



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 municipal park 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.



LOCATION: 670 N. Adams Rd. and Parcel Nos. 15-08-151-001 and -002, and 15-08-100-006, -007 and -008, located on the east side of Adams and south of Tienken, zoned R-1 One Family Residential (Project No. 2025-0235)

(OVER)

REQUEST: Site Plan Approval (File PSP2025-0014). The proposal is for the City of Rochester Hills to develop Nowicki Park with a community center building, playground, dog park, walking paths, maintenance building, and associated site improvements on approximately 34.5 acres of land.

REQUEST: Tree Removal Permit (File PTP2025-0010). A request to remove up to 550 regulated trees (including specimen) with up to 527 replacement trees required. Note, current plan only proposes the removal of 466 regulated trees and 22 specimen trees and proposes the planting of 465 replacement trees.

REQUEST: Wetland Use Permit (File PWEP2025-0003) and Natural Features Setback Modification (File PNFSM2025-0003). A request to impact approximately 1.26 acres of wetlands and modify the required associated natural features setbacks by approximately 3,200 lineal feet.

APPLICANT: Steve Sutton, P.E., Nowak & Fraus Engineers 46777 Woodward Ave., Pontiac, MI 48342.

The Public Meeting will be held at the Rochester Hills Planning Commission meeting on **Tuesday, October 7, 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. Please note that written comments must be provided to Planning staff by 5:00 p.m. Tuesday, September 30, 2025 in order to be included in the Planning Commission agenda that will be posted online. Comments received after that time, up to 4:00 p.m. the day of the meeting, will be provided to the Planning Commission and included in the City’s legislative file. 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 25th day of August 2025
At Rochester Hills, Michigan



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View the status of current and ongoing development projects throughout the City.

RHConnect
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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