



MEMORANDUM

DATE: March 27, 2025

TO: Planning Commission

FROM: Planning Division

SUBJECT: Results of the 63-Day Comment Period on the Proposed Master Plan

Notice of the Proposed Master Plan was distributed to entities identified in the state act. Thus far, the city has received the attached comments. The required 63-day comment period ends April 4th. Any additional comments received between the date of this memorandum and April 4th will be further attached to this memorandum.

Per the state enabling act, the planning commission shall consult with representatives of adjacent local units of government in respect to their planning so that conflicts in master plans and zoning may be avoided. The comments received from the representative of the City of Southfield astutely focus on potential conflicts. They determined that the Proposed Master Plan is not inconsistent with their planning efforts. Further, they generously showed their support of numerous items referenced in the Proposed Master Plan. Alternatively, the representative of the City of Huntington Woods elected to comment on elements of the planning commission's Proposed Master Plan. They did not compare it to their own master plan to identify conflicts or inconsistencies.

Per the state enabling act, the planning commission must also consult with the county to determine if the Proposed Master Plan has inconsistencies with nearby municipal or regional master plans. Oakland County does not have a planning commission. Instead, the Oakland County Board of Commissioners appoints three commissioners of the Economic Development and Infrastructure Committee to sit on the Oakland County Coordinating Zoning Committee (CZC) and uphold the county's legal planning and zoning review function. Staff from Oakland County's Department of Economic Development, Division of Planning & Local Business Development reviewed the Proposed Master Plan and offered specific recommendations for the planning commission's consideration. They also identified that Proposed Master Plan's future land use map and classifications remain compatible with the bordering / adjacent communities. County staff will present its summary of the document and recommendation to the CZC at their April 2, 2025 virtual meeting. City staff will participate in the meeting. The county staff's findings state that the Proposed Master Plan is not inconsistent with the plan of any city, village, or township with Oakland County.

As of the date of this memorandum, none of the entities identified conflicts or inconsistencies with their related objectives or initiatives that necessitate modifications to the Proposed Master Plan.

attachments

63 day comment period response – City of Southfield.pdf

63 day comment period response – City of Huntington Woods.pdf

63 day comment period response – OC CZC.pdf