

YATES CIDER MILL

SITE PLAN (PSP2025-0006) & TREE REMOVAL PERMIT (PTP2025-0007)

CITY OF ROCHESTER HILLS
PLANNING COMMISSION
AUGUST 19, 2025

- Approx. 1.6 acre site
- Southeast side of Avon, east of Dequindre, south of 23 Mile
- 2 story 2,800 sq. ft. refrigerated storage building constructed with wood siding & standing metal seam roof
- Proposed storage building is east of historic Cider Mill building



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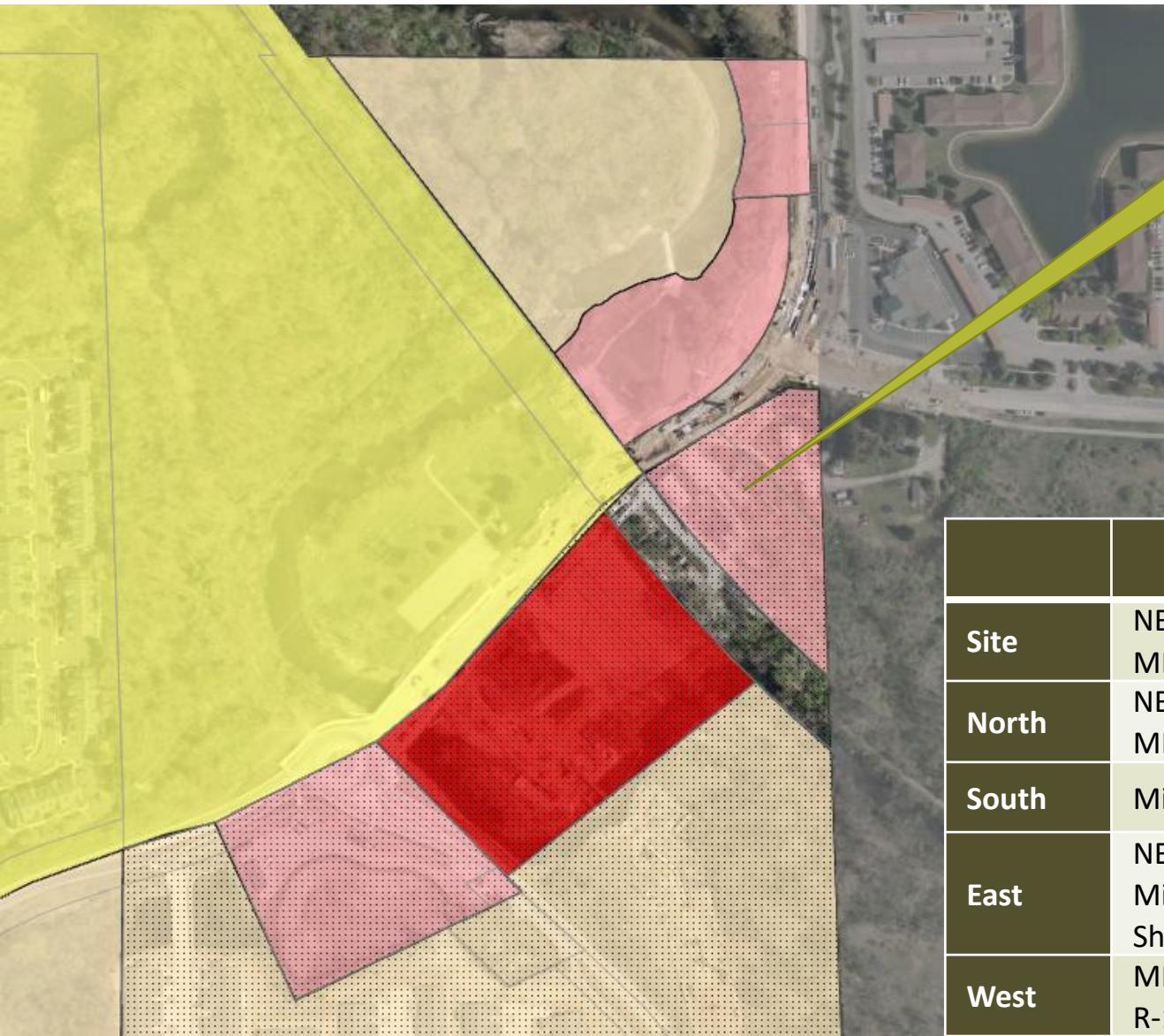
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- 3 new parking spaces including 1 ADA space
- No expansion to Cider Mill or site west of Cider Mill
- Historic Commission approved with condition that exposed western foundation be enhanced with foundation coloring, landscape, etc.
- Site Plan Approval & landscape modification for ROW landscaping plantings to be planted along east & south sides of property
- Tree Removal Permit for the removal of 4 regulated & 3 specimen trees; no replacement trees required due to preservation credits



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Site

- RE One-Family Residential District
- R-1 One-Family Residential District
- R-2 One-Family Residential District
- R-3 One-Family Residential District
- NB Neighborhood Business District
- CB Community Business District
- MR Mixed Residential Overlay District

	Zoning	Existing Land Use	Future Land Use
Site	NB Neighborhood Business & MR Mixed Residential Overlay	Cider Mill	Residential 5
North	NB Neighborhood Business & MR Mixed Residential Overlay	Cider Mill, Avon Rd, Yates Park	Residential 5 & Park/Public Open Space
South	Mixed Residential Overlay	Cider Mill	Residential 5
East	NB Neighborhood Business, MR Mixed Residential Overlay & Shelby Twp	Farmhouse & Shelby Twp	Residential 5 & Shelby Twp
West	MR Mixed Residential Overlay & R-1 One Family Residential	Cider Mill, Avon Rd, Yates Park	Residential 5 & Park/Public Open Space

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Elevation looking northwest



Elevation looking north



Elevation looking southeast

