



Rochester Hills

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Home Page:
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Meeting Agenda Planning Commission

Chairperson William Boswell, Vice Chairperson Deborah Brnabic
Members: Gerard Dettloff, Dale Hetrick, Greg Hooper, Nicholas O. Kaltsounis,
David A. Reece, C. Neall Schroeder, Emmet Yukon

Tuesday, August 19, 2014

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

[2014-0326](#) July 22, 2014 Special Meeting
Attachments: [Minutes PC 07-22-14.pdf](#)

COMMUNICATIONS

NEW BUSINESS

[2013-0264](#) Request for Recommendation of a Revised Final Planned Unit Development Agreement - City File No. 13-009 - Villas at Shadow Pines, a proposed 28-unit residential development on 9.8 acres located on the north side of South Boulevard, between Adams and Crooks, zoned R-4, One-Family Residential, Parcel No. 15-31-400-018, Shadow Pines, LLC, Applicant
Attachments: [Memo Anzek 08-15-14.pdf](#)
[Letter Polyzois 7-18-14.pdf](#)
[PUD Shadow Pines 7-22-14 TK.pdf](#)
[Final PUD Plans.pdf](#)
[Email Breuckman 6-2-14.pdf](#)
[Map.pdf](#)
[Memo Anzek 6-13-14.pdf](#)
[Final PUD Staff Report 5-12-14.pdf](#)
[Letter Pine Trace 05-14-14.pdf](#)
[Letter Pine Trace 6-12-14.pdf](#)
[Letter Forrest 6-11-14.pdf](#)
[Minutes PC 06-17-14.pdf](#)
[Minutes PC 05-20-14.pdf](#)
[Backup Docs.pdf](#)

- 2014-0322** Public Hearing and request for Conditional Land Use Recommendation - City File No. 14-002 - for a proposed 40,000 square-foot trucking and storage facility on approximately ten acres at the northwest corner of Hamlin and Dequindre, zoned I, Industrial, part of Parcel No. 15-24-402-041, JB Donaldson Co., Applicant
Attachments: [Staff Report 8-15-14.pdf](#)
[Map Aerial.pdf](#)
[Review comments 8-15-14.pdf](#)
[Traffic Impact Assessment.pdf](#)
[Minutes BRA 06-19-14.pdf](#)
[PHN OP.pdf](#)
[Site Plans.pdf](#)
- 2014-0323** Request for Approval of a Tree Removal Permit - City File No. 14-002 - for the removal and replacement of as many as 24 regulated trees associated with the construction of a 40,000 square-foot industrial trucking and storage facility at the northwest corner of Hamlin and Dequindre, JB Donaldson Co., Applicant
Attachments: [TRP PHN 08-19-14.pdf](#)
- 2014-0324** Request for Site Plan Approval - City File No. 14-002 - General Trucking industrial trucking and storage facility (see file nos. 2014-0322 and -0323)
Attachments: [Site Plans.pdf](#)
- 2014-0325** Public Hearing and request for Rezoning Recommendation - City File No. 14-011 - An Amendment to Chapter 138 of the Code of Ordinances of the City of Rochester Hills to rezone approximately 77.7 acres of land, located east of John R, north of Hamlin, Parcel Nos. 15-24-326-008 and 15-24-302-007 from R-4, One Family Residential to RMH, Manufactured Housing Park district, Six Star Investments, LLC and DNL Property Holding, LLC, Applicants
Attachments: [Rezoning Staff Report 8.15.14.pdf](#)
[Rezoning Application.pdf](#)
[Map Aerial.pdf](#)
[PHN OP.pdf](#)

ANY OTHER BUSINESS

NEXT MEETING DATE

September 16, 2014 Regular Meeting

ADJOURNMENT

Note:

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Clerk's Office at 248-841-2460 at least 48 hours prior to the meeting.

Public comment in Planning Commission activities are welcomed. If you wish to address the Planning Commission on a scheduled agenda item, please fill out a speaker card at the meeting. If you wish to speak on an unscheduled agenda item, please request to be put on a future agenda through the Planning and Economic Development Department.