

**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 March 12, 2014; 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 and other resources):

- 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:

- 1) Evaluate the Zoning Code to identify changes and develop recommendations which:
 - All Ordinances – Improve the process, eliminate application to minor and or inconsequential requests and clarify intent.
 - Fence Ordinance – review the application and approval provisions, including definition of rear yard and approval of pedestrian and service gates.
 - Sign Ordinance – clarify definitions and application of ordinance standards for business name, logo, emblem and artwork.
 - Respond to changes in federal and state laws and other regulatory requirements and changing conditions.
 - Develop a process or establish a subcommittee to evaluate the impact of pending and recently adopted legislation on City ordinances.
- 2) Pursue beautification efforts throughout the City and consider grant and other funding resources which may be available for such purpose.
 - Evaluate entry points and main thoroughfares for beautification projects.
 - Review the appearance of Kensington Road corridor north of Long Lake Road, particularly the west side right-of-way and abutting property, for improvements.
 - CN Railroad bridge landscape improvements.
 - Investigate appearance standards for new and existing third party utility services, including burying and concealing overhead lines.
 - Review compliance with existing appearance ordinances such as screening refuse containers and roof top mechanical equipment.
- 3) Collaborate with neighboring communities on planning related matters of joint importance.
- 4) Coordinate with county and state agencies for roadway improvements.
 - Work with MDOT and CN Railroad during the Trowbridge bridge demolition project to complete road improvements to Trowbridge Court.
- 5) 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 _____ supported by Commissioner
_____. With the vote as follows:

Ayes:

Nays:

Absent:

Abstentions:

STATE OF MICHIGAN)

) SS

COUNTY OF OAKLAND)

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 Planning Commission of the City of Bloomfield Hills at a duly called meeting held on October 7, 2019, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 7th day of October, 2019.

Amy L. Burton, City Clerk