial zoning district
Burger King Restaurant 26211 W Twelve Mile	SP:1287	Construction of a freestanding 2,100 gross square foot Burger King with drive-thru
Irvine Manor 25700 Lahser Road	SP:1288	Construction of a 29,838 gross square foot multi-unit residential and rehab facility addition to the existing Irvine Center
Michigan Rental 25900 W Eight Mile Road	GP:1243	Change in use of the property for the rental of light and medium duty equipment for commercial, residential and industrial use
Taco Bell restaurant 24705 W Twelve Mile Road	GP:1245/ SP:1289	Construction of a freestanding 2,864 gross square foot Taco bell with drive-thru
Auto Zone 25555 Grodan Drive	SP:1290	Construction of a freestanding 7,381 gross square foot Auto Zone vehicle parts store

Walmart 18290 W Twelve Mile/29255 & 29267 Southfield Road	ZR:1314/ SP:1291	Rezone property from R-2, Single Family Residential, OS, Office Service and B-2, Neighborhood Business to B-3, General Business, and construct a 130,124 gross square foot Walmart Supercenter
Southfield Funeral Home 18338 W Twelve Mile Road	V:398/ZR:1315	Vacate .26 acres of Kesh Avenue and rezone property from R-2, Single Family Residential and R-A, Single Family Residential to P, Vehicular Parking
Tim Horton's Restaurant 19701 W Twelve Mile	GP:1247/ SP:1293	Construction of a freestanding 1,953 gross square foot Tim Horton's with drive-thru

Zoning Ordinance Text Amendments

Reference #	Details
GP:1235-P	Council Initiated Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, of Chapter 45, Zoning, of the Code of the City of Southfield, by adding a new sections 5.60-A, 5.60-B & 5.60-C entitled Wind Energy Systems, Solar Energy System, and Geo-Thermal Energy Systems, respectively, to Article 4, General Provisions.
GP:1237-P	Council Initiated Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, of Chapter 45, Zoning, of the Code of the City of Southfield, by deleting Section 5.221, Special Use Procedure and adding new Section 5.221, Special Use Procedure, to Article 4, General Provisions. This amendment specifically concerns revising the Notice requirements for public hearings to conform to the requirements of the Michigan Zoning Enabling Act (P.A. 110, as amended).
GP:1240-P	Council Initiated Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, of Chapter 45, Zoning, of the Code of the City of Southfield, by amending Article 2, Definitions, Article 4, General Provisions, and Article 18, B-3, General Business to provide regulations for alternative financial services and pawn shops.
GP:1242-P	Council Initiated Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, of Chapter 45, Zoning, of the Code of the City of Southfield, by deleting Sections 5.371, Fence Regulations and adding a new Section 5.371, Fence Regulations. This amendment specifically concerns providing regulations for the installation of fences in Article 4, General Provisions.
GP:1244-P	Council Initiated Text Amendment to amend Title V, Zoning and Planning, of Chapter 45, Zoning, of the Code of the City of Southfield, by deleting Section 5.58, Wireless Communication Facilities, and adding new Section 5.58 Wireless Communications facilities to Article 4, General Provisions. This amendment specifically concerns revising the Southfield Wireless Communication Facilities ordinance to conform with State of Michigan

GP:1246-P	Council Initiated Text Amendment to amend Title V, Zoning and Planning, of Chapter 45, Zoning, of the Code of the City of Southfield, by deleting Sections 5.3, 5.8 and 5.9, Article 2, Definitions, and adding new Sections 5.3, 5.8 and 5.9, Article 2 Definitions; and adding new Section 5.223, Overlay Development District to Article 4, General Provisions.
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Discussion Topics:

1. Amendments to the Comprehensive Master Plan to include Non-motorized Pathway and Public Transit Supplement (adopted 3/19/12)
 2. Mid-Century Modern Design Manual (March 2012)
 3. Capital Improvement Program (CIP) update (April 2012)
 4. Sustainable Energy Ordinance: Wind & Solar (Ord. # 1590, Enacted 4/23/12)
 5. Alternative Financial Services and Pawn Shops regulations (Ord. # 1597, Enacted 11/11/12)
 6. Fence Regulations for Residential and Non-Residential (Ord. # 1598, Enacted 12/23/12)
 7. Amendment to the Bassett Building Company Consent Judgment
 8. Rouge River Corridor Study (LTU Students)
 9. Third Place Presentation (LTU Students)
 10. Wireless Communication Ordinance review
 11. Swine and Goat Farm on S. Norwood review
 12. Overlay Development District draft regulations
 13. 2012 Year End Report
 14. Priorities for 2013
 15. By Laws and Rules of Procedure review
- B. Planning Commission Meetings
- 21 study meetings
 - 12 regular meetings
 - 2 long range study meetings
- C. Training by PC Members
- Oakland County Planning & Economic Development Services (Oakland County PEDS) Planner's Gathering Workshop: "The little suburb that could-moving forward"
 - Downtown Open House Workshop
 - Eight Mile Boulevard Association: "Annual Leadership Luncheon"
 - Planning & Zoning Essentials
 - Oakland County "Economic Outlook Luncheon"

- National Brownfield Association: “Managing Brownfield Programs & Changes to Michigan Cleanup Program”

D. 2013 Planning Initiatives:

- Architectural Design Guidelines/Form-Based Code
- Historic District-Mid Century Modern Architecture
- Home Occupations
- Joint session with the City Council:
 - Zoning Ordinance and Map Technical Review and Update
 - Master Plan Amendments
 - Capital Improvement Program (CIP)
 - Review Fees
 - Sign Regulations
 - Streamlining the Site Plan Review Process
- 2014 Master Plan Update
 - Climate Change
 - Sustainability
 - Sub-area plans (e.g. 12 Mile & Telegraph)
 - Review of large vacant lots
- Mixed-Use Development
- Transit Study sub area plans (DDA & City Centre)
- Target Housing Market Study
- Wireless Communication Ordinance update

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