



City of ROCHESTER HILLS

1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

NOTICE OF PUBLIC HEARING FOR PRELIMINARY ONE FAMILY RESIDENTIAL DETACHED CONDOMINIUM PLAN and REQUEST FOR TREE REMOVAL PERMIT AND WETLAND USE PERMIT PLANNING COMMISSION

TO ROCHESTER HILLS RESIDENTS:

NOTICE IS HEREBY GIVEN THAT THE CITY OF ROCHESTER HILLS PLANNING COMMISSION will conduct a Public Hearing In accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008; the Land Division Act, Public Act 288 of 1967, and Chapter 122 Article IV of the Code of Ordinances of the City of Rochester Hills, a Public Hearing for a Preliminary One Family Residential Detached Condominium Plan Recommendation is required for review which requires the Rochester Hills Planning Commission to conduct a Public Hearing before making a recommendation to the City Council.

Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, this notice shall also serve as a minimum of seven days' notice to all adjacent property owners regarding the request for a Tree Removal Permit as described below.

Further, pursuant to the Wetland and Watercourse Protection Ordinance, Chapter 126, Article IV, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, this notice shall also serve as the required notice to property owners within 300 feet regarding the request for a Wetland Use Permit as described below. The Planning Commission will make a recommendation to City Council regarding the Wetland Use Permit.

LOCATION: North side of South Blvd., between Coolidge and Crooks, Parcel No. 15-32-376-078, zoned R-4 One Family Residential (Project No. JRMFD2022-0022)

REQUEST: Preliminary One Family Residential Detached Condominium Plan Recommendation. The proposal is for the South Oaks Site Condominium, a proposed 9-unit, one family residential detached condominium development on approximately 4.84 acres of land.

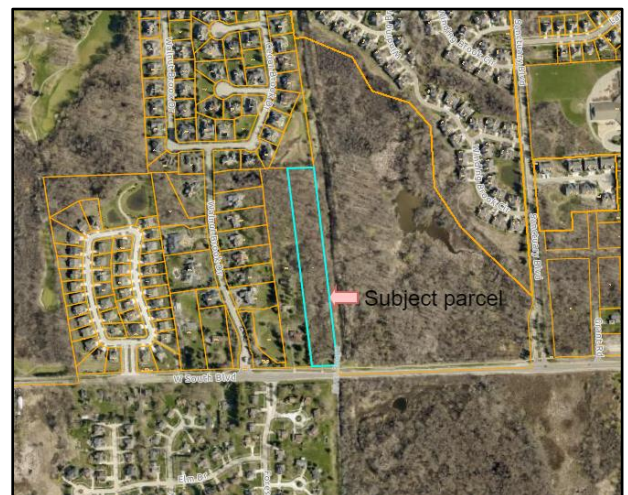
REQUEST: Tree Removal Permit. A request to remove one hundred thirty-six (136) regulated trees and eighty-five (85) specimen trees and provide three hundred and thirty-seven (337) replacement trees and five hundred and seventy (570) into the City Tree Fund.

REQUEST: Wetland Use Permit. A request to impact approximately 12,815 square feet of wetlands and modify the required natural features setback.

APPLICANT: Bruce Michael, South Oaks, LLC, 14496 N. Sheldon, Suite 230, Plymouth, MI 48170.

The Public Hearing will be held at the Rochester Hills Planning Commission meeting on **Tuesday, May 2, 2023**, commencing at **7:00 PM**, at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309.

Plans can be viewed on the City's website through the Status of Development Projects map on the Planning & Economic Development webpage. Please contact the Planning & Economic Development Department at (248) 656-4660 with any questions during regular business hours of 8:00 a.m. to 5:00 p.m. Written comments concerning this request can be sent to the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309 or emailed to planning@rochesterhills.org prior to 4:00 p.m. on the public meeting day. Comments can also be provided to the Planning Commission at the public hearing. Note: Anyone planning to attend the meeting who has need of special assistance under the American with Disabilities Act (ADA) is asked to contact the Facilities Division at (248) 656-4658 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements.



Deborah Brnabic, Chairperson
Rochester Hills Planning Commission
Dated this 11th day of April 2023
At Rochester Hills, Michigan
Publish: May 1, 2023