

**CITY OF BLOOMFIELD HILLS
PLANNING COMMISSION
RESOLUTION AFFIRMING
THE CITY'S MASTER PLAN AS CURRENT
AND ESTABLISHMENT OF IMPLEMENTATION PRIORITIES**

WHEREAS, Michigan Public Act 33 of 2008, the Michigan Planning Enabling Act, states that the Planning Commission shall make and approve a Master Plan as a guide for development within its planning jurisdiction; and,

WHEREAS, development of a future plan for land use within the City of Bloomfield Hills is pivotal in accommodating development in an organized manner while retaining its unique characteristics; and

WHEREAS, the City adopted its current Master Plan on May 12, 2009; and

WHEREAS, Section 45(2) of the Michigan Planning Enabling Act states that at least every five (5) years after adoption of a Master Plan, the Planning Commission shall review the Plan and determine whether or not to commence the procedure to amend the Master Plan; and

WHEREAS, the Planning Commission's review and findings are to be recorded in the minutes of the relevant meeting or meetings; and

WHEREAS, the Planning Commission has reviewed the current Master Plan; and

WHEREAS, the Planning Commission makes the following findings (based upon guidance from the Michigan Association of Planning):

- The planning values and goals, and implementation strategies are still relevant;
- The conditions upon which the goals and recommendations are based have not changed significantly;
- There have been no significant changes in public opinion or political philosophy since the Plan was adopted;
- Planning and zoning decisions made since Plan adoption have been consistent in carrying out the goals and recommendations set forth;
- There have been no significant changes inside or outside of the City that alter the goals and recommendations set forth; and
- The Future Land Use Map and City Zoning Map remain compatible.

NOW THEREFORE, BE IT RESOLVED, that the City of Bloomfield Hills Planning Commission affirms the City's Master Plan as current, in accordance with Section 45(2) of the Michigan Planning Enabling Act.

BE IT FURTHER RESOLVED, that the Planning Commission hereby establishes the following priorities for continued implementation of the goals and recommendations of the City's Master Plan:

- Evaluate the Zoning Code to identify changes needed to update standards in accordance with the Michigan Zoning Enabling Act;
- Update the Sign Ordinance;
- Add standards for non-residential building design and materials to the Zoning Code;
- Develop site sensitive landscape regulations to enhance the quality and quantity of landscaping;
- Pursue beautification efforts and stronger entryway images for main corridors to/from the City and seek private sector donations or grant funding opportunities;

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- Improve land division standards to ensure all subdivided lots have appropriate frontage on public or private roadways consistent with State law;
 - Rezone non-conforming subdivisions into a category that closely matches their built condition;
 - Correct split-zoning where lots are situated in multiple zoning districts;
 - Incorporate access management standards into the Zoning Code;
 - Require a traffic impact study for any project expected to generate traffic above a specified threshold;
 - Coordinate with other groups to advocate bus rapid transit or light rail along Woodward Avenue;
 - Evaluate cost-benefit of a pathway system in the city center to improve walking, safety and support potential transit stops;
 - Address peak congestion areas (as noted on the Transportation Map) with respect to the north portion of Opdyke, Long Lake between Kensington and Woodward, Chesterfield and Quarton and a right turn lane for eastbound Quarton at Woodward;
 - Continue to coordinate with local agencies for roadway improvements; and
 - Annually update the city's capital improvement plan for street, infrastructure and other "capital" improvements based on monitoring of conditions, priorities and pursuit of available funding.

Motion by Commissioner McClure, supported by Commissioner Coakley. With the vote as follows:

Ayes: 5 (Hardy, Dul, McClure, Sherr, Coakley)

Nays: 0

Absent: 0

Abstentions: 0

I, Amy L. Burton, City Clerk for the City of Bloomfield Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of the Resolution adopted by the City Commission of the City of Bloomfield Hills at a duly called meeting held on March 11, 2014, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 12th day of March, 2014.

Amy L. Burton, City Clerk