



# City of ROCHESTER HILLS

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

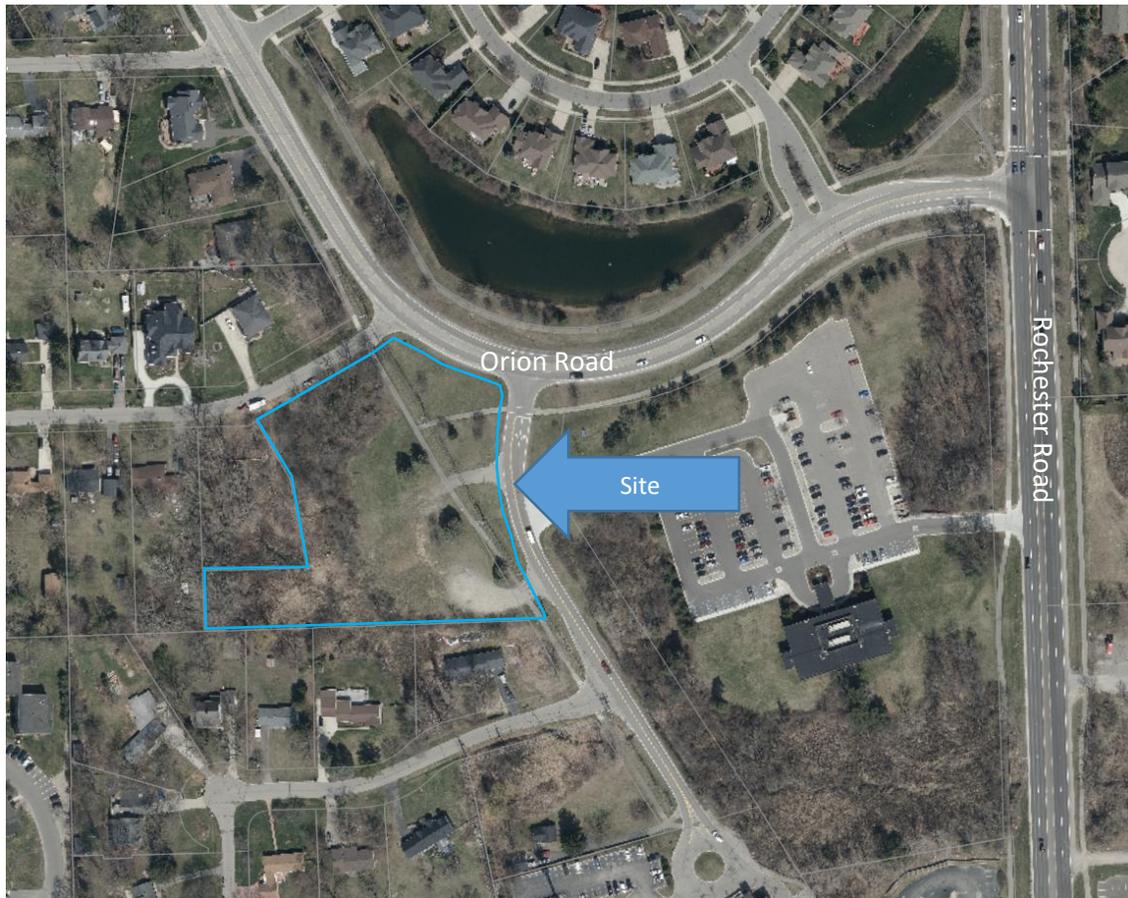
**NOTICE OF PUBLIC MEETING FOR A SITE PLAN, WETLAND USE PERMIT, NATURAL FEATURES SETBACK MODIFICATION  
and TREE REMOVAL PERMIT  
PLANNING COMMISSION**

**TO ROCHESTER HILLS RESIDENTS:**

**NOTICE IS HEREBY GIVEN THAT THE CITY OF ROCHESTER HILLS PLANNING COMMISSION** will conduct a Public Meeting in accordance with the Open Meetings Act, Public Act 267 of 1976, as amended; the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended; and Chapter 138 Article 2 of the Code of Ordinances of the City of Rochester Hills for a Site Plan that if approved would permit the construction of a multiple family residential development as described below.

In addition, 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 serve as a minimum of ten days' notice to all properties within 300 feet of the property where a request for a Wetlands Use Permit as described below.

Finally, 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.



(OVER)

**LOCATION:** Parcel No. 15-03-476-018 and abutting road right of way, located on the south side of Orion Road, west of Old Orion Ct. and Rochester Rd., zoned R-1 One Family Residential and a portion of the land has the FB Flex Business Overlay (Project No. JRMFD2023-0004).

**REQUEST: Site Plan Approval (File PSP2024-0008).** The proposal is for Old Orion Ct. Development, a 32-unit apartment complex and related amenities on approximately 2.4 acres of land.

**REQUEST: Tree Removal Permit (File PTP2025-0001).** A request to remove thirty (30) regulated trees and five (5) specimen trees and to provide zero (0) replacement trees and to pay the required fifty-seven (57) replacement trees into the City's Tree Fund.

**REQUEST: Wetland Use Permit (File PWEP2025-0001) and NATURAL FEATURES SETBACK MODIFICATION (File PNFSM2025-0001).** A request to impact approximately 0.09 acres of wetlands and modify the required associated natural features setback by approximately 428 linear feet.

**APPLICANT:** Mark Bismack, 5319 23 Mile Rd., Shelby Twp., MI 48316.

The Public Meeting will be held at the Rochester Hills Planning Commission meeting on **Tuesday, May 20, 2025**, 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](mailto: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.

Greg Hooper, Chairperson  
Rochester Hills Planning Commission  
Dated this 5<sup>th</sup> day of May 2025  
At Rochester Hills, Michigan



**Stay informed!** [Check out the Development Project Map.](#)

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**[RH Development Project Map](#)**

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To receive notifications of meeting agendas and the latest news about the City of Rochester Hills via text or email.

**[RH Legislative Center](#)**

Agendas packets, that include the information being reviewed by the Planning Commission, are typically posted 6-7 days prior to the meeting