



# City of ROCHESTER HILLS

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

## NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE, REQUEST FOR SITE PLAN APPROVAL 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 Hearing In accordance with the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, and Sections 138-1.203, 138-2.300-2.302 and 138-4.300 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to consider the conditional use request described below. Further, 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. These requests were postponed at the June 20, 2023 Planning Commission meeting.

**LOCATION:** Parcel No. 15-23-301-018, located on the east side of Rochester Rd. and north of Eddington Blvd., zoned R-4 One Family Residential with an FB Flex Business Overlay (Project No. JNRNB2022-0010)

**REQUEST: Conditional Use Recommendation.** Per Section 138-4.300 Table of Permitted Uses by District, Conditional Use approval is required for an application to operate a child care center within the R-4 One Family Residential District. A recommendation from the Planning Commission will be forwarded to City Council after the required Public Hearing.

**REQUEST: Tree Removal Permit.** Per Section 126-326 Permit Required, a request to remove fourteen (14) regulated trees and five (5) specimen trees with thirty-six (36) replacement trees required. The applicant is proposing to provide twenty (20) trees with the remaining sixteen (16) trees to be paid into the city's Tree Fund.

**REQUEST: Site Plan Approval.** Per Section 138-2.200 Site Plan Review, a request for site plan approval of the Primrose School site plan.

**APPLICANT:** Becky Klein, PEA Group, 58105 Van Dyke Rd., Washington Twp., MI 48094



The Public Hearing will be held at the Rochester Hills Planning Commission meeting on **Tuesday, August 15, 2023**, commencing at **7:00 PM**, at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309. The application and associated information 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 day of the public hearing. 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 26<sup>th</sup> day of July 2023  
At Rochester Hills, Michigan  
Publish: July 31, 2023



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